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 826626, 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

Creative Coathanger SCIO

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

Postal address:
Creative coathanger
Torwood
Back Road
Lilliesleaf
TD6 9JD

Postcode: TD6 9JD

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:

Postal address:
[redacted]

Postcode: [redacted]

Email: [redacted]

Telephone: [redacted]

X ☐ 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)	SC054603
	Community Benefit Society (BenCom)	
	Unincorporated organisation (no number)	

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

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

No ☐ X

Yes ☐

Please give the title and date of the designation order:

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 ☐ X

Yes ☐

If yes what class of bodies does it fall within?

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)

Municipal Building, High Street, Selkirk *B listed* *Surplus to SBC requirements* *https://britishlistedbuildings.co.uk/200390399-council-buildings-selkirk-selkirk* *Latitude: 55.5486 / 55°32'55"N* *Longitude: -2.8385 / 2°50'18"W* *OS Eastings: 347192* *OS Northings: 628644* *OS Grid: NT471286* *Mapcode National: GBR 84M8.8S* *Mapcode Global: WH7WV.CSKQ* *Plus Code: 9C7VG5X6+FH*

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:

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: £ 1

Please attach a note setting out any other terms and conditions you wish to apply to the request. As per valuation of DM Hall [redacted]

3B – Request for lease

What is the length of lease you are requesting? (see pages 30-31)

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: £ per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

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: £ per

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.

Creative Coathanger SCIO (CC) proposes to acquire and redevelop the former Selkirk Municipal Building as the **Scottish Borders Creative Community Impact Hub (Hub for short)** The Municipal Building in Selkirk became surplus to requirements from Scottish Borders Council (SBC) in May 2025. CC submitted an Expression of Interest (EoI) for a Community Asset Transfer (CAT) in July 2025.

Creative Coathanger commissioned a **Feasibility Study** (Appendix 1) for the Municipal Building to assess the current state of this anchor building in Selkirk's High Street, which is summarised in Section 1. CC also jointly commissioned a **Valuation Report** (Appendix 5) which valued the Municipal building at £1 to reflect the inward capital investment need of £2 million to restore, repair and make the building fit for purpose.

The Community Asset Transfer request for the Municipal Building is aimed not only at saving an iconic listed building on Selkirk's High Street, but also at establishing a sustainable creative Hub for the local community and wider creative economy. This ideally sized 'Goldilocks' building – neither too big nor too small – will house a Scottish Borders Creative Community Impact Hub (Hub for short) and provide affordable creative workspaces, maker and digital activity, workshops, exhibition/event space, a café/retail offering and programming for the local community in Selkirk, and also provide a visible centre for the creative economy in the region. This project will complement the different roles of The Haining and Selkirk Parish Church. This is a practical proposal for this specific civic building.

CC is proposing to develop a **regional Scottish Borders Creative Community Impact Hub** in Selkirk. Whilst CC has a regional remit, CC also has established ties to Selkirk and its communities. CC collated the **Need for Space report** (2024) (Appendix 2) in collaboration with partners and based on long-standing dialogue and community engagement aimed at developing long-term sustainable creative spaces in the Scottish Borders.

Selkirk was the focus of the Need for Space report, as Selkirk offered the highest density of creative business co-locations through the WASPS studios and the Haining, as well as many local independently operating creative businesses who registered interest in developing co-location premises. Our report identified a persistent shortage of suitable creative space in the Borders. This was informed not only by anecdotes and experiences, but also by survey results. In 2019, CABN conducted a survey to gauge demand for creative spaces and facilities. This survey had 24 questions and 132 respondents, although not every question was answered by all. Some of the framing of the questions led to multiple possible responses: more than a third of respondents (39%) of those respondents who said they were interested in a creative facility in the Scottish Borders, declared themselves a professional artist, and more than half (48.5%) said they were from self-employed creatives, with 14.5% declared as sole trader and 13% as working for a social enterprise or voluntary organisation. CC conducted a further Creative Hub

Survey in 2026 with 24 focused respondents. This indicated that over half (54%) of respondents were interested in renting creative space, while 66% expressed interest in a cross-artform creative building, and 62% chose Galashiels/Selkirk as their preferred central-Borders location.

