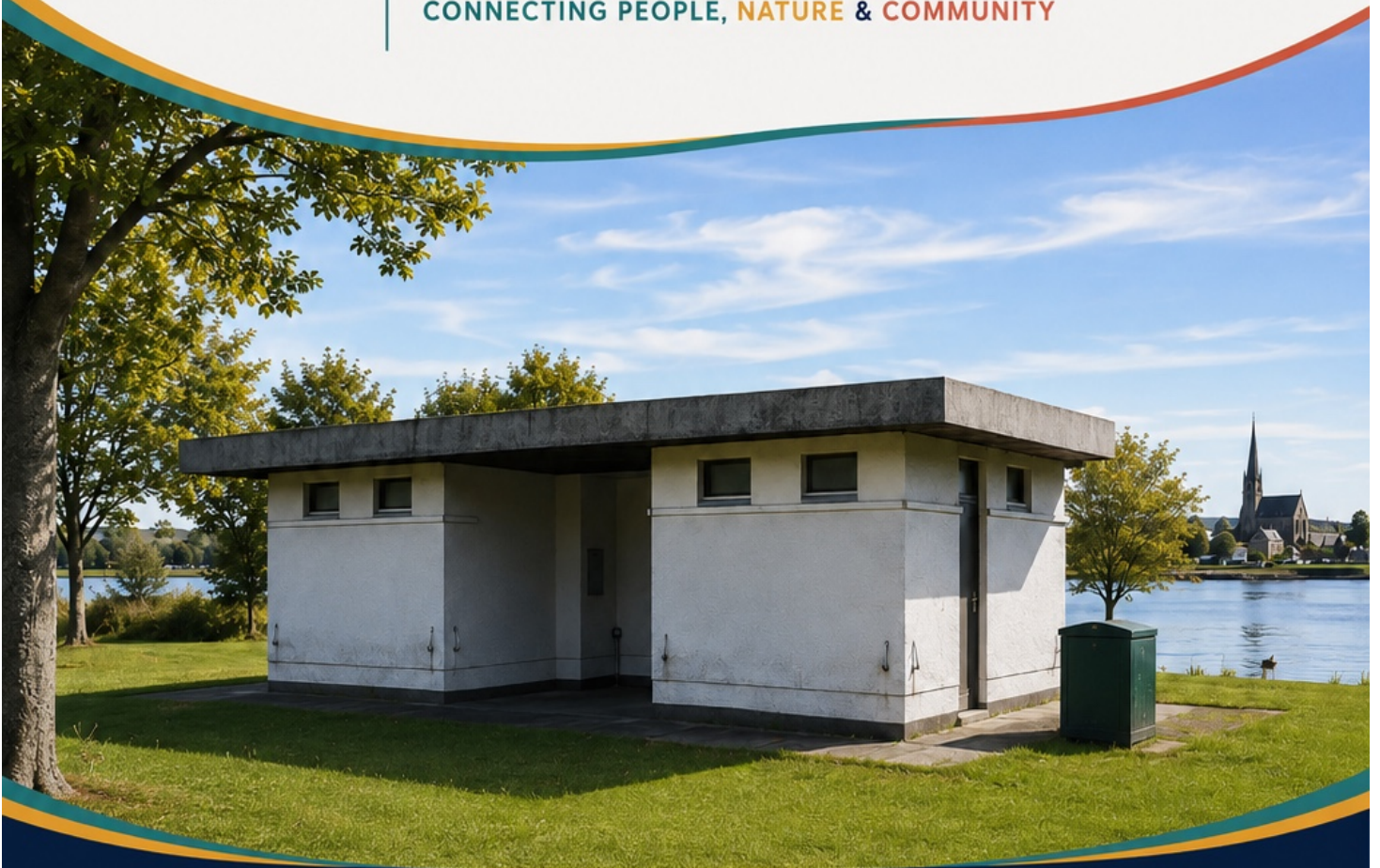




The Links

Community Wellbeing Hub

CONNECTING PEOPLE, NATURE & COMMUNITY



COMMUNITY REGENERATION PROSPECTUS

A YEAR-ROUND LEGACY PROJECT
FROM TAIN GALA ASSOCIATION



TOGETHER

Building stronger
connections



SUPPORTING

Improving health
& wellbeing



COMMUNITY

Strengthening
our future

Bringing people together for a stronger, healthier Tain ♥



A Vision of The Links

→ TOGETHER • SUPPORTING • COMMUNITY

“Every great community deserves a place where people can belong.”

For generations, The Links has been one of Tain's most cherished public spaces.

