Peebles Community Trust Survey of Community Views on the Development of the March Street Mill site – summer 2016

The survey attracted 232 responses overall, including a large number of additional comments. We summarise feedback below.

We sought comments to three main questions:

- How do you feel about the future of the site?
- Should the Peebles Community Trust get involved in the determination of what happens to the site?
- How would you rank development options for the site, and do you have any other ideas /views for its development?
- Would you be interested in leasing / renting facilities on the site?

1. What are your feelings about the future of the March Street Mill site? (83 comments)

There was a great sense of loss with the closure of the Mill, with many responses high-lighting its standing and contribution to the history and cultural life of the town, and the need for any future development of the site to deliver continuing community benefit to Peebles and to retain some degree of the heritage value of the site – in the form of retaining some buildings, retaining the allotments, and developing unspecified public amenity on the site (through, for example, public access, landscaping, plantings, walkways, etc.).

There was a general thread of concern (or in some cases despondence) that the site would simply be turned over to more houses, and done so without any consideration for the already stretched town physical and social infrastructures, and existing traffic congestion. And this was counter-balanced by a wish that development of the site should yield community benefit, primarily as a community asset and a source of jobs and economic development, and that this would be best achieved through a mixed development. There were also a number of statements to the affect that what was needed was affordable and social housing – for rent, not for sale – and that there was still a requirement for more care / sheltered accommodation in Peebles.

The actual comments have been collated under a small number of suitable headings below.

Historic / cultural value to the community

- I live in Peebles and building its future is paramount!
- Big part of Peebles and its history
- Prime site which is important for town.
- Big part of my life. My dad worked there for over 50 years
- This has been a big part of Peebles for lots of family's and would like it going to good use
- I would like to see the site redeveloped as something the whole community can enjoy
- Historic building
- To ensure the blocking of selfish private investors with little interest in the town
- The building should be listed! Too many mills have been demolished across the Borders and are gone forever.
- historic building and adjoins our property
- large, valuable site in the centre of town
- Dad worked there years ago, and knew others who worked there, as a child lived close to the mill
- beautiful building surely must be retained
- historic part of the community life & work
- So sad to see it empty and no longer a working mill - end of an era
- Part of building should be preserved for historic reasons.
- The community needs to be made more aware of the importance of March Street Mills, and then we might be able to make decisions based on that.
- I think these buildings should be preserved.
- It forms a significant part of the Towns history
- Shame was not saved.
- I'd hate to see the site demolished and lost to history. Hopefully something can be done with the existing building(s).

Community use

- Feel is should remain as a feature of the town....and used by townspeople.
- A community use would be fantastic if viable
- I would like it to benefit the community as a whole.
- Last remaining Mill in Peebles. Generations of local families have been employed here. Important to keep the building within the community.
- It could be a great community asset.
- Best kept for the Peebles community
- It presents a significant opportunity to the community
- Strongly feel it should not just go to the highest bidder for commercial development
- If not use for the community - then it will go for expensive housing; there is enough of that already - built or ear-marked
- It's been an important part of the town's history so it should go on to benefit the town in the future too, not just be turned into housing.
- A place for the community. A Gathering Place
- Love to see it put to good use
- I really think you should contact the very successful founder/director of 'Out of the Blue' in Edinburgh – with enormous experience of starting up this very successful community enterprise space, with all the funding etc.

Needs sensitive development

- I live directly behind it and I don't want what the March Street Mill turns into to affect the price of my property if I decide to sell and I don't want an eye sore either.
- I live right next door to it. So I am very interested in what the next development will be and the impact it will have on my house. However, I am also interested from a community point of view and what positive impact it can have on that side too.
- I care about the environment and community
- 1 I live close by and want quiet neighbourhood and clean air; 2 using existing sites instead of green ones with trees like Rosetta Caravan Park both for housing and creating work places
- I think we should try to preserve the historic buildings, especially those facing on to March Street. If the site is developed in any way, it should be done in such a way as to minimise extra traffic. The buildings should be retained but made energy-efficient.
- It's a large area in the centre of residential homes and therefore needs something sensitive to homes
- Large space that should be utilised respectfully
- I feel that the frontage of the office buildings needs to be preserved don't know if it is listed. Undoubtedly the sheds and ground will be used for housing; please no more flats. It would be good if there were some community gardens or park to compensate for loss of allotments

