

Results of Community Survey November /December 2022 - Summary

Impact Hub Inverness, on behalf of Culbokie Community Trust (CCT), carried out a community survey which ran from 14 November – 7 December 2022. Its purpose was to assess the views of local people for a proposed development of a mixed office/retail unit at Glascairn. The survey was sent to people living within the Culbokie Community Trust area which has a population of around 1,150. The survey was completed by a total of 104 people) which represents approximately 10% of the population.

Respondents were asked whether they would favour certain types of facility with the following results:

Facility	% (no. of responses)
Health room for services such as podiatry, physiotherapy, alternative therapies etc.	75% (78)
Small retail space	58% (60)
A digitally connected meeting room	36% (37)
A co-working space with hot desking	29% (30)
Dedicated office unit	15% (16)

People were asked to provide other suggestions which gave a mix of responses including health related uses (GP, chemist, base for NHS staff to offer consultations), library, cinema and children's soft play area.

When asked what type of shops people would like in the village, the most common suggestions are shown in the table below.

Shop type	Number of mentions
Butcher	17
Local produce	15
Farm shop	10
Local crafts	12
Hairdresser	7

There were also a number of comments (18) that any proposed new retail outlet would need to offer something very different to what's already available and not compete with the popular local Spar shop. This view reflects CCT's own commitment to avoiding any potential displacement issues. Around 10% of respondents stated they didn't think any additional retail outlet was required.

There were no respondents indicating they'd be interested in renting a retail space although there was one expression of interest from a home care service for adults with health and social care needs.

Regarding office space, two respondents were interested in renting offices and 6 wanted to be kept informed of developments. Of these respondents, the following needs were identified:

- Fast speed internet
- Office space, small storage space, and a meeting area

In addition, 7 people indicated they would be interested in renting hot-desk space including 2 that would use the facility every day and three that would use it several times per week. Facilities mentioned that would be required in this space include:

- High speed internet
- Power sockets
- Refreshments
- Toilet
- Office furniture
- Meeting space

When asked if people would have any concerns about the development, 47% had no concerns. The majority of the remaining responses suggested people would have concerns but only if other, specific issues were not addressed, for example: competition with the local shop and other local facilities, possible increases in traffic, and parking. There were 7 respondents that expressed concerns in stronger terms, including financial viability and the impact of the proposed building in a rural environment.

Taken together, these findings suggest there is scope for further exploring using the development in several ways:

- a) A community-owned facility providing a range of locally based health/wellbeing services. This would be consistent with aspirations which the community has already expressed in earlier consultations. It is unlikely that these health services would be statutory but would still potentially be of value to the community.
- b) Provision of a small, hot-desking space.
- c) Creation of a 'blank canvas' which could be split into various uses upon completion to provide a number of facilities within it as dictated by needs and demand at the time of completion. This would be likely to be a mix of uses, including some health care provision, retail and possibly some hot-desking/office space.