

**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015
SCOTTISH BORDERS COUNCIL
ASSET TRANSFER REQUEST FORM**

IMPORTANT NOTES:

This is the asset transfer request form for Scottish Borders Council. You do not need to use this form to make an asset transfer request, but using it will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request and when completing this form. This form includes page numbers of parts of the guidance that will help you to complete the asset transfer request form. This does not replace reading the full guidance as some areas appear in more than one section of the guidance.

We strongly recommend that you contact Scottish Borders Council and discuss your proposals with us before making an asset transfer request.

You can phone us on 01835 824000, or email us at communityengagement@scotborders.gov.uk

When completed, this form should be sent to:

Asset Transfer Requests
Communities & Partnerships Team
Scottish Borders Council
Newtown St Boswells
MELROSE TD6 0SA

communityengagement@scotborders.gov.uk

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Section 1: Information about the community transfer body (CTB) making the request (pages 11-15)

1.1 Name of the CTB making the asset transfer request:

The Arches Arts & Creative Hub SCIO: SC052947

1.2 CTB address. This should be the registered address, if you have one.

Postal address: **(Registered with OSCR)**

**Back Raw Hoose
Drumlanrig Square
Hawick**

Postcode: **TD9 0AS**

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact Name:

[Redacted contact details]

Postcode:

Email:

Telephone:

✓ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. (Please tick to show agreement)

You can ask Scottish Borders Council to stop sending correspondence by email, or change the email address, by letting us know at any time, as long as 5 working days' notice is given. (see page 29)

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one. (see pages 11-15)

X	Type Of Community Transfer Body	Official / Charity or Registered number
	Company	
X	Scottish Charitable Incorporated Organisation (SCIO)	SC052947
	Community Benefit Society (BenCom)	
	Unincorporated organisation (no number)	

Please attach a copy of the CTB's constitution, articles of association or registered rules.

- **Attached**

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers? (see pages 14-15)

No ✓

Yes

Please give the title and date of the designation order: na

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers? (see pages 14-15)

No

Yes ✓

If yes what class of bodies does it fall within? **We are a SCIO registered organisation.**

Section 2: Information about the land/building and rights requested

2.1 Please identify the land/building to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the Council's register of land, please enter the details listed there. (see pages 20-21)

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must attach a map and full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful. (see pages 29-30)

**The former Wilton Primary School (The Arches)
Princes Street
Hawick
TD9 7AY**

2.2 Please provide the UPRN (Unique Property Reference Number), if known. *This is listed in Scottish Borders Council's register of land/buildings*

UPRN: **HW009/01**

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made (see pages 30-31):

for ownership (under section 79(2)(a)) - go to section 3A

✓ **for lease (under section 79(2)(b)(i)) – go to section 3B**

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the land/building requested? (see pages 47-54)

Proposed price:

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for lease

What is the length of lease you are requesting? 10 years, with an option to renew on an annual basis thereafter.

How much rent are you prepared to pay? Please make clear whether this is per year or per month (see pages 47-54):

Proposed rent:

Year 1 £10 per month
Year 2 £20 per month
Year 3 £40 per month
Year 4 onwards – market rate

We would welcome the opportunity to negotiate around the proposed rent.

Full Repairing & Insuring Lease – ideally with insurance being part of SBC block insurance and tenant bearing the cost.

- Lease Term – ten years
- Breaks for either party at 3 & 6 years
- Permission to sublet parts of the building not to be unreasonably withheld
- Option to purchase at any stage

3C – Request for other rights

What are the rights you are requesting? (see page 31)

Do you propose to make any payment for these rights?

Yes ☐

No ☐

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment:

Please attach a note setting out any other terms and conditions you wish to apply to

the request.

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used (page 31)

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

1. Executive Summary:

Our Community Arts and Creative Hub aims to provide a vibrant and inclusive space that nurtures artistic expression, fosters creativity, and promotes cultural enrichment within our community.

We will offer a range of artistic programs, workshops, events, and resources to support and engage individuals of all ages and backgrounds. By establishing strong partnerships with local businesses, community groups and schools and fostering a collaborative environment, we aim to become the go-to destination for both young and old in the community and being a fully inclusive centre for artistic exploration and community connection in an historic and iconic Hawick building.

We aim to provide a go to space and diverse programme for members of our community to interact with others and become involved in and explore the arts in a welcoming environment.

2. Business Description:

2.1 Vision:

To create an inspiring and accessible space where community members can explore, create, and appreciate various forms of art, while promoting cultural diversity, personal growth, and community cohesion and education for all age groups.

2.2 Mission:

To offer a wide range of artistic programs, workshops, performances, and events that cater to all members of the community, fostering creativity, providing educational opportunities, and promoting social interaction.

2.3 Services:

- Artistic Programs: Offer a variety of classes, workshops, and courses in visual and performance arts and creative writing.
- Exhibition Space: Provide a gallery for local artists to showcase their work and inspire the community.
- Performance Space: Host live music events, theatre performances, poetry readings, and other artistic showcases.
- Artist Residencies: Invite established artists to work and collaborate with local artists, offering mentorship and inspiration.
- Community Outreach: Organise community engagement activities, including art festivals, public art projects, and workshops with schools and other indirect community centres.
- Wellbeing: we anticipate that in time there will be scope to offer services such as art therapy.

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to (pages 31-33, 42-44)

This section should explain how the project will benefit your community, and others.

Please refer to the guidance on how the relevant authority will consider the benefits of a request.