Infrastructure constraints

- infrastructure provision, or lack of it!
- Much more development on the site would cause lots more congestion on this street, which is already full of parked cars.
- We must make sure it doesn't become another just-for-profit development that compromises the viability of the town's services, facilities and amenities.
- More housing and probably no thought to the infrastructure of the town regarding, doctors dentists schools shops roads. As per usual...
- Limited parking - March Street already too busy
- We must not allow this site to be turned into yet more housing, where SBC are manipulated by developers into relaxing conditions to the developers benefit yet again.
- Our education system is at bursting point, the high school is so big the children are just numbers being shoved through the system. The health system is at bursting point where it is not unknown to have to wait for three weeks for an appointment.
- does anyone's feeling really matter; the decisions have probably been made already

Mixed development

- Hope a mixed use plan is followed. More housing isn't what the town needs - there are few enough employment opportunities in town, and the use of the March St Mills site should be developed with a view to making employment opportunities available.
- This very large site in the centre of our community

offers space to develop a very exciting community asset providing jobs, housing and encouraging entrepreneurship, creativity, connectivity and an enhanced sense of community.
- A potential opportunity to avoid only flimsy flats going up for commuters, and rather do something that adds more value to the community.
- we cannot miss the opportunity of developing and supplying an innovative use for the mill
- This is a large near centre of town site. 87 jobs were lost when the mill closed. This site must be redeveloped for the long term strategic needs of Peebles and not for the short term profit interests of developers.
- This is an opportunity to work with the owners and community and agencies to ensure that a major site is developed sensitively and for the benefit of all in the long term.
- As Peebles continues to grow, such sites will become increasingly valuable.
- This is a large site, located centrally in Peebles. Transforming the site into housing may be an obvious option. However, there will be few opportunities to expand Peebles's services or commercial area in such close proximity to the town centre and therefore I believe it is important to use the site for the benefit of the community.
- Important that it is put to "good use" and not left derelict - ideally a mix of commercial and residential
- Long term strategic needs of Peebles are: 1. Diverse flexible employment opportunities. Peebles must not become a dormitory town for the central belt. 2. Housing that addresses local need, principally affordable housing, not housing that just offers profit for a developer 3. The whole site development must have sustainability as a central theme. Buildings built to Passivhaus standards, heating from geothermal, PV, biomass. Grey water collection. Electric car pool.

Economy / jobs

- A really useful location right in town, ideal for small business ventures and community activities: some parking is available. There are far too few jobs in Peebles – most people having to work outside the town – and the loss of the specialist jobs at the mill has been a real blow for the community.
- An opportunity for PCT to acquire an income
- I am not directly involved but would rather see it used to bring jobs to the area than be used for residential
- We could bring the Tapestry of Scotland to Peebles and house it in the building
- We need industry, not more expensive housing for commuters
- It is a shame that mills site had to close and people lost their jobs
- The town has nothing now for people to work at or learn skills
- Bring money to Peebles
- space is at a premium and should be used
- Realise that it will never be what it was but this area deserves to be regenerated - The town needs this rapidly

Not housing

- it should not be turned into more houses - it's history should be preserved
- If it's another housing scheme we don't need it
- As it is a prime site in Peebles, I think it is very important that a decision for re-use to actually benefit the community is made for it.
- Please, no more houses - other facilities are badly needed.
- Don't want site to go to a developer
- We don’t need more houses

Social housing

- Think housing should be built there however it should be social housing not FOR SALE
- The site should be developed for social housing.
- We desperately need a replacement for Dunwhinnie for the elderly who need 24hr supervision. We do not have one.
- Why should residents of Peebles have to go miles out of town if and when there is a vacancy. Single flats are not the answer.

Save the allotments

- Feel very passionately that the allotments must be saved.