This need for space has since been exacerbated by the announced closure of WASPS studios in Selkirk in November 2026, making seven businesses 'homeless'. This also comes on the back of recent closures of two major artist studio spaces in Edinburgh (WASPS, Dalry and St. Margaret's House)[1] being developed for commercial purposes, thus making Selkirk a viable option for creative businesses to find alternative, affordable spaces.

Local and regional artist spaces currently include *The Haining* (Selkirk), which rents out six high end studios[2], *Little Art Hub* (Galashiels)[3] which operates as a meanwhile space, running creative workshops and events, the *Jethart Creative Quarter* (Jedburgh)[4], *Rhymer's Works* from the Hugo Burge Foundation (Earlston)[5]. These facilities do not fully meet the sector-identified need for creative space in the Scottish Borders.

Furthermore more, recent research (2026) led by Creative Dundee and Northumbria University has found that the use of 'meanwhile' or temporary spaces through the Reform Vacant Property and Business Rates Incentive or Meanwhile space initiatives are becoming the dominant creative space model in Scotland due to a lack of provision for long-term space. The research shows that these models disproportionately benefit private landlords, are reliant on local implementation of business rates on vacant properties and do not support creative communities to evolve, build wealth and accumulate assets. The Hub proposal **will create a community asset** that is for the benefit of the community with long term security and an enduring asset.

This proposal builds on the 2024 Need for Space evidence and the 2026 Creative Hub Survey. Considering the 'Need for Space' and the role that the creative hub can play in local regeneration, the need for a creative hub in the central Borders is obvious.

The **Business Plan which is outlined in the attached CC CAT request HUB report** lays out costed plans to turn The Hub into an economically sustainable organisation going forward, beyond the restoration phase, that provides local economic income, creates jobs, and provides plenty of social capital. The Hub will be a fully accessible building. The top floor will be accessible to tenants only and will provide secure tenancies for seven creative business and cultural organisations. The ground floor will be entirely community-focused, with a light industrial workshop facility and four flexible workshop spaces that are skills and training focused. A 'white cube/black box' exhibition space will provide cultural content, whilst a community café will provide social and retail space for local products.

The Hub will seed three new fractional posts, create several full-time posts associated with the café, secure seven existing businesses and provide a programme of creative events and opportunities for the local community in the five-year business plan, with the ambition to develop these into full-time posts in the ten year business plan.

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[1] Closure St Margaret's House, Edinburgh: https://tfn.scot/news/charities-and-arts-groups-left-in-limbo-amid-office-block-closure

[2] The Haining, Stables, Artist and Business Studios: https://www.thehaining.org/coach-house-and-stables/

[3] Little Art Hub https://www.littlearthub.org/

[4] Jethart Creative Quarters, https://www.aitken-turnbull.co.uk/projects/jethart-creative-quarter/

[5] Hugo Burge Foundation, 'Rhymer's Works': https://www.hugoburgefoundation.org/spaces/earlston-studios

The operating model combines tenancies, art-sales commissions and programme full-cost recovery. The current stabilised gross target is £79,213 annual income against £78,200 annual expenditure, leaving a £1,013 gross buffer, which the five-year business plan aims to grow. The model therefore depends on disciplined occupancy, programme funding/recovery and ongoing operating-funding development.

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.

The benefits of the development of the Hub are multiple and include economic, social, cultural and wellbeing benefits. In the words of Neil McInroy, Global Lead for Community Wealth Building, The Democracy Collective: "The arts, cultural and creative sector has always played a pivotal role in advancing community wealth—in shaping a just, innovative, dynamic, and sustainable economy.[6]". The recent research undertaken by Northumbria University (2026)[7] noted that creative communities already contribute to the economic, social and cultural life of places, but without access to affordable, long-term space, creative communities' ability to contribute is limited. As a result, creative space infrastructure should be considered a critical component of local and national CWB strategies.