It is where families play, children learn to ride their bikes, young people gather at the Bike Park and skate park, residents enjoy coastal walks, and visitors pause to take in the breathtaking views across the Dornoch Firth.

Yet at the heart of this remarkable landscape sits an underused building with the potential to become something extraordinary.

As Tain Gala Association approaches its 40th anniversary, we see an opportunity not simply to restore a building, but to create a place that strengthens our community every day of the year.

The Links Community Wellbeing Hub will provide a welcoming, accessible and sustainable space where people of all ages can connect, learn, volunteer and thrive while celebrating everything that makes this unique location so special.

This prospectus sets out our vision for creating a lasting legacy that will serve the people of Tain for generations to come.



TOGETHER
Building stronger connections



SUPPORTING
Improving health & wellbeing



COMMUNITY
Strengthening our future

Bringing people together for a stronger, healthier Tain 

The Next Chapter

Celebrating 40 Years of Bringing People Together



A Legacy Built by the Community

For almost **40 years**, Tain Gala has brought people together through celebration, volunteering and community spirit.

What began as Gala Week has grown into one of Tain's best-loved community traditions—creating memories for generations of local families.

Our greatest achievement has never been the events.

It's the people behind them.



Volunteers



Families



Local businesses



Community groups

Together, they've built something that belongs to **everyone**.



Looking Beyond Gala Week

As we celebrate our **40th anniversary**, we're asking a bigger question.

How do we keep this community spirit alive every day—not just during Gala Week?

The answer isn't simply another event.

It's a place.

A welcoming home where people can meet, volunteer, learn, support one another and build stronger connections throughout the year.

The proposed **Links Community Wellbeing Hub** is our opportunity to create that lasting legacy.

A JOURNEY OF COMMUNITY, CELEBRATION AND CONNECTION

1

Setting up the field

The early days of hard work and community spirit.

2

Building together

Volunteers coming together to create something special.

3

Gala Day in full swing

Celebrating, laughing and making memories that last a lifetime.

4

Talent on display

Showcasing local talent and our rich traditions.

5

Community in colour

Parades, floats and fancy dress—creativity that brings us together.



Thousands of volunteer hours have kept Tain Gala alive for almost 40 years.

*Now we're investing in the next **40**.*



TOGETHER

Creating memories.



SUPPORTING

Building connections.



COMMUNITY

Creating a lasting legacy.

OUR VISION IN ACTION

The Links Community Hub

A PLACE FOR PEOPLE. ALL YEAR ROUND.

We're transforming the underused kiosk at The Links into a welcoming, sustainable Community Hub that will serve Tain and the surrounding area every day of the year.



COMMUNITY FOCUSED

A space for people of all ages to meet, connect, learn and support one another.



SUSTAINABLE BY DESIGN

Energy efficient improvements and green initiatives to lower running costs and reduce our environmental impact.



WELLBEING AT THE HEART

Promoting physical, mental and social wellbeing through inclusive activities and support.



VOLUNTEER POWERED

Creating opportunities for volunteers of all ages and building skills for life.

Did you know?



The building sits in the heart of The Links, surrounded by nature and open space.



Close to the Bike Park, Skate Park, Play Park, Boating Pond and walking routes.



Easily accessible and perfectly placed to serve our whole community.



What the Hub will offer



MEET & CONNECT

A welcoming space for coffee mornings, social groups and community meetups.



LEARN & GROW

Workshops, classes and activities for all ages and abilities.



YOUTH & ASN SOCIAL SUPPORT

Dedicated support and inclusive programmes for young people and people with ASN.



OUTDOOR WELLBEING

A garden and green spaces to relax, recharge and reconnect with nature.



COMMUNITY USE

A space available for local groups, charities and initiatives.



DOG WALKER FACILITIES

Toilet facilities for dog walkers with a small user fee.



LAUNDRY & FACILITIES

Washing machine, tumble dryer and other facilities to support the community.



PARTNERSHIPS & EVENTS

Working with local partners to deliver events, projects and opportunities for all.



This is more than a building – it's an investment in
our people, our place and our future.



TOGETHER

Creating memories.
We celebrate what makes our community special.



SUPPORTING

Building connections.
We support each other, share skills and strengthen communities.



COMMUNITY

Creating a lasting legacy.
We're building a place that will benefit generations to come.

A BUILDING READY FOR A NEW PURPOSE

Small in scale. Full of potential.



THE EXISTING BUILDING

The former Boating Pond Kiosk is a detached, single-storey building positioned at the heart of The Links.

Originally purpose-built to provide public toilets, the building is now underused—but its location, existing footprint and connection to the surrounding park create a valuable opportunity for sensitive community-led regeneration.