Supermarket

- I do feel the community needs to have an Aldi or a Lidl to provide the opportunity to shop competitively.

2. Do you think the community should get involved with the development of the March Street Mills site, or stay out of it? (51 comments)

The overall sentiment in responses and comments to this question was that it was very important that the community be involved in determining how this site was re-developed. Of the 232 responses, 208 people encouraged the PCT to get involved, whilst 19 suggested that we should stay out of it. In comments, shown below, the main thrusts are three-fold: (i) the only way that we can try to influence development is through community involvement; (ii) if we don't get involved, the site will only go to more housing; (iii) concerns that the only driver is short-term gain to the benefit of the site owner, which wins out over the possibility of leaving something that can benefit the town over many years to come.

- The mill has been a very important part of Peebles history and has been at the heart of the town's development. The closure is tragic.

Be part of the solution

- it's people who live here that care, know and understand what does and will work for Peebles.
- the decision about future use of the site should be democratically made by the community, which understands the existing pressure on resources such as schools and medical facilities
- community has to live with the site so should have a say
- it's a rare opportunity to create much needed facilities for the town / community
- the community's views should be taken into account, but I feel it would be better if a positive view of what we'd like to happen is given.
- community will have no say if outside developer gains control.
- we should be involved early on. If there is to be a development that we don't agree with then the community will be involved anyway.
- someone might come up with a great suggestion
- it should be developed for all to use in the community
- it presents a unique opportunity for the community to determine the future of a large chunk of Peebles. The probable alternative is for the site to be bought by developers to build lucrative houses.
- difficult – too many ideas would cloud the focus
- the long-term interests of the people of Peebles regarding such a central site may not naturally align with short-term commercial interests and therefore the community of Peebles should seek to influence the site's future.
- community will know what we need
- so the community can do something with the building rather than it stand empty
- a large input towards the decision making
- our community, not the developers'.
- we need to preserve these buildings – too many big guns making decisions that aren't on their doorstep
- it will affect the local people!
- best to be on the inside and shaping the future not on the outside having no influence
- no point in moaning about it afterwards
- I would welcome an appropriate use with community benefit
- more power, more ideas, (more arguments!)
- through consultation
- if RS going to benefit the town, the townspeople need their say.
- worried that if we stay out of it will just lead to more housing
- if we don't get involved, it will be lost to the community.
- obviously better to have a say
- getting involved is the only way to try to influence the development.
- if we don't get involved we will get more housing and we do not need more housing!
- as long as positive involvement
- to ensure consultation on the final decisions
- how else will developers know what the community needs?
- if there is no community input then others will decide its future
- Some involvement would be good but I suppose that there has to be the understanding that it is a commercial sale
- Stay out of it means the free market will decide. That means decisions based on short term interests and making a profit

- Be aware of what a large challenge you would be taking on: you have to combine ambitious vision with feet firmly on the ground