- Usage of a potential derelict and historic building.
- Job creation
 - 2 to 3 full time jobs available within the project.
 - Events / project manager
 - Janitorial / cleaning staff
- Community engagement
 - Work in collaboration with various community groups
 - Children
 - Youth
 - Adult
 - Dementia community
 - Schools
 - Family Services
 - Churches
 - Local Voluntary Services
 - Local professional family services to provide a programme that would benefit inclusion and wellbeing.
- See attached letters of support from a variety of respected local clubs and associations.
- Educational benefits:
 - Work in collaboration with school music teacher and the Head Teachers Cluster Group for Teviot & Liddesdale area. Providing additional extra curriculum projects and events for school children, with additional support for young children who struggle at school, providing a different environment to encourage inclusion.
 - Set up tuition in music / theatre / art / poetry / creative writing / book clubs.
 - Set up a programme to engage “late learners”.
- Wellbeing benefits:
 - Addressing loneliness and isolation across the community by providing a space where people can come together and engage in an event or course that brings them together.
 - Fostering pride in the community by showcasing and promoting the talents of community members, bringing the community together to celebrate local artists and performers.
 - Providing local medical practitioners the opportunity to prescribe involvement with the arts and creative sector to promote mental wellbeing and address the medical manifestations caused by loneliness and isolation.
- Community Opportunities
 - Affordable, local access to musical events / theatre / comedy / meetings / corporate events / exhibitions.

- o Local entrepreneurs (hospitality, creative industries) can develop on the back of this initiative if we are providing a space to rent which would allow corporate run events and courses.
 - o Access to community led activities that provide affordable tuition and development.
 - o Community involvement as; volunteers, performers, students to develop their skills and attributes and create pathways into employment.
- Meetings with the following venues were conducted and all are interested in collaborations of some format, still to be discussed further.
 - o MacArts in Galashiels
 - o Buccleuch Centre in Langholm
 - o Eastgate Theatre in Peebles
 - o Catstrand in Dumfries TBC
 - Benefiting all regional entertainment ecosystem that draws artists to Scottish Borders and making it more affordable, cost effective and commercially viable to include the Scottish Borders in tour itineraries.
 - Providing a versatile and affordable venue for existing community festivals (Reivers) and local events (Common Riding)

Restrictions on use of the land or building

4.3 If there are any restrictions on the use or development of the land or building, please explain how your project will comply with these (page 33)

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

The last known use of the building is very close in nature to our proposals - if these were permitted, we cannot see any issues with our proposed use.

Negative consequences

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these? (page 33)

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

Asset Transfer:

Cost of acquisition, or subject to lease agreement.

Minimization Strategy:

- Investigate funding to secure the purchase and ownership of the building.
- Negotiate lease terms to make it a viable proposition.

Business Plan:

- Timescale for preparing business plan is short.

Minimization Strategy:

- Work in conjunction with SOSE and Hawick Development Trust to formulate a process to deliver a robust business plan.
- Investigate funding opportunities to source professional help in completing on time.

Project Capital Costs:

At this point full costs are estimated to be in the region of £4m.

- See Feasibility Report for detail.

Minimization Strategy:

The project has been awarded a £15K grant to source professionals to carry out a Feasibility Study on the building (more detail provided in appendices). This provides detail on the capital costs required and allows the team to start preparing a funding plan considering options like Creative Scotland, RCGF, etc.

Possible disruption to Local Businesses

- If the hub attracts a large number of visitors, it may lead to increased traffic and parking congestion, potentially affecting local businesses.

Minimization Strategy:

- Implement a shuttle service or encourage carpooling to reduce congestion.
- Collaborate with local businesses for cross-promotional events, which can draw more visitors to the area.

Environmental Impact:

- Increased foot traffic may lead to littering or wear and tear on surrounding green spaces.

Minimization Strategy:

- Organize regular community clean-up days to maintain the environment.
- Promote recycling and sustainability practices within the hub, such as using eco-friendly materials and encouraging patrons to minimize waste.

Noise Pollution:

- Activities within the hub may generate noise that could disturb nearby residents.

Minimization Strategy:

- Establish clear hours of operation and noise guidelines for events.
- Use soundproofing measures in the building design to mitigate noise leakage.

Potential Exclusion of Certain Groups:

- If the hub is not accessible or inclusive, it may inadvertently exclude certain community members.

Minimization Strategy:

- Ensure that the hub is fully accessible to people with disabilities, varying ages, ethnicity, sexual orientation and interests.
- Create a diverse programming schedule that caters to all age groups and interests, fostering inclusivity and encouraging intergenerational projects.

Resource Strain:

- The hub may place additional demands on local services, such as waste disposal and emergency services.

Minimization Strategy:

- Work with local authorities to assess and plan for any necessary support or resources, ensuring that the hub operates efficiently without overburdening services.

By anticipating these potential negative consequences and actively developing strategies to minimize them, our group can present a well-rounded and responsible proposal.

This approach not only demonstrates our commitment to the community but also enhances the likelihood of gaining support for our project.

