

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

Peebles Community Trust

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

Postal address:

School Brae Hub

School Brae

Peebles

Postcode: EH45 8LF

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]

Postal address: see above

Postcode: see above

Email: [REDACTED]

Telephone: [REDACTED]

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
x	Company	SC432119
x	Scottish Charitable Incorporated Organisation (SCIO)	SC050520
	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

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

Yes x

If yes what class of bodies does it fall within?

Both a Community Controlled Body and Incorporated Company

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 building identified as School Brae Hub toilets (closed due to Covid)

School Brae, Peebles EH45 8AT

Curtilage not known

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: PB034/06

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.

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.

Objectives

The building has been lain empty since 2021. Peebles Community Trust (PCT) did operate the building in 2021/2022 after the covid lockdown but found it impossible to operate on a break-even basis and ceased that service in 2022. PCT does not think it can re-open the building as a toilet facility.

The closure of the toilet block has been met with many negative comments from the public and visitors to the High Street. When open, the Reuse Hub in the School Brae Hub regularly gets asked by the public to use their staff/volunteer toilets.

Since the toilets near the bus station at East Station have been inaccessible for a considerable time, there is only one public toilet block that is available. From our experience the elderly and small toddlers find it very disappointing to have to walk quite a distance to the Kingsmeadow toilets from School Brae.

PCT plans to remove all the internal toilet facilities and refurbish the entire building to be used as a space to store Reuse Hub items. PCT has firm plans to demolish the School Brae Hub within the next 5 years. We need alternative accommodation to continue a very popular community service and income for PCT while building another community space. We intend to run an on-line service and collection of items from the building. This will ensure that as many items as possible are made available for community reuse and generate revenue to support the work of the Community Trust. We are currently working towards the acquisition of the March Street allotments. Our volunteers support 7 community groups under our umbrella group.

Since setting up the Reuse Hub in 2021, our staff and volunteers have processed several tons of items that would have gone to landfill otherwise. Many families in Peebles and beyond have benefitted from acquiring reasonable priced household articles, furniture and electrical items.

PCT has also provided opportunities for volunteers as well as high school students with meaningful activities.

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.

Benefit to the historic centre of Peebles

The School Brae toilets have now been closed for 3 winters and this will not have improved the fabric of the building. By refurbishing an attractive building in a historic setting, PCT will enhance the overall amenity of School Brae. The retention of the building as a community asset will also fit in with all the upgrading work that is ongoing and planned for the Chambers Institute and Burgh Hall to the other side of School Brae.

Our proposal will provide sorely needed income for PCT to continue its role as supporter of small community groups with administration support.

By using it for a Reuse Hub purpose, we are actively promoting a circular economy and efforts to work towards Net Zero.

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 not listed, and we are not aware of any contamination or planning restrictions.

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.

School Brae has a thriving bakery and several small businesses as well as 3 days of Reuse Hub opening. School Brae is off the High Street and all businesses will certainly benefit from more foot fall and economic activity.

The Reuse Hub does not compete directly with other charity shops or other businesses as none of these have the space for furniture and larger items.

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.

The Board of Peebles Community Trust comprises members with relevant experience in asset management, marketing, commercial finance and running a business. In addition, we can call on volunteer support for specific issues from within the Community if and when required. This project will run in tandem with the refurbishment of School Brae Hub, which is an altogether larger project. The Trust have already appointed professional advisors to oversee all building work associated with the School Brae Hub project, and their advice would be available if required by the group managing this project

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.

The PCT has a proven track record for consulting with our community, as a member organisation we can access our members directly and use our PCT website, Facebook page if necessary. We can employ all of the above if required*.

*The decision taken by SBC to close the toilet block in question was a very unpopular decision. Local people, retailers and visitors to the town strongly and openly disagreed with Councils decision.

We feel at this stage, to reopen the debate would be counter productive as we feel sure that the consensus would wish the toilets to be reinstated.

If consultation becomes necessary and sufficient feedback required reinstatement of a toilet with public access, the PCT would be happy to explore the option to provide a suitable option/facility.

Happy to discuss this with officials.

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.

Not applicable

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

School Brae Hub, School Brae, Peebles EH45 8LF

Date

22 January 2025

Position

Trustee

[REDACTED]

Signature

[REDACTED]

Name

[REDACTED]

Address

School Brae Hub, School Brae, Peebles EH45 8LF

Date

22 January 2025

Position

Trustee

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

Articles of Association

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

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

Section 6 – funding