The Hub proposal aligns with national moves towards more local devolvement of power and decision-making and involvement with local economic and social wealth building (supporting and developing local) informed by the Five Pillars of **Community Wealth Building**, in turn informed by the Preston model. We have used the **Creative Scotland Community Wealth Building Toolkit**[8] to help evidence the Community Wealth Building aspects of this project. This is a free, evidence-based forecast assessment prepared from Creative Coathanger's current project planning information and public government guidance. It is designed to support the Community Asset Transfer (CAT) case. It is not a proprietary Social Value Engine output, an accredited SROI audit, or a substitute for the Council's own assessment.

The five pillars are: 1) inclusive ownership, 2) finance, 3) workforce, 4) spending and 5) land and property.

CC defines the **Five Pillars of Community Wealth building** as 1) plural ownership of the economy, 2) making financial power work for local places (e.g. through inwards investment), 3) fair employment and just labour markets (e.g. paying Scottish Artist Union Recommended Rates of Pay as a principle) and high potential for youth retention in a region with affordable living and strong creative heritage, 4) progressive procurement of goods and services (e.g. actively procuring and developing local talent and 5) socially productive use of land and property (e.g. by occupying and developing a landmark empty building).

The Community Wealth Building will thus not only benefit Selkirk but the wider Scottish Borders.

The Municipal Building would become a Community Asset, owned and managed by a charity for the benefit of the creative community and citizens of Selkirk. Membership of CC requires members to live and work in the Scottish Borders, and gives local people a voice and say in how the organisation is run and managed. Through the Impact Hub model and SCIO status, CC has embedded social enterprise principles in its core. The Hub project will encourage **inward investment of £2.5m** in the renovation stage from both local, regional and national funding sources. Through the programming model that will underpin part of the income model, further inward investment opportunities will be developed and strengthened.

The Hub restoration phase will provide opportunities for some apprenticeships in heritage build and restoration to be embedded. CC aims to attract and nurture local talent and consolidate

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[6] Community Wealth Building Toolkit for Creative Industries https://communityenterprise.co.uk/assets/uploads/Research%20and%20Resources/community-wealth-building-toolkit-for-creative-industries.pdf

[7] Creative Dundee/AHRC Creative communities (2026) Creative Space as a Catalyst for Community Wealth Building: https://creativedundee.com/2026/10/ahrc-creative-communities/

[8] ibid

the initial Hub's fractional post (0.8) into three full-time posts equivalents: the staff will grow with the Hub's growth, thus increasing local capacity and leadership.

Internships will be developed as part of the operational model of the Hub.

The Hub will create a focal point for the local creative economy, offering opportunities to sell local artwork in the gallery space, or locally made crafts and design objects in the retail space, in addition to selling creative services, skills development and creative workshops, as well as developing commissioning opportunities for local artists. Thus the Hub becomes an anchor organisation that will help develop a consortium of partners, to help develop local creative and cultural activities and programming. The cafe will also attract spend from visitors unconnected to the creative economy.

The Hub will provide an incubator space to help new creative businesses to establish themselves and retain local talent in the region.

The CAT of the Municipal building will help provide much needed, secure and affordable creative studios and workshop spaces and give access to creative spaces, equipment, skills and expertise for the local community.

Having the building owned by the local community, for the benefit of the local community, removes the risk of buildings being developed for profit (St Margaret's House in Edinburgh), the short-term nature of meanwhile spaces (Little Art Hub) and insecure tenancies (Selkirk WASPS).

Having an asset will help build a more secure future and be helpful for leveraging more inward investment.

Investing in the restoration and upgrading of this historical building also contributes towards the improvement of the town centre and helps deliver climate action by reducing the building's carbon footprint.

Please see **CC CAT request HUB report** for full details

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 building is Category B listed and lies within Selkirk's historic townscape. The Feasibility Study identifies the need for planning pre-application engagement, planning approval for external alterations/change of use, listed building consent and building warrant approval. It also states that the building is likely to be treated as a High-Risk Building under the new Building Regulations, making pre-application engagement obligatory. The project will therefore proceed through conservation-led design development with Scottish Borders Council and Historic Environment Scotland engagement as required.