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives (pages 33-34)

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

1. Skills and Experience of Our Team

Our team comprises individuals with diverse expertise, ensuring robust project management and successful delivery:

- Project Management: Our team includes individuals who are experienced in overseeing community initiatives from inception to completion, ensuring adherence to timelines and budgets.
- Financial Oversight: We have a qualified accountant with experience in budgeting, financial reporting, and securing funding, ensuring financial responsibility throughout the project.
- Community Engagement: Our members have a strong track record in community projects; We will host inclusive meet-ups and workshops so everyone has a say in how the project develops.
- Facilities Management: We have in-house expertise in maintaining and operating community facilities, ensuring the asset remains safe, accessible, and well-utilised.
- Governance and Compliance: Our board includes individuals with some legal and governance backgrounds, ensuring compliance with some regulatory requirements.

At present the group is made up of local volunteers whose experiences are listed below.

[REDACTED]

- Worked in the [REDACTED] for 44 years, now semi-retired.
- Managed the retail events team and events for [REDACTED] for 7 years, which included arranging logistics, accommodation, travel for the team, booking the event, managing retail stock, setting up retail stand, dealing with the general public at major sporting events like The Open Golf, The London Boat Show, The World Bowls Championships and many of the European Golf Tour events.

Sales Director for Scott & Charters – 14 years

- Overseeing sales, production and co-managing a staff of 50 people.
- Being able to deal with personnel on challenging issues, problem solving issues that arise in manufacturing industries on a regular basis.
- Responsible for implementing Health & Safety procedures and working with H&S consultants.

Music & entertainment:

- Played in a band for 33 years.
- Managed bookings, logistics of gigs, timings, travel for all gigs, which could sometimes reach 40-50 per year.
- Managed the band's finances and worked with accountants to process accounts for delivering to Companies House.
- Lucky enough to have played all over Europe the USA & Canada
- Part of a band, who created and produced 7 CD albums, which sold over 25K copies.
- Co-host at the local "Hawick Sings" event held over July / August for the past 25 years. A free night that help raise monies for various local charities. As well as providing a safe space for the community to attend. The average attendance was approx. 80-90 per week over an 8 -9 week season. Realising a total of £50K pounds over the 25 years (2 years inactive due to pandemic), for local charities.

Other lifestyle achievements:

- President of Hawick Callants Club [REDACTED]
- Past President of The Border Club for 8 years
- Member of Hawick Volunteer Flood Protection group since 2015

- [REDACTED]
- Drama, Music and Theatre experience:
 - o Junior Years - Borders Festival - Verse Speaking, Scottish and English Traditional Song singing.
 - o Hawick High School - Gilbert and Sullivan productions - 1971 - 1973 (Lead Soprano)
 - o Hawick Amateur Operatic Society - Youth (1971 - 1973)
 - Adult (1977 - 2012) Numerous leading roles, dancing, chorus
 - Trinity College of London - External Singing examinations up to Grade 8 (1968 to 1973)

Member of :

- Selkirk Amateur Operatic Society
- Malting's Community Theatre, Berwick upon Tweed
- Right Angle Theatre Company, Galashiels
- Wilton Dean SWI, Hawick and CHOIR - Duet winner category [REDACTED]
- Member of 3D - Acoustic band
- NODA Scotland Committee (2000 - 2025) Representing Scottish Borders, District 8
- Director for HHS productions (2005 - 2009)
- [REDACTED] Act 1 Youth Theatre (2015 - 2025) - next show September 17 -20
- Disney's 'DARE TO DREAM' Review show

Professional working career

- Hairstylist - 1977 - 1982
- College Tutor - 1983 - 1986
- Beauty Therapy Qualification - 1986-1988

- Established [REDACTED] - 1988 to present day.
- ARCHES ARTS AND COMMUNITY HUB INVOLVEMENT 2019 TO PRESENT DAY

- [REDACTED]
- Managed a portfolio of clients throughout the Scottish Borders and further afield including family-owned businesses (sole traders, partnerships and limited companies) operating in many different trades and industries, and a variety of charities (Unincorporated Associations, Trusts, Companies Limited by Guarantee, Registered Societies and SCIOs). The services provided included the preparation of management accounts, annual statutory accounts, financial forecasting, and VAT, income tax and corporation tax advice. Also managed the firm's [REDACTED] office.

[REDACTED] Hawick Reivers Association (active) – 15 years

- A Board member involved in organising the annual Hawick Reivers Festival which has been staged successfully in each of the last 23 years (excepting 2020 which was cancelled due to Covid regulations). Responsible for bookkeeping, financial control, budgeting, licence applications and ensuring compliance with statutory obligations relating to Companies House and HM Revenue & Customs. Also helps with grant funding applications. The festival's themes are related to the Border reiving period of the 16th century and involve educational and entertainment activities and events including concerts, living history displays, banquets, ghost walks, lectures, family history, traditional crafts, and a market. Hawick Reivers Association is a not-for-profit company limited by guarantee.

[REDACTED] Hawick Saxhorn Band (Active)- 14 years

- A Committee member responsible for bookkeeping, financial control, budgeting and compliance with statutory obligations relating to OSCR and HMRC. Also helps with fundraising events and grant funding applications. The band provides free tuition in the playing of brass instruments, including the provision of instruments, gives many public performances each year, having an important role in the Hawick Common Riding, and takes part in local and national competitions. Hawick Saxhorn Band is an unincorporated association and a registered charity.

Treasurer and Trustee of Survivors Unite (Active) – 3 years

- A board member with responsibility for financial control including budgeting, review of the management accounts and monthly reporting to the board. Also assists with grant funding applications and financial reporting to funders. Survivors Unite is a SCIO based in Selkirk that provides counselling services to adult survivors of childhood sexual abuse.