81.18 m²

Gross external footprint



Single storey

Concrete block construction



Around 25%

Currently occupied by toilet facilities



Prime location

Beside the pond, coast and recreation areas

THE OPPORTUNITY

Rather than demolishing and replacing the building, our vision is to carefully reuse and improve what is already there.

The proposed renovation would create:

- ✓ A bright, flexible community room
- ✓ More natural light and views through new glazing
- ✓ A small accessible kitchen area
- ✓ An accessible public toilet
- ✓ Practical storage
- ✓ Improved insulation and energy efficiency
- ✓ A welcoming entrance suitable for all users



Reusing an existing building protects its embodied value, reduces waste and gives a familiar community asset a meaningful new future.



WORKING WITHIN THE SETTING

The building sits within The Links, so any development must respect the surrounding public park.



The project will focus primarily on improving the existing footprint. Any external seating, planting or access improvements would be modest, sensitive and developed in partnership with Highland Council.



Not a larger building.
A better-used building.



TOGETHER

Creating memories.

We celebrate what makes our community special.



SUPPORTING

Building connections.

We support each other, share skills and strengthen communities.



COMMUNITY

Creating a lasting legacy.

We're building a place that will benefit generations to come.

A VISION FOR THE BUILDING

06

Transforming a much-loved space into a vibrant community hub for Tain.



Our vision is to create a bright, accessible and flexible building that will serve local residents, visitors and community groups all year round.



At the heart of the building is a spacious community room for activities, workshops, meetings and events.



The layout includes essential facilities such as a kitchen, storage, toilets, an accessible wet room with shower and baby changing, and a utility & laundry room with a washing machine, tumble dryer and vending machine.



A dedicated volunteer office provides a base for administration and the day-to-day running of the hub.

Separate outdoor access to both toilet facilities ensures they can be used during events and by visitors to The Links, while keeping the rest of the building secure.



BUILDING AT A GLANCE



Building Type: Detached single-storey community building



Construction: Concrete block



Roof: Flat fibreglass-clad roof



Footprint: 81.18m² (874 sq ft)



External Areas: Concrete apron providing level access



Current Status: Vacant



Proposed Use: Community hub with public facilities, meeting space and volunteer base

Making the most of what we have, for the future we want.

This layout makes the best use of the existing building to create a welcoming, practical and sustainable hub that can evolve with our community's needs for many years to come.

TOTAL FOOTPRINT
81.18m² / 874 sq ft

NOTE: All dimensions are approximate.
Layout subject to detailed design and survey.

KEY FEATURES

- ✓ Step-free access throughout
- ✓ Bright, welcoming and inclusive
- ✓ Flexible multi-purpose community space
- ✓ Accessible wet room with shower and baby changing facilities
- ✓ Public toilet facilities with outdoor access
- ✓ Community laundry facilities
- ✓ Refreshments available via vending machine
- ✓ Energy-efficient building improvements
- ✓ Dedicated volunteer and admin space



TOGETHER

Creating memories.

We celebrate what makes our community special.



SUPPORTING

Building connections.

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COMMUNITY

Creating a lasting legacy.

We're building a place that will benefit generations to come.

BUILDING A BETTER FUTURE

07

Smart Improvements. Sustainable Impact.

We're making practical, energy efficient improvements to The Links Community Hub to reduce our environmental impact, lower running costs and create a healthier, more comfortable space for everyone.



Our Promise

To create a hub that respects the planet, supports our community and saves resources for future generations.



SOLAR PANELS

Generating clean, renewable electricity to power our hub and reduce energy costs.



HIGH PERFORMANCE INSULATION

Improved wall, roof and floor insulation to keep the building warm in winter and cool in summer.



LED LIGHTING

Energy efficient LED lights throughout the building.



EFFICIENT HEATING & VENTILATION

Modern, low energy heating with smart controls and good airflow for year round comfort.



WHY IT MATTERS



LOWER ENERGY BILLS

Reducing running costs means more money can be invested in our community.



BETTER FOR OUR PLANET

Using less energy reduces our carbon footprint and protects the environment.



HEALTHIER & COMFORTABLE

A warm, well-ventilated building with natural light creates a healthier space for everyone.



BUILT TO LAST

Quality, sustainable improvements ensure our hub is fit for the future.

HOW WE'RE MAKING IT BETTER



RENEWABLE ENERGY

Solar panels will generate clean electricity, reducing reliance on the grid.



BETTER INSULATION

High performance insulation in walls, roof and floors to improve efficiency.



ENERGY EFFICIENT WINDOWS & DOORS

Double glazing and airtight seals to reduce heat loss.



LED LIGHTING

Low energy lighting throughout for longer life and lower costs.



