

9th February 2026

Formartine Area Manager
Formartine House
Union Street
Ellon
AB41 9BA

**RE: Asset Transfer Request for the Ythan Centre, Station Road, Ellon.
Catalyst Community Regeneration Company – Public Representation Survey Response**

Dear [REDACTED],

Thank you for your recent email containing the public representation survey response report for the Ythan Centre in Ellon.

We have read through the report and are encouraged to see that the majority of respondents are in favour of the asset transfer request. An impressive 92.5% of respondents supported the proposal (37 in favour and 3 objections). It is our intention to provide a proportionate response to the survey feedback received; however, should you require any further clarification, please do not hesitate to contact us.

Catalyst Community Regeneration Company (CCRC) is a registered charity (SC049708) and a company limited by guarantee (SC646049). Its articles comply with the requirements for a community-controlled body under the Community Empowerment (Scotland) Act 2015, based on a Community of Interest. CCRC is therefore eligible under the Act and meets the requirements of Aberdeenshire Council's policy for Asset Transfers.

CCRC has a proven track record of successfully transforming under-utilised and derelict buildings within our communities. This is demonstrated by the former community centre in Laurencekirk, which was transferred by Aberdeenshire Council via community asset transfer. Through the hard work of our team, in partnership with Catalyst Vineyard Church (CVC), its volunteers, and with input from the wider community, the building was transformed from a derelict ruin into a thriving Community Hub that is now positively impacting the local community of Laurencekirk. It is the shared vision of CCRC and its sister charity, CVC, to see similar transformation across communities in Aberdeenshire.

Catalyst Vineyard Church has been actively invested in the community of Ellon for over 12 years, operating church services and outreach ministries that provide reliable support meeting both spiritual and practical needs within the community. As noted by some survey respondents, it would be a significant benefit for the Church to operate from a permanent base rather than rented accommodation, which currently limits the scope of its work.

The Ythan Centre was a council-run community centre, and in more recent years, had been occupied by the Ellon Baptist Church. Our plans to rejuvenate the building into a Community Hub and Church are therefore in keeping with its historic use. All buildings operated by the Church are welcoming to all people. Social transformation activities (including food bank

provision, debt support, parish nursing, and more) are generally provided free of charge. All members of the local community can benefit from the services and activities offered, with a particular focus on socially disadvantaged individuals. Services are delivered with equal and fair treatment for all, including those with protected characteristics under the Equality Act 2010.

As a Community Hub, the building would be available throughout the week to other local community groups at an affordable rate. These could include after-school clubs, fitness classes, stroke and heart health associations, Weight Watchers, kids and youth groups, and many others. The building would also be available for private use, such as birthday celebrations and family events.

Our vision is for the Ythan Centre to contribute positively to the economic development and long-term sustainability of Ellon and the surrounding area—supporting a community that is more connected and living well locally. We believe this vision aligns strongly with the Aberdeenshire Council Plan 2024–2029.

Yours sincerely,

[Redacted signature]

[Redacted name]

Catalyst Vineyard Church - Company No. SC366844 // Charity No. SC012824.

Catalyst Community Regeneration Company - Company No. SC646049 // Charity No. SC049708.

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