Some scepticism about achieving community-oriented development

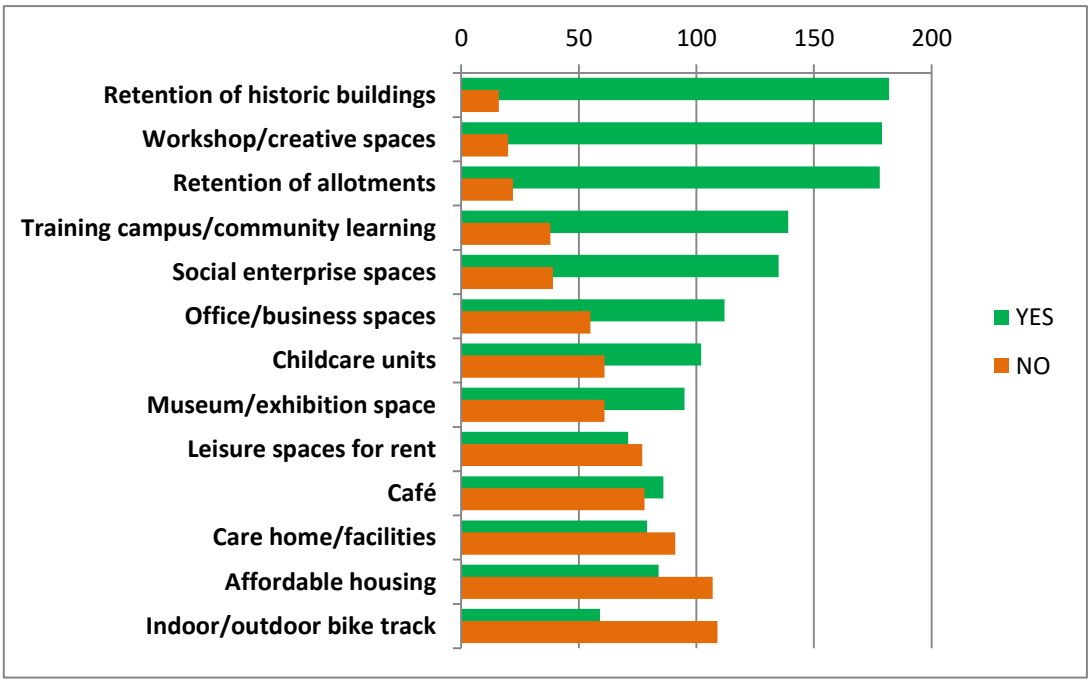
- someone must insist if it is used to build on that other services be looked at
- think they'll be kept out of most decisions made about the site
- current owner have made statements, but the overriding bit is financial return
- It's important that the site is built as something that can be used for years to come – not housing
- We need employment for people
- we need houses
- private developers would probably demolish and develop the site.
- community projects generally end up as a poor compromise.
- will get involved via planning
- community have the opportunity to be involved via the planning system and community council in any case.

3. What do you think should be done with the site (remember a combination of different elements could be possible; you can also leave some rows blank if you have no strong feelings either way)? (66 responses)

The graphic below shows the balance of responses to the development suggestions specifically presented in the tick-box section of the survey; green supporting a use, red objecting to a use.

Relatively uncontested preferences were expressed for retention of any historic buildings / evidence of an historic mill on the site, provision of workshop / studio space, and retention of the allotments. Creating training, community learning and community enterprise spaces received strong support but also a significant number of detractors (139 in favour; 38 against). And then there was more marginal support for office and childcare facilities (100/110 for, 60 against).

Provision of leisure and sports facilities, and a café attracted supporters and detractors in equal measure, whereas there were more detractors than supporters when it came to provision of care home facilities and affordable housing, and proportionately more detractors when it came to allocating space for an indoor mountain biking training centre. But further depth to the nature of some of these preferences was expressed through entries in the comments section of the survey.



We received a wide range of extremely valuable comments. Most provided further depth or detail to the most favoured options presented in the tick-box section, whilst others provided further insight on preferences, plus some novel ideas. The comments make for interesting reading.

They have been gathered together under appropriate section heads – which collectively have been split into:

(i) housing / accommodation;
(ii) social / health / care facilities and infrastructures, including medical facilities and a new school;
(iii) facilities for the young and very young;
(iv) creation of job opportunities, getting people into jobs, and supporting entrepreneurship and community endeavour;
(v) providing visitor attractions and sales / display spaces for local artisan products.

Strong support is presented for the provision of facilities / spaces that can be used by community groups, budding entrepreneurs, and social enterprises – the core of the community hub concept. There is also emphasis placed on the need for commercially oriented space – that provision of space should be on a paying basis, and that other space should be made available on a fully commercial basis. This really conveys two messages – that any community oriented facility should not be simply offering "cheap" alternatives to commercially available facilities available elsewhere in town, and that a key orientation of any development should be the attraction to the site of manufacturing and other activities that can provide / create jobs for local people. In addition, a range of comments suggest there is need for space to promote and sell the products of local artisan activities – mainly, but not only, in terms of arts and crafts.