- [REDACTED]
- Skills include, organisational, time keeping, accounts and reports.
 - Each unit is around 20 girls average in each.
 - Currently running a full unit of Rainbows with 2-3 years waiting list, along with a separate full Brownie unit again with a 1-2 year waiting list.

Employed by NHS:

- Occupational NHS Borders Maternity for 21 years:

- Worked for the NHS for 21 years and during COVID
- Worked with Public Health and was a senior team lead, with 6 employees managed.
- Ran a rota for shifts and co-ordinated holiday leave.
- Public relations were important at an extremely concerning time.

Hawick Reivers Secretary for 15 years:

- Hosting and organising 50 stalls at a crafter fair, meetings, and co-ordination re-enactors and organising school involvement through our co-ordinator.
- Minute taking and having conversations with councils road department, and police Scotland for road closures etc.

Act1 Youth Theatre Secretary for 10 years:

- Child Protection Officer
- Membership Secretary
- Social Media
- First Aid co-ordinator
- Programme creator with a local printing firm.
- Communication Officer
- Keeping clear instructions and information.
- Communicate with parents of 50 young members about the needs and expectations of the group.

Borders College Supported Programmes Lecturer for 2 years:

- Working with disadvantaged students looking to find their path in society.
- Students who have chosen to have a second attempt and work with them to better themselves.
- Working with businesses around the Scottish Borders creating safe environments for our students to be places and learn through work.
- Students with additional needs helping to strive to be the very best they can.

- Primary teacher teaching all classes from Nursery – P7
- Head Teacher at two large primary schools in SBC (Langlee & Burnfoot)
 - o Chair of Borders Head Teacher association
 - o Chair of Hawick Learning Community
- Associate assessor with HMIE (Education Scotland)
- Project Manager for SBC
 - o National project Early Intervention – 4 years post
 - o Introduction of additional hours for Early learning and Child Care and introduction of 2 year olds to the service - 2 x 2 year secondments

Since retirement from HT post – 2 days per week (2017 – 2023)

- Review support and project manage four Early Years Family Centres in SBC
- Develop and project manage a pilot project on Early Learning and Childcare / P1 class in two schools in SBC
- Project manage the introduction of a whole authority Family Support programme

In all of the above posts, I have experience with school improvement planning, project planning, report writing, tracking and monitoring improvement work, delivering training and working cross sector.

Personal achievements:

- Queens Guide
- Have been Girl Guide Leader and County Arts Development officer in the past
- Chair of Vision 2014 group – a local four year project involving all schools in the Hawick and surrounding area
- President of Bright Eyed Daughters (BED) – 2023
- Chair of BED Education Day
- Vice President of Hawick Archaeological Society (HAS) (President in 2027)
- HAS Member of Hawick Reivers Festival committee
- Provided initial support and advice to ACT 1 on the groups inception.
- Member of Arches Group 2023 - present.

- Has run my own business [REDACTED] successfully in Hawick for over 14 years until present.
- Sunday School teacher and part of church team for many years.
- Active member of Hawick South Church including Flower Convenor, arranging/displaying flowers each week. Have been a seasonal part-time lecturer in flower arranging at Borders College.
- Member of Hawick junior drama group through primary to secondary.
- Member Hawick High School Operatic Society for 5 years.
- Attended Borders Music Festival for many years, taking part in singing, poetry and drama.
- Founder member of Hawick's Bright Eyed Daughters Association and Chair for 7 years.
- Past Secretary of Wilton Dean Women's Institute for 5 years.
- Past President of Wilton Dean Women's Institute for 7 years.
- Member of Wilton Dean W.I. Choir, Scottish Champions twice.
 - o Also, in duet category, winning twice.
- After dinner speaker. Also, taking part/contributing in concerts over many years.
- Actively involved on Hawick Saxhorn Band Committee for over 30 years, currently Chair and Secretary.
- Active member of Hawick Community Theatre.
- Founder member/trustee of Act 1 Youth.
- Member and joint Minute Secretary of The Arches Action Group.
- Employed several years ago as Tourist Information Assistant with Scottish Borders Tourist Board in Hawick information centre, with our team winning best in Scotland for dedication, knowledge and presentation.

Business:

- Dedicated, community-minded business owner with extensive experience in bespoke joinery and carpentry.

- As the founder and operator of a successful joinery business, brings hands-on expertise in design, craftsmanship, and project management, combined with a strong entrepreneurial spirit and commitment to excellence.
- Renowned locally not only for high-quality workmanship but also for unwavering dedication to the community.

Personal:

- Actively volunteers on numerous local committees, contributing time, leadership, and insight to various civic and cultural initiatives.
- Recognised as the official town song singer, proudly representing the spirit and traditions of the area at public events.
- A valued and respected member of the community, known for reliability, generosity, and heartfelt commitment to supporting local people and projects.