SMART HEATING & VENTILATION

Efficient systems with timers and sensors to only use energy when needed.



WATER SAVING FIXTURES

Low flow taps and toilets to reduce water use.



EFFICIENT APPLIANCES

Energy & water efficient appliances in the kitchen, laundry and throughout the hub.



SUSTAINABLE MATERIALS

Using durable, low impact materials wherever possible.



GREEN SPACES

Native planting and green areas to support biodiversity and wellbeing.



REDUCE • REUSE • RECYCLE

Encouraging less waste and making recycling easy for everyone.

DID YOU KNOW?



Solar power can reduce electricity bills by up to 60%*



Better insulation can cut heating costs by up to 30%*



Lower energy use means more support for our community.

*Figures are approximate.

BUILDING A HUB

We Can Be Proud Of

Together, we're creating a welcoming, energy efficient community hub that supports people and protects the planet.

Making the most of what we have.

OUR INVESTMENT



These improvements are an investment in our people, our place and our future.



Lower carbon footprint

Reducing emissions and protecting our environment.



Long term savings

Lower running costs to reinvest in services and activities.



Stronger community

A comfortable, future ready hub for everyone, every day.



Built for generations

Sustainable choices today for a better tomorrow.

MORE THAN A BUILDING

A hub for people. A home for our community. ♥

The Links Community Hub will be a welcoming space where everyone can connect, feel supported and be part of something positive in Tain.

Here's what it will offer – and the impact it will create. ♥



SOCIAL SUPPORT & WELLBEING

A safe place to connect, be heard and feel supported.

- ♥ Support for all ages
- ♥ Reducing loneliness and isolation
- ♥ Friendly, welcoming space for everyone
- ♥ Signposting to local support services



POP UP EVENTS & WORKSHOPS

Bringing people together through creativity, interest and fun.

- ♥ Creative workshops and hobby groups
- ♥ Seasonal pop up events and celebrations
- ♥ Health & wellbeing activities
- ♥ Guest speakers, demonstrations and taster sessions



COMMUNITY MARKETS

Supporting local people, producers and sustainable living.

- ♥ Regular community markets
- ♥ Local makers, growers and small businesses
- ♥ Affordable, sustainable shopping
- ♥ Bringing footfall and life to the area



VOLUNTEERING & GETTING INVOLVED

Opportunities to give time, share skills and make a difference.

- ♥ Volunteer roles for all interests and abilities
- ♥ Building confidence, friendships and purpose
- ♥ Supporting events, projects and the hub itself
- ♥ A place where everyone's contribution counts



A STRONGER COMMUNITY

Building pride, belonging and a brighter future for Tain.

- ♥ Stronger connections across all generations
- ♥ A hub shaped by local people
- ♥ Events that bring people together
- ♥ A lasting legacy that strengthens our town



DEDICATED SOCIAL SUPPORT FOR YOUNG PEOPLE WITH ASN (18-25)

A safe, understanding space where young people are valued, supported and included.



Social and peer support sessions



Life skills for independence and everyday living



Inclusive, friendly activities and social opportunities



Pathways to confidence, resilience and future choices

“Every young person deserves the chance to belong and thrive.”



THE SOCIAL IMPACT



Reduced loneliness and isolation

Stronger mental health and wellbeing



More opportunities to connect, take part and enjoy life

A vibrant, active community



A more inclusive community where everyone feels they belong

Stronger relationships and trust



More volunteers and stronger community spirit

People supporting people



A safe, welcoming hub for everyone

A place to call our own

“When we come together in the right space, amazing things happen. This hub will be the heart of our community.”



WHO IT'S FOR

Everyone. Every stage. Every story.



Families



Older people



Young people



Community groups



People with disabilities



Everyone welcome

A HUB FOR SOCIAL SUPPORT

We are especially committed to supporting young people with ASN (18-25), offering understanding, connection and a safe space where they can feel valued and included.

A PLACE FOR EVERYONE. ALL YEAR ROUND.



Drop in for a chat and a cuppa



Community markets and local produce



Wellbeing and social activities



Pop up events and seasonal celebrations



Volunteering opportunities



A warm, inclusive space to belong

Open doors. Open hearts. ♥



TOGETHER, WE BUILD MORE THAN A HUB.

We build a better, kinder, stronger Tain.



FROM VISION TO REALITY

09

Delivering the Links Community Hub ♥

This project will be delivered in a carefully planned way, allowing the Hub to grow sustainably while remaining community-led.

A lasting community asset, shaped by the needs of Tain.



The result: a thriving, welcoming Hub for everyone.
Today, tomorrow and for generations to come.



