



BANFF AND BUCHAN AREA COMMITTEE – 19 SEPTEMBER 2017

NEW ABERDOUR COMMUNITY HALL AND NEW ABERDOUR SCHOOL (CLOSED)

1 Recommendations

- 1.1 Committee agree that Education and Children's Services gives notice of its intent to declare the New Aberdour School and its campus surplus to its requirements and give intent that the school will finally close for use.**
- 1.2 That the Area Project Officer continues to assist, as required, the New Aberdour Hall Committee.**

2 Background / Discussion

- 2.1 New Aberdour School was closed as a school in August 2009. Previously at its meeting on 5 May 2009 the Banff and Buchan Area Committee agreed to the school closure following a full consultation. The Committee further agreed to the community continuing to make use of the old school for a period of up to three years, while the community and Community Hall Committee gave consideration and made plans for those groups who continued making use of the school.
- 2.2 Further updates were brought before Committee for noting on 8 September 2015 and 3 May 2016. Education and Children's Service wishes ultimately to declare its interests in the New Aberdour School Campus as Surplus to Service requirements. This paper gives notice of intent and takes the first step in the Council's process for services withdrawing from buildings. There are currently four lessees that continue to make use of the old school building and it is felt by officers that the Community Hall could have the capacity to accommodate these groups. Appendix 1 provides details of the community use of the campus.
- 2.3 In February 2017 the Banff and Buchan Area Manager's Office engaged with the Hall Committee to consider desired improvements that they wished to make to the Community Hall.
- 2.4 Assistance has been provided in gathering the views of the broader community of New Aberdour. A resident questionnaire was created which allowed for the views of the wider community to be aired and discussed. The mutually agreed questionnaire was delivered door-to-door and collected over a three week period. This resulted in a response from the community of 41%. This represents a high response rate when compared with similar exercises in other rural settings. Appendix 2 provides an example of the questionnaire.
- 2.5 Responses received from residents indicated that they wished the Community Hall to be at the heart of the community. A number of residents responded and confirmed they would volunteer to raise funds, as they appreciated the sustainability of the hall is important. Equally, practical help was offered to

decorate, carry out gardening and other general maintenance tasks, thereby reducing maintenance costs. In addition, many respondents were keen for the hall to be used as a resource for learning and cultural uses (e.g. art and music classes, computer skills training, etc.) as well as for social events. Genealogy and heritage were also mentioned as potential uses of the space, and also to encourage visits from a wider area”.

- 2.6 At the end of June, 2017, the Secretary