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- A highly experienced and results-driven HR leader specializing in transformational change, business strategy, and employee relations.
 - Extensive expertise in mergers & acquisitions, restructuring, and optimizing workforce performance, Navigating complex organizational challenges. Career spanning global HR leadership roles, consulting for top-tier firms, driving sustainable business transformations. Longstanding enthusiastic and dedicated Community volunteer, project management, business planning, funding & delivery.
 - Experience

Director, Casteys Consulting (2009–Present, 2004–2006)

- Strategic HR consultancy, delivering interim HR leadership, transformation projects, and complex employee relations case management.
- Led large-scale restructuring and stabilization efforts for UK & international businesses during high-stakes transitions.
- Provided executive coaching, talent strategy, and complex disciplinary & grievance case resolution.
- Main Board Business Director overseeing business transformations and developing fit for purpose business strategies and communication strategies, skills development and organisational structures
- Senior Consultant - big 4 consultancies, managing business reorganisations and transformations, project managing transformation programmes including business process re-engineering and communication programmes

Community Work

- Trustee, Alchemy Film & Arts, Business Planning
- Director, Town of 1000 Trails; Operations Management
- Hawick Town Team Consultant; design & delivery Have Your Say Consultation Campaign
- Director Live Hawick Music Festival; Funding & Financials

Achievements

- Olympic Resourcing Strategy Reformed recruitment tracking systems, developed frontline employee-facing solutions to resolve critical staffing challenges during the lead-up to the 2012 Olympics.

- Profitability & Performance Management Designed and implemented strategic workforce initiatives, enhancing operational efficiency and business performance.
- Applied Strategic Policy Development Process to execute successful Town Consultation
- Alchemy Securing Creative Scotland Funding on back of Business Plan work.

Skills

- Business Restructuring & Transformation
- Technology & Systems Implementation
- Driving Community Development; Community Consultation, planning, project management, funding & delivery of individual
- Business Strategy

- Retired teacher, specialised in graphic art, pottery, needle arts and music.
- Taught the last two to both children and adults over a period of some 65 years.
- Still leader of recorder group of local people meeting fortnightly in Kelso
- Just returned from doing music courses in Stonehaven and West Lakes District).
- A regular tutor at various Summer Schools and weekend courses from 1965 to 2022, in Scotland, England, Australia and New Zealand.
- Taught needlework and embroidery skills in Scotland and England.
- Have done several commissions and in June 2021 was proud to be asked to put on a solo exhibition, 'A Needle Pulling Thread' at Textile Towerhouse, Hawick, featuring 29 different embroidery techniques.
- Commissioned works over the years were done for [REDACTED] in Hawick and several other people in British Isles, Canada, USA and Australia.
- Playgroup Enrolment Secretary – 1973-1976
- Committee Member Girl Guides
- Past President / Secretary / member Hawick Music Club – 1969 – present

Professional advisers we would look to bring on board with our project:

We are already working alongside SOSE and SBC Economic Development to develop the project, and benefitting from their support and advice.

Creative Arts Business Network (CABN)

Benefits:

- One-to-one advice.
- They offer training sessions and professional development workshops,
- They have connections to residencies, showcase opportunities, and grants,
- Support in building and promoting creative spaces like arts hubs or studios.

Borders Community Action & COSS via Hawick Development Trust (DTAS)

These groups support community organisations aiming to take on local buildings or land.

Benefits:

- They have the knowledge and understanding of legal agreements,
- Help to develop our organisational structure and funding plans,
- Strengthening our team's skills and capacity to manage an asset for the long term.

Community & Enterprise Advisors (CEIS)

CEIS works across Scotland supporting social enterprises and community groups.

Benefits:

- Further development of our business strategy and long-term planning,
- Governance, board development, and financial management,
- Designing community consultations and income-generation plans.

Financial Consultants / Business Planners

Benefits:

- Test out different income sources (like ticketed shows, café, room hire),
- Build on a robust 5-year budget,
- Identify grant and earned income opportunities to keep the hub sustainable.

SOSE: South of Scotland Enterprise

Benefits of working with SOSE are :

- Business Advice (with a local focus)
- 1:1 support for start-ups, microbusinesses, and SMEs
- Access to business advisors and sector-specific business specialists
- Access to Business Gateway (Scottish Borders)

SOSE also assist with Digital Support:

- Help with digital transformation, marketing, automation, immersive tech, and more
- Specialist workshops and advice, particularly valuable for businesses experimenting with tools like AI or no-code platforms.

Other benefits from working alongside SOSE include:

Up to 2 days of fully funded specialist advice on:

- Branding & marketing
- HR & recruitment
- IP & innovation
- Net Zero strategy
- Business systems & automation
- Funding (Targeted & Thematic)
- Support for women in enterprise, youth-led initiatives, community cycling infrastructure, and creative tech
- Coaching
- Personalised coaching for founders and innovation-led businesses
- Access to regional and national cohorts

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others (page 34-35).

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

Community Support

Project development as part of Borderlands Place Programme process –

The Arches Project was first brought to the Town Team at the “Have Your Say” days, which were held as a public consultation, at the beginning of the Town Place Plan process.

This idea, along with many other suggestions from the community in regard to the Arts and Creatives in Hawick, strengthened the reasons as to why Hawick needed a centre for all. From the ideas collected, a comprehensive list of 31 projects was developed and discussed. Projects felt to have the biggest economic and social positive effect on the Town were refined, resulting in a list of 21 projects which were presented in the Place Plan (including the Arches project).

From here these projects were developed further and assessed against Borderlands Place Programme criteria (specifically against the Programme’s strategic objectives focused on economic impact and community benefit; principles of community wealth building; and business case deliverability).

The Arches project was the highest scoring project as part of this assessment process and is now on the shortlist, alongside two other projects, for receiving Borderlands Place Programme capital funding in 2027 (a portion of the £1.8 earmarked for Hawick).