B-listed building; see ***Feasibility Report LDN*** + **CC CAT request HUB report** for full details

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.

The potential negative consequences are minimal as we have set out to be as inclusive as possible through research, community consultation and ongoing dialogue with key partners and allies such as Selkirk Regeneration SCIO.

We are, however, aware that any commercial activities such as the Cafe and Retail area should not displace current provision so we will be liaising with existing businesses.

The majority of activities offered are not currently provided or have ceased to be provided (e.g. WASPS studios imminent closure).

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.

Creative Coathanger (CC) was established in 2016 as a community group and became a Scottish Charitable Incorporated Organisation in September 2025 (OSCR: charity number SC054603), with a two-tier governance and membership, and is open to all Scottish Borders based citizens. This project provides an infrastructure for active engagement in economic and cultural development in the region. CC are actively strengthening organisational capacity through buying in freelance services of marketing (ad-hoc), web administration [redacted], bookkeeping (tbc), and accounting [redacted].

CC has acquired diverse experience of running creative and cultural events and working in partnership with local, regional and national organisations. In addition, the CC Board are also creative freelancers who collectively have run their own creative businesses, working in and with local communities in the Scottish Borders for many decades. The CC Board thus has a clear, embodied understanding of the creative industries sector. Four of the six Board members also live and work in the Scottish Borders.

Creative Coathanger's charity purposes are 'the advancement of education', ' the advancement of citizenship or community development' and 'the advancement of the arts, heritage, culture and science'. Creative Coathanger's core mission is to strengthen creative livelihoods, build community capacity, and contribute to sustainable regional regeneration.

CC has a current Board of six Trustees. CC is currently run by a volunteer board, having volunteered over 300 hours this year alone (approx. 40 days) and pays freelancers to deliver services (paying SAU Rates of Pay) aligned with restricted funding. CC is working towards a longer term robust financial basis, including working towards paid staff. The CC board has a varied range of experience of writing funding bids and will continue to do so, but may acquire specialist help with large funding bids (e.g. Architectural Heritage Fund). CC board members have played active roles in the delivery of cultural programmes and activities in and around Selkirk over the years; including The Haining at Home (2014, with CABN)[9], the Yarrow Ettrick Selkirk (YES) Arts Festival (2013, 2015, 2017), Borders Heritage Festival (2017), and Reflections at the Haining as part of the Year of Architecture and Design (2016)[10]. Partnerships have included Selkirk CARS, the Haining, MacArts and CABN.

CC is a two-tier membership organisation and launched its membership in September 2026. This currently stands at 30 and growing. Membership criteria can be found here: https://www.creativecoathanger.org/members-form . Members will have an active role to play in the organisation and will have voting rights at the AGM.

CC has its registered address in Lilliesleaf, which falls under the Selkirk catchment area.

CC will acquire specialist services to deliver some of its plans and ambitions, e.g. expert heritage building development and architectural design expertise, VAT specialist and social enterprise development skills, through continued partnership working.

Section 5: Level and nature of support

[9] Haining at Home, 2014: https://www.cabn.info/project/haining-home/

[10] Reflections at the Haining, 2016: https://www.ingepanneels.com/reflections-haining-project

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.

Creative Coathanger (CC) was established in 2016 as a community group and became a Scottish Charitable Incorporated Organisation in September 2025 (OSCR: charity number SC054603), with a two-tier governance and membership, and is open to all Scottish Borders based citizens with currently 32 members and six Trustees.