There are pleas for affordable and social housing. Here it is appropriate to comment further on the issue of housing. We omitted to put housing as one of the tick box development options in the survey (which if we were to re-run the survey we would now add), and so there was some ambiguity in terms of what was being referred to under the option "affordable housing" (of 191 ticks, the split was slightly against – 107:84). But reading the many comments presented on this issue, the dominant views seem to be more straightforward, with many expressing strong support for affordable and social housing, and strong objection to housing for sale.

There was also a call for the provision of facilities that cater for older members of the community – in terms of care home facilities, drop-in / day-care facilities, and activities for the elderly. There were also comments seeking increased provision of medical care – a new or second health centre / doctors' surgery – and provision of other social / community infrastructure, such as a police station, youth support, social services.

And a call for the provision of recreational facilities for younger members of the community – several calls for a skate park, for a 3G pitch, indoor climbing wall, and indoor / outdoor mountain bike / stunt bike training. And also a call for facilities for still younger people – in the form of a crèche and pre-school and after-school facility(ies); facilitating participation in the workforce and accommodating less standardised work schedules / ways of working.

Affordable housing

- priority's affordable housing - yes to more sheltered / retirement flats social enterprise spaces - the town badly needs leisure facilities for the young and older residents museum/exhibition space care home / facilities - sadly lacking the infrastructure cannot sustain more housing, but more flats for elderly needed!
- priority - affordable housing
- social housing
- would be great to develop some really innovative social housing that allows for intergenerational living with allotments and workshops to create a real community. Holland and Scandinavia have lots of examples of this type of development.
- we need more social housing or intermediary rents especially 3 beds as they do in other parts of the borders which allows you to get a house but not on a points

system. Thus also allows you to buy at a later date. Not everyone has a deposit to buy a house.
- if affordable housing was to be built, small houses built to be for sale and not for renting from the local council would be great. As a first time buyer back in 2013 I find it hard to find a house as the next step because the difference in price between a flat and house is big.
- social housing affordable homes are not affordable any more
- we NEED urgently social housing & attention needs to be paid to schools, doctors, roads. One thing we DON'T need is more retirement development. The doctors & health service locally is stretched enough.

Medical / social

- replacement for Hay Lodge Medical Centre Annexe to Drs Surgeries / Hay Lodge Medical centre 3 G pitch
- imaginative outreach health and social care facilities; community clinics. The development of community living for elderly with services on site.
- the allotments used for "social prescribing" i.e. patients, especially mental health patients, being given prescriptions by GPs and health care staff for gardening sessions or cycling/exercise sessions.
- care home for frail elderly desperately required - my mum is in Melrose! – she does not need a nursing home.
- day centre for adults with learning disabilities, providing opportunities locally
- a respite centre for additional needs children of all ages, providing day and night care
- youth support & facilities
- police station, social work
- new Health Centre for Peebles - this is really badly needed. If this site ends up being more housing, then the current health centre will be even more disastrous than it is already.
- need more schools and doctors surgery, not more housing
- A permanent community facility for older people, not for those in need of care but for those who are on their own and lonely and would benefit from a sort of drop in centre, for a cup of tea and a chat.
- an additional doctors' surgery.
- the Baptist Church needs a building.

Allotments / landscaping

- no ideas, but are allotments not protected by some kind of by-law?
- priority – keep allotments
- retain allotments in current position.
- involving young people who want to develop their practical skills in the transformation of the site, starting with a small area and growing from there.
- I also think it is really important that the allotment space stays - this is part of Peebles heritage, and it is important to have this substantial green space in this part of the town. Gardening in an allotment is a lifeline for some people and this gift of land should be cherished.

Sustainable / green building credentials

- All of above must be sustainable as described above. Shared Eco-developments such as shared electric car pool, district heating systems, bike ways

Parking

- permit parking for residents of March St, Rosetta Rd, George St.
- there should not be too much vehicular traffic as March Street (and Rosetta Road) already suffer from too much.
- car parking area to get cars off March Street. not keen on too many houses as march street is busy enough with traffic already with a bottleneck by Edinburgh Road

New school

- secondary school!
- new primary school
- of course, you could just build a 2nd secondary school on the site!