Sources for quotes that follow:

https://www.sdpScotland.co.uk/buyers-community-wealth-building/?utm_source=chatgpt.com

https://www.gov.scot/publications/supporting-enabling-sustainable-communities-action-plan-address-depopulation/pages/6/?utm_source=chatgpt.com

“The Scottish Government has embraced the internationally recognised Community Wealth Building approach to economic development as a key tool to transform our local and regional economies. Supporting the ownership of local assets - whether these are business, land or property - provides communities with a greater stake in the economy and supports economic resilience.

Community Wealth Building encourages actions that support local economies to be resilient and thrive by developing local supply chains, stimulating procurement opportunities, supporting the flows of finance, offering businesses the opportunity to grow, and ensuring fair employment opportunities are available for people. The model promotes actions to support community ownership of assets and employee ownership of businesses, helping to keep wealth local.

These Community Wealth Building actions, and the wider economic transformation it offers, can support areas to retain and attract people to their localities. In doing so, this provides a framework for harnessing local economic opportunities to address a range of challenges linked to addressing depopulation, regardless of whether affected communities are found in rural and island areas, or urban.’

There is a clear link with the principle of creative placemaking, which we know has tangible benefits for communities. For example, The Stove Network's work across the south of Scotland, funded by the Scottish Government via the Culture Collective project 'What We Do Now', connects artists and community organisations to co-develop creative plans for the future of local places. We will learn from the outputs of this work and consider ways of scaling up the approaches taken.

Scotland's creative industries contribute more than £5 billion to the Scottish economy every year.

Our Economic Strategy identifies creative industries as a growth sector where Scotland can build on existing advantages to increase productivity and growth"

Supporting documents from Town Team Planning / Borderlands procedure.

2. Community Surveys:

A community survey was conducted and the results are attached as another document.

3. Petition or Letters of Support:

Letters of support were received from a variety of the prestigious clubs , associations and businesses in Hawick.

Replies were received from:

- The Reivers Festival Committee
- The Hawick Common Riding Committee
- Hawick Head Teachers Cluster Group
- Act 1 Youth Theatre
- Hawick Development Trust
- 1514 Club
- Hawick Town Team
- Councillor and Hawick's Hon Provost Clair Ramage
- [REDACTED]

4. Engagement with Local Groups:

- Throughout the process of the Town Team consultation, The Arches project has been mentioned in all of the "Have Your Say Days", along with other general comments on an Arts facility of some form. Attached along with the Town Plan, there are spreadsheets which report on these consultation days and comments which have come from the community.

Attached "Have Your Say Day" pins & comments.

- We hosted an open day at the High School in which we spoke to 150 children about the project and enlightened them to what it was about. We received back a list of

things they wanted to see within the building. Ranging from clay work to dance classes and from Origami to Theatre.

Attached folder containing lists of categories and list of ideas put forward by the youth who attended the school open day.

- We have also hosted a presentation day, in which we presented our vision to an invited audience of local clubs and associations, which included representatives of Hawick Opera, Hawick Panto, Act 1 Youth Theatre, The Callants Club, The 1514 Club, The Reivers Festival, local councillors. 31 people attended and asked a variety of questions, which were answered by [REDACTED].

Attached is a sheet showing some of the responses. Page named "Presentation Day".

5. Membership:

The SCIO already has a membership of 84 people from across the community, and are actively recruiting others to the project via public consultations and advertising through social media and the local newspaper.

Wider Arts and Creative Sector Support

Partnerships with Arts and Community Organisations:

Plans are in progress to hold an invitational event to explain the current position of the project and to seek out more engagement and collaboration. We will invite as many local creative group representatives, businesses and civic leaders. I.e. Council officials, community council members, Hawick development Trust and Hawick Town Team Members.

Scottish Govt and Creative Scotland say:

Youth Engagement:

Creative engagement in youth programs can reduce anti-social behaviour by up to 30%, providing positive outlets for expression and community involvement (Scottish Government).

Community Cohesion:

Arts projects can increase community cohesion by 20%, fostering social connections and reducing isolation in disadvantaged areas (Creative Scotland)

2. Statistics on participation in the arts and creative sector:

75% of 18-25 year olds across the UK want to work in the creative sector, therefore goes to support the UK.

THE ARTS AND CREATIVE SECTOR IN SCOTLAND AS A NATION

Wellbeing Improvements:

Participation in arts activities can lead to a 25% improvement in mental health and wellbeing, significantly benefiting individuals in poverty-stricken areas (Creative Scotland).

Cultural Accessibility:

67% of Scottish adults believe that access to the arts is essential for improving life quality, highlighting the need for arts projects in underprivileged communities (Scottish Government).

Educational Outcomes:

Students involved in arts education show a 10% higher academic performance compared to their peers, which can be crucial in areas with lower educational attainment (Creative Scotland).

Volunteering Rates:

Arts organizations have been shown to increase volunteer participation by 40%, engaging community members and fostering a sense of belonging (Scottish Government).

Cultural Identity:

Communities engaged in arts projects report a 30% increase in pride and identity, which is vital for areas experiencing social and economic decline (*Scottish Government*).

Long-term Engagement:

Communities with active arts programs see a 40% increase in long-term engagement in civic activities, contributing to democratic participation (*Scottish Government*).

Reduction in Crime Rates:

Areas with robust arts programs have shown a reduction in crime rates by up to 15%, as creative outlets provide alternatives to criminal activity (*Creative Scotland*).

Mental Health Benefits:

Engaging in the arts can reduce depression and anxiety levels by 30%, providing essential support for vulnerable populations (*Scottish Government*).