WORKING TOGETHER

This project will only succeed through collaboration.

Working alongside:



Highland Council



Funding partners



Local businesses



Community organisations



Volunteers



Residents



People with disabilities



Tain Gala Association

WHY IT MATTERS



Strengthens wellbeing and reduces isolation



Supports children, young people and adults of all ages



Creates opportunities, skills and confidence



Builds a stronger, more connected community



Sustainable for today and for the future

A place to belong, to learn, to grow and to thrive.



TOGETHER, WE BUILD MORE THAN A HUB.
We build a better, kinder, stronger Tain.



BUILT TO LAST.

10

Designed for Tomorrow. ♡



OUR PLAN FOR A SUSTAINABLE, SELF-SUPPORTING HUB

We will protect our community asset and keep it thriving for generations through smart choices and diverse income streams.

HOW WE WILL MAKE IT SUSTAINABLE



TOILETS

- ♥ Pay-per-use public toilets and showers for all
- ♥ Small charge for use
- ♥ Contributes to running costs



TUMBLE DRYER & HAIRDRYER

- ♥ Coin or donation use
- ♥ Useful for families, travellers and locals
- ♥ Supports running costs



COFFEE MACHINE & VENDING MACHINE

- ♥ Low-cost drinks and snacks
- ♥ Convenient for everyone
- ♥ Generates income every day



INCREASED EVENTS ALL YEAR ROUND

- ♥ Regular events, markets and community gatherings
- ♥ Seasonal celebrations and activities
- ♥ Brings people together and creates income



RENTING SPACE

- ♥ Rooms and spaces available to hire
- ♥ For meetings, workshops, community use and private events
- ♥ Regular income to keep the Hub running



WORKSHOPS FOR ARTS, CULTURE AND WELLBEING

- ♥ Creative, cultural and wellbeing workshops
- ♥ Run by local artists, practitioners and groups
- ♥ Supports wellbeing, connection and community pride



PARTNERSHIPS

- ♥ Work with local organisations, businesses and funders
- ♥ Share resources and reduce costs
- ♥ Stronger together



VOLUNTEERS

- ♥ The heart of our Hub
- ♥ Reduce costs and build skills
- ♥ Create a sense of ownership and pride



SUSTAINABLE BUILDING

- ♥ Energy efficient improvements
- ♥ Lower utility bills
- ♥ Better for the environment and long-term savings



SMART MANAGEMENT

- ♥ Careful budgeting
- ♥ Seek grants and funding
- ♥ Plan for a strong, secure future



DIVERSE INCOME STREAMS



Toilets



Tumble Dryer & Hairdryer



Coffee Machine & Vending Machine



Events & Activities



Space Rental



Workshops for Arts, Culture & Wellbeing



Partnerships & Grants



Different income streams mean a *stronger, more resilient future for our Hub.*



Bringing an old, unused building back to life - creating a sustainable future for our community. ♡



A LEGACY FOR Future Generations

THIS IS ONLY THE BEGINNING.

For almost 40 years, Tain Gala Association has brought people together through events, volunteering and community spirit.

The Links Community Hub is the next chapter in that journey—creating a permanent place where community can come together every day of the year.

The Links Community Hub is more than a building project. It is an investment in people, place and the future of Tain.

By breathing new life into an unused community asset, we can create a permanent home for connection, wellbeing, volunteering and opportunity—ensuring the Gala's legacy continues for generations to come.

Bringing an old, unused building back to life.



OUR COMMITMENT

We are committed to creating a hub that is:



COMMUNITY-LED

Designed by the community, for the community.



INCLUSIVE

A welcoming place where everyone belongs.



SUSTAINABLE

Protecting an existing asset while reducing long-term environmental impact.



COLLABORATIVE

Working alongside local organisations, volunteers and partners.

The Difference We'll Make



Children attending activities in a building their grandparents helped save.



Volunteers having a permanent home to organise events that bring the whole town together.



Local groups sharing one welcoming space every day of the year.



The Links becoming known not only for Gala Week, but as the place where community happens every single day.

Together We Will

- ✓ Bring an unused building back to life.
- ✓ Create a permanent home for Tain Gala Association.
- ✓ Improve health and wellbeing.
- ✓ Reduce loneliness and isolation.
- ✓ Support local groups and volunteers.
- ✓ Protect an important community asset.
- ✓ Leave a lasting legacy.



Together, we're not just restoring a building.
WE'RE CREATING A PLACE WHERE COMMUNITY BELONGS.

TOGETHER • SUPPORTING • COMMUNITY

Tain Gala Association

CREATING LASTING COMMUNITY IMPACT SINCE 1987