In addition to the local creative community support outlined earlier, this proposal has support from the Selkirk Regeneration SCIO, local MP John Lamont (see letters of support) and local Selkirk councillors (Cllr. Douglas, Cochrane and Thornton-Nicol)

The Hub proposal embodies **Community Wealth Building** principles, which we evidence in detail in section 2.3. However, beyond those broader principles and evidence, CC has done extensive consultation with the creative Scottish Borders community on the 'need for space' over a number of years as outlined above, and has also consulted with the local community in Selkirk specifically through participation in and contribution to the **Selkirk Place Plan**, and community engagement through the monthly Selkirk Farmers' Market, where CC presented its ideas and gathered feedback which has directly informed the final proposal. In addition, CC has also gathered memories of the civic value of the Municipal Building.

CC also ran the **Making Selkirk Festival** in June 2026, funded by Foundation Scotland, to highlight and present the different types of creative activities that the Hub could be running for the benefit of the community. The feedback gathered from participants, reflecting on both the building and its possible future use, included suggestions for a mix of rentable and communal space, with activities for both young and old and the inclusion of a gallery/shop/café (Appendix 4). All these ideas informed the final proposal (section 1.6).

See CC CAT request HUB report for full details

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.

A joint valuation of the building was commissioned by CC and SBC on 6th September from DM Hall, an approved SBC supplier, and was valued at £1 (appendix 5.). This removes the need to raise capital funding for purchasing the building through grant funding, community shares or other means.

This allows CC to focus on a two staged approach over five years: 1) **Phase 1: Capital Renovation** to source inwards investment of capital funding for allied funders, grants and philanthropic sources to fund the retrofitting of the building (years 1-3). This is detailed in section 2.7.1. The second phase, and 2) programme funding (year 1-5) with a break-even point anticipated in year 5.

Whilst CC considered a phased approach to the building renovations, LDN advised that this would make the project more expensive and drawn out and advised against this as tenants would be unable to be in the building when renovations are taking place. CC has taken this advice and planned accordingly.

The first phase will thus focus on raising the capital required to retrofit the building which is **estimated to be £2.5million** and includes retrofit costs, some fit-out costs and Phase 2 RIBA planning and surveys. This is subject to more accurate costing and detailed planning in Phase 2. The funders identified and spoken to include Architectural Heritage Fund (who already funded the feasibility study), the Heritage Lottery, Historic environment Scotland, Foundation for Social Investment Energy, SOSE (funder of last resort) and private foundations and philanthropic organisations.

Whilst CC considered a phased approach to the building renovations, LDN advised that this would make the project more expensive and drawn out and advised against this as tenants would be unable to be in the building when renovations are taking place. CC has taken this advice and planned accordingly.

The August 2026 condition-survey cost estimate currently provides an indicative baseline of approximately £970,000, comprising approximately £30,000 preparatory surveys / investigation and £940,000 building works. The building-works estimate is currently grouped as approximately £70,000 Immediate, £60,000 Urgent, £620,000 Necessary and £190,000 Desirable. The Feasibility Study gives a £2.10m ex-VAT baseline. This figure is not yet a total project cost. The current estimate of £2.1m excludes professional fees, VAT, building-warrant and planning fees, archaeological costs, insurance, inflation, phasing, fit-out, activity / interpretation costs and most fixtures, fittings and equipment. It should therefore be treated as a dated professional cost estimate rather than a fixed capital budget. It also provides indicative associated allowances of approximately £315,000 professional fees and £10,000-£15,000 statutory fees, with inflation and phasing risks. For the purposes of this submission, we are

projecting a £2.5 million cost to complete all the works. As noted, this is subject to the above conditions and is likely to need to be revised. Full details can be found in the LDN Feasibility study (p. 59 and p. 76)

The project funding strategy separates acquisition, development/design, heritage conservation, low-carbon measures and integrated delivery so that funder eligibility and match can be demonstrated without double-funding invoices. This is detailed in section 2.7.

The project funding strategy separates acquisition, development/design, heritage conservation, low-carbon measures and integrated delivery so that funder eligibility and match can be demonstrated without double-funding invoices. This is detailed in **See CC CAT request HUB report** section 2.7.

The **five-year business plan** projects a stabilised operating model with a gross annual income of £79,213 against annual operating expenditure of £78,200, a gross target surplus of £1,013, which we hope to achieve in Year 2. The five-year plan sets out the means by which we aim to achieve this and the scale of planned growth.