Diversity and Inclusion:

Arts projects that promote diversity can increase community participation by 35%, ensuring that marginalized voices are heard and represented (*Creative Scotland*).

This project directly links to the Scottish Government's view that the creative sector is a key component of economic development:

THE ARTS AND CREATIVE SECTOR IN SCOTTISH BORDERS

Poverty Levels:

Approximately 19% of children in the Scottish Borders live in poverty, which is a significant concern for community wellbeing (Scottish Government).

The following data has been taken from Hawick Town Plan 2023-2034: (See attached file "Hawick Place Plan")

Population decline:

- o Census 2001 – 14,573 people
- o Census 2010 – 14,294 people
- o Census 2022 – 13,522 people showing a drop of 1051 people (7.21%)

Unemployment:

- *Unemployment Claimant Count (July 2021) of people aged 16-64 as a percentage of the total (2019) population of that age group.*
 - *Scottish Average – 5.6%*
 - *Scottish Borders Average – 5%*
 - *Hawick Central – 7.5% (1.9% above Scottish & 2.5% above Borders)*
 - *Hawick West End – 5.3% (0.3% below Scottish & 0.3% above Borders)*
 - *Hawick North – 6.6% (1% above Scottish & 1.6% above Borders)*
 - *Burnfoot – 11.2% (5.6% above Scottish & 6.6% above Borders)*

Employment and Income Deprivation:

Employment Deprivation is a compiled list of indicators used by The Scottish Index of Multiple Deprivation (<https://simd.scot/#/simd2020/BTTTTTT/9/-4.0000/55.9000/>) to measure whether an area is socially excluded or deprived due to people NOT being in employment. Scottish Borders has significantly lower employment deprivation than the Scottish average but all parts of Hawick have significantly higher levels. Rates are highest in Burnfoot, which is one of the measures that contributes to its high Multiple Deprivation ranking.

- *Percentage of the working-age population who are “employment deprived”*
 - *Scottish Average – 9.3%*
 - *Scottish Borders Average – 7.7%*
 - *Hawick Central – 11.8% (2.5% above Scottish & 4.1% above Borders)*
 - *Hawick West End – 11.8% (2.5% below Scottish & 4.1% above Borders)*
 - *Hawick North – 11.8% (2.5% above Scottish & 4.1% above Borders)*
 - *Burnfoot – 16.8% (7.5% above Scottish & 9.1% above Borders)*

Environment:

Percentage of the population living within 500 metres of a derelict site 2017.

- *Scottish Average – 29.8%*
- *Scottish Borders Average – 38.9%*
 - *Hawick Central – 100% (70.2% above Scottish & 61.1% above Borders)*
 - *Hawick West End – 70.8% (41% below Scottish & 31.9% above Borders)*
 - *Hawick North – 82.1% (52.3% above Scottish & 43.2% above Borders)*
 - *Burnfoot – 92.2% (62.4% above Scottish & 53.3% above Borders)*

Mental Health Challenges:

The Scottish Borders experiences higher rates of mental health issues, with around 1 in 4 adults reporting mental health problems, often exacerbated by economic deprivation (NHS Borders).

Access to Creative Activities:

Areas with higher poverty levels in the Scottish Borders often have limited access to arts and cultural activities, which can impact community cohesion and individual wellbeing (Creative Scotland).

Youth Mental Health:

Reports indicate that young people in the Scottish Borders are facing increasing mental health challenges, with 15% of adolescents reporting significant emotional distress (Scottish Government).

Impact of Arts on Mental Health:

Participation in community arts initiatives has shown to reduce symptoms of anxiety and depression by up to 30% among participants, providing crucial support in areas of poverty (Creative Scotland).

Social Isolation:

Many residents in poverty-stricken areas of the Scottish Borders experience social isolation, with 23% of people feeling lonely often or always, which can be mitigated through community arts engagement (Scottish Government).

Improvement in Wellbeing:

Community arts projects have been linked to a 25% improvement in self-reported wellbeing among participants, particularly in low-income areas (Creative Scotland).

Employment and Mental Health:

Unemployment in the Scottish Borders is correlated with higher rates of mental health issues, emphasizing the need for creative industries to provide job opportunities and support (Scottish Government).

Community Resilience:

Arts and culture initiatives can bolster community resilience, reducing the negative impacts of poverty on mental health by fostering connections and providing safe spaces for expression (Creative Scotland).

Long-Term Benefits:

Engaging in arts projects not only helps immediate mental health challenges but also contributes to long-term improvement in community wellbeing, especially in economically disadvantaged areas (Scottish Government).

3. Economic Impact:

THE ARTS AND CREATIVE SECTOR IN SCOTLAND AS A NATION

Economic Impact:

The arts and creative industries contribute over £10 billion annually to Scotland's economy, showcasing their significance in driving local economies (Creative Scotland).

Employment Opportunities:

The creative sector employs approximately 80,000 people in Scotland, providing vital job opportunities in areas where employment is often limited (Scottish Government).

Public Health Savings:

Arts interventions in healthcare settings can save the NHS up to £1.2 million annually by reducing the need for traditional medical treatments through improved mental health (Creative Scotland).

Social Capital Growth:

Participation in the arts can lead to a 50% increase in social capital, enhancing trust and cooperation among community members (Creative Scotland).

Section 6. Funding:

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land or building, and your proposed use of the land or building (page 34).

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

1. Introduction

We believe art and creativity can transform lives and foster connections. Our vision is to breathe new life into the former primary school, turning it into a vibrant community arts and creative hub where individuals of all ages can come together to explore, learn, and create.”