Activity centre for young people

- while I would be interested in spaces for art classes I also feel strongly that there is not much for the 7 -17 year olds in Peebles. Have you seen the skater kids hanging out in the car park next to Sainsbury's? An indoor/outdoor bike and skate facility with cafe would be fantastic. We obviously get a LOT of rain so biking outdoors in the fabulous Peebles surroundings isn't always much fun. Spaces for classes are more easily found than a building suitable for the above.
- skate boarding
- indoor climbing wall
- if to be used as a sport option - perhaps this would be appropriate site for a 3 /4G pitch - could be aligned with perhaps an indoor hall for 5-a-sides / tennis/ basketball and other events
- 3G Football pitch?
- skate park (currently East Station car park is used as one!); storage facility/depot for community short-term bike hire.
- build a 3G pitch
- alternative site for the controversial 3G facility

Nursery / child care

- a play centre for additional needs children with outside space, like Yard in Edinburgh nursery care
- affordable childcare centre or a college/training centre would be fantastic
- in terms of viable ideas, having lived in Sweden, I have seen that crêches are a great idea, as they offer flexibility that child care and nurseries don't. As part of the development, although the viability of a hot desk set-up/social venue with a crêche would have to be examined in a survey and costed out, I think this would offer not only an opportunity for many new parents to work at a time when suits them, but also an important social and creative outlet for new parents of which there are many in Peebles.

Commercial orientation

- small scale manufacturing facilities. Distillery or Brewery.
- important that it is not yet another housing development. Industrial development of some sort is a priority
- some kind of cooperative with locals
- attract new Textile/Knitwear Industry
- the space is extensive and should be used for a variety of purposes. Important that a major chunk is used for commercial function.

Town really needs more avenues for employment. Currently most opportunities are in service industry, tourism and education. There is a read need to generate more jobs within the local area. Social enterprise may not be able to afford overheads - especially if older buildings are proposed to be used.

- just ideas that will give people jobs in Peebles without having to commute
- I think that whatever is decided must 'pay its way' rather than being too fluffy an idea that will require a perpetual subsidy, this is also important if a community/private partnership is built. A good viable business plan, but with experimentation built in will be important.
- Lidl, cinema, cheese shop, decent fishmonger.
- distillery or brew house – create first Peebles whiskey / beer
- Good site for the R&B distillery

Skills training

- traditional building skills; training/skill centre for other practical skills & GOOD evening classes. There is very little locally for skills/training for mature students, as well as young school leavers.
- this facility should be developed to create a local campus as Peebles lacks training facilities as well as an internet café which opens in the evenings to give young people somewhere to go especially through the winter evenings. Apprenticeship courses or evening classes as everything is located in Galashiels.
- possibly of interest to the Forestry Commission as an education hub?,
- training – *this is only of use if there is a positive lead to employment

Mixed community use / hub

- think you have already done great work in pulling all this together – just as long as the emphasis is on community not corporate...
- I think the items have ticked all support community based activities rather than ones which

I think are more a local authority or government responsibility. A mix of facilities that sit well with each other and that attract local residents would be my wish.
- I think it should be a combination of things. A cafe would be welcomed by the community. As well as a hub for small businesses to work from. Organisations such as Business Gateway, Visit Scotland, Scottish Enterprise could use it to run free workshops for businesses.
- U3A meetings if rooms available to let out. Too many cafes already. Rooms could also be let to political parties, recreation groups like yoga etc.
- all seem good. A mixture would be good.
- depending on usage of building cafe would be an attraction
- PCT should acquire some or all of available accommodation for renting to small businesses
- affordable rehearsal space for local theatre groups/reading groups.
- space that can be hired on a short term basis.