The **Operational Revenue income** is based on two distinct income streams: 1) Rental income and 2) Programme income which we detail in the next section 2.7.3. We aim to break even in Year 2 and plan incremental growth of 5% in each subsequent year, subject to revision and analysis of 2028/30 programme income.

The **Rental based revenue** includes the income generated by the long-term rental of studio spaces on the entire first floor to local creative business and cultural organisations. It has been suggested that this could include CABN, for example. The provision is for seven studio spaces using mostly the existing building layout, thus requiring minimal building works. Spaces will be allowed to be sublet as is the norm in the creative industries, to make rentals more affordable and share resources and build community. The rental income is based on conservative estimates of comparative studio rents paid elsewhere. The first floor will be serviced by a lift to make it fully accessible and will have a common room to provide a tenants' community focal point with teapoint.

In addition to the top floor, the ground floor Fire Station space will be converted to a workshop space to house light industrial making equipment, such as kilns, wood working and welding equipment that might require specialist infrastructure such as 3 phase electricity and ventilation. Although this space will be rented out, it is envisaged that the facilities will be accessible to the public through workshop provision and programming.

The **Programme based revenue** includes the 1) delivery of training and skills through workshop programmes, 2) CPD events, 3) artist commissions, 4) exhibition programme and 5) sales of local products. These activities will take place in the four ground floor studio spaces, labeled by the architect on the plans as studio rooms operated as Maker/workshop and digital/creative programme capacity, the Fire Station studio, Exhibition and Cafe Space Retail Space respectively. The physical spaces of the Hub building are therefore critical to the ability to deliver this ambitious programme.

All programming activity through grants/participant fees/income generation will include attributable facility/admin recovery of 10% to help build resilience in the organisation and build up capacity. All workshop cost delivery will be charged at SAU ROP to ensure we can pay local creatives to deliver and this increase not only CC capacity but local capacity of the creative economy.

The five-year plan periods below are an indicative planning sequence only. The five-year plan must not be treated as a contracted programme until CAT, funding, design and procurement milestones are fixed. The funding focus and targets are based on the funders' remit and their maximum allowable funds (see Table 4). These are subject to normal funding submission procedures and competitive tendering processes.

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 is accurate to the best of our knowledge.

Name [redacted]

Address [redacted]

Date 24 October 2026

Position [redacted]

Signature [redacted]

Name [redacted]

Address [redacted]

Date 26 October 2026

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

Title of document attached:
2025_Creative Coathanger SCIO constitution June 2025.docx.pdf

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

Documents attached:
n.a

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

Documents attached:
n/a

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

Documents attached:
Creative Coathanger_CAT report_FINAL_V5_25Oct2026.pdf
1_Appendix_LDNFeasibilityStudy_2630_Selkirk Creative Hub_Feasibility Study.pdf
2_Appendix_Creative Coathanger Oct 2024-a need for space_pdf
3_Appendix_Creative_Economy_Scottish_Borders.pdf
5_Appendix_Report - ES260535 - Selkirk Municipal Building, High Street, Selkirk, TD7 4JX
6_Appendix_SBAC_Historic_Building_Cost_Overruns_Report.pdf
7_Appendix_SBAC-Sample-Exhibition-Outreach-Programming-v0.2-2026-10-24.pdf

Section 5 – evidence of community support

Documents attached:
4_Appendix_Making Selkirk Postcards - Consultation Feedback .pdf
1LOS_Selkirk RegenerationSCIO_Letter ofSupport_CreativeCoathangerSupportOct26.pdf
2LOS_Letter of SupportJohnLamont.pdf
3LOS_CABN Support Letter - Creative Coathanger.pdf

Section 6 – funding

Documents attached:
Creative Coathanger_CAT report_FINAL_V5_25Oct2026.pdf
8_Appendix_Rental-Occupancy-and-Flexible-Hire-Scenarios-2026-10-19.xlsx