2. Proposed Use of the Building

The hub will host a range of activities including art classes, workshops, exhibitions, and performances. We envision spaces for visual arts, a small theatre for drama and music, and areas dedicated to local artisans. By providing these resources, we aim to promote local talent, inspire creativity, and ensure that the arts are accessible to everyone in our community.

Comments taken from the Hawick Town Plan:

- *“Work and local Economy emerged as the strongest priority in the Town Plan, and within that several common threads, such as tourism, accommodation, appearance and promotion of the town have been highlighted.”*
- *“Play & Recreation and Facilities and Services were both highly represented within the Have Your Say Day groupings. All of which have informed and developed the Vision, Priorities and Projects within the Place Plan”.*
- *“Entertainment events for families”*
- *“More events and music, Alchemy type events”*
- *“More activities – indoor and outdoor”*
- *“Multipurpose facility – stop people leaving Hawick” (Welcoming. Inclusive & open)*
- *“Arts Centre, performances, sound and lighting engineering courses, instrument, arts , crafts”*
- *“Affordable to families on low incomes”*
- *“More opportunities for young people”*
- *“Things for teenagers to do at night / weekends”*
- *“More music events can help attract people from other towns”*
- *“Businesses need to work together” – Connected and Collaborative*

3. Funding Strategy

To ensure the sustainability of our project, we are committing to a multi-faceted funding approach:

- 3.1 A large portion of capital costs to bring the building up to standard for the proposed use will be covered by Borderlands Place Programme funding which will be available in 2027, with potential for this to be brought forward if the project is ready. Capital costs to redevelop the building have been considered by a feasibility consultant and QS and are approximately £4m (see appendices).

A funding plan for the capital works (including sourcing match funding) is being developed in collaboration with SBC's Economic Development team.

3.2 Grants and Funding Applications:

We will actively seek funding from local trusts, arts councils, and national funding bodies, including sources like Creative Scotland, to support our operational costs and refurbishment.

3.3 Community Crowdfunding:

We aim to engage the local community by launching a crowdfunding campaign, inviting everyone to contribute, no matter how small. This will not only provide financial support but also create a sense of ownership and investment in the hub.

3.4 Partnerships and Sponsorships:

We will forge partnerships with local businesses and organizations that share our vision. Their sponsorship could provide financial backing, materials, or volunteer support.

3.5 Membership and Class Fees:

To maintain self-sufficiency in the long term, we plan to introduce a modest membership scheme and charge fees for workshops and classes. Importantly, we will ensure that fees remain accessible, with concessions available to those in need.

3.6 Events and Fundraisers:

Hosting community events, such as art fairs, exhibitions, and performances will not only generate revenue but also foster community engagement and excitement around the hub.

Summary:

We believe this community arts and creative hub will not only enrich the lives of those who use it but also bring the community closer together. With collaboration and creativity, we hope to transform the former primary school into a facility of hope, inspiration, and artistic expression in our town. Together, we can create something truly special that reflects the heart and soul of our community and celebrate our cultural heritage.

Our project embraces and links Scottish Government principles

- Community Wealth Building
- Creative Placemaking
- Creative Industries - a key growth Sector

It provides the opportunity for the community to evolve through participation in the arts and the opportunity for skills development and an introduction to the creative sector as a potential area for career development.

Feasibility Study:

CSY Architects have developed a feasibility study which identifies the Wilton Centre as the most appropriate building and best option for this project. It identifies that the works required to the building, including repairs, layout changes and upgrades, amount to an estimated total £3,964,819. The study outlines that the project could adopt a phased approach, with an allocation of Borderlands funding covering some of the capital funding required and collaboration is ongoing with SBC's Economic Development team and SOSE to identify and secure match funding. An example of phasing the capital costs is provided below. Critically, the feasibility work includes the development of a viable layout and business model which confirms that the proposed project at the Wilton Centre is sustainable.

Phase	Scope	Cost
Phase 1	Essential Works – roofing work, stonework, window overhauls, internal strip out	£950k
Phase 2	Core Works – Mechanical, electrical and plumbing first fix and plant room, structural alterations, structural works	£1.45m
Phase 3	Fit out Works – Floor finishes, wall finishes, ceiling finishes, mechanical, electrical and plumbing fit out, joinery, doors, glazing etc	£1.6m

Signature:

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud (page 36)

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents are accurate to the best of our knowledge.

Name [REDACTED]

Address [REDACTED]

Date **11/9/2025**

Position – [REDACTED]

Signature [REDACTED]

Name [REDACTED]

Address [REDACTED]

Date **11/9/2025**

Position [REDACTED]

Signature [REDACTED]

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation's constitution, articles of association or registered rules

Attached:

- **Constitution**
- **Child Protection Policy**

Section 2 – any maps, drawings or description of the land requested

- **See attached Feasibility Study**

Section 3 – note of any terms and conditions that are to apply to the request

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation's capacity to deliver.

Section 5 – evidence of community support

- **Town Team Have Your Say Day information**
- **Town Plan from Town Team / Borderlands Report**
- **Community Survey Results and Info Overview**
- **Hawick Town Team BTIP Scoring by SBC / Atkins Realis**
- **Letters of Support**
- **High School Presentation Day Feedback**
- **Invitational Presentation Day**
-

Section 6 – funding

- **Attached Feasibility Study**

THE ARCHES ARTS & CREATIVE HUB