Social museum / exhibition

- since the Peebles museum uses it space now for a variety of exhibitions, there has been no-where for visitors to learn about the history etc. of Peebles and environs. The museum has a wonderful collection stored away, that only come out when the need them for a particular exhibition. A LOCAL exhibition is a real need in Peebles and I feel sure that co-operation with the museum staff is an excellent idea. Child care, office spaces, bikes and affordable housing are all catered for elsewhere. Don't let's cloud the vision.
- gallery
- glass roof to create botanic gardens (possibly of interest to Royal Botanic Garden Edinburgh?)
- I think most of the above could be done with sensitivity to the preservation of this beautiful building, and each is valid in its own way. One thing is for sure, it should not be demolished or altered to its detriment. It should be listed! Too many mills have been demolished across the Borders and are gone forever.
- Tapestry would be better in Peebles!!
- library - ideal premises;
- site for the Great Tapestry in the historic building
- museum/exhibition space - Tapestries house tapestries + visitor centre + cafe
- New Lanark style museum?? With cafe which locals could use/pop in which will keep regular money coming too (child friendly with possibly a small play area)
- something like the House of Bruar would be very good
- mini "shopping centre" made up of small independent LOCAL arts and crafts shops that can't afford the High Street rent / rates! [I live on the High Street, and customers BAR NONE like the independent shopping – we need affordable space, we have lots of local arts & crafts, let's change the awful image of shopping centres!
- priority – small artisan shops / indoor market

4. Would you personally be interested in renting a unit at March Street for your business/workshop/classes? (34 comments)

A significant number of respondents also indicated that they would be interested in hiring, renting, leasing or buying space in any new development. This interest came in a range of forms, gathered together below under four categories – space to rent, co-working space, meting / class space, and social enterprise space.

Space to rent

- only of AFFORDABLE space for little shop unit
- Possibly, if we are thrown out of our existing premises.
- I don't currently have a business but have potential future plan
- Good location for office spaces. Possibly some creative communal workshops. As a textile designer who worked at March street for many years I would love to have an address at March Street Mills.
- Spending on size and price a small studio space would be useful to me.
- I would be interested personally in small office spaces for rent/purchase
- Not currently but I can imagine doing so in the future.
- Not immediately, but my longer term plans (5 years from now) involve use of a unit not too far from my home on this side of town.
- Possibly. Short-term leases would be attractive. Or ad-hoc availability of units.
- has it been decided that units for rent are the way forward

Co-working space

- The availability of hot-desking type spaces for work-at-home individuals could be very interesting.
- Rather than hot desk I do need to shut myself away at times, so would need my own office. I do miss the social element and interaction in my current office set up, in previous work I used to enjoy the occasional after work beer and chat for example with colleagues. Also would be nice to do more networking, I often bump into interesting people in Peebles informally, would be nice to formalise it a little, give everyone an opportunity to make a presentation on what they do. So yes if I could get an office at a comparable rent to this, I would move, but as I say, would need to have an office that allowed me to be on my own, but then also a social area where people could mix would be good. I currently own two businesses. I am struggling to find time and suitable creative people to help to get one of these up and running, so yes maybe could have more chance of developing partnerships in a more social space.
- I am looking to expand my business within the next two years. Flexible and affordable office space as part of an enterprise hub would be of particular interest to me.
- but with a group of like-minded people to development craft skills

Meeting / class space

- Would be interested in e.g. half day rentals for training courses.
- I would take classes - maybe a night school / adult learning centre
- Art studio/ space for classes
- I am a dance teacher and fitness instructor and I find it difficult at the moment to rent a space in Peebles.
- I am an artist and embroiderer living in Peebles and would be very interested in getting involved and running classes and exhibitions.
- craft workshops/classes
- I would be interested in renting affordable space on an ad-hoc basis for short periods of time, i.e. hours or days for such things as drama workshops, rehearsals or (play) reading groups.

Social enterprise space

- Potentially yes. I'm tentatively looking into converting our food business into a social enterprise.
- Potentially Tweedgreen might be interested in renting space as a base for a community food hub and other environmental activities.
- Sewing school.
- I have a shamanic healing, chi gong and reflexology practice.
- If suitable use a therapy room
- Think good idea but would be a nice indoor market.
- Potentially, if I ever got a craft business up and running.
- Tweedgreen may have an interest in an ethically sourced food outlet and office base.
- I'd be interested in renting space for a workshop with potential for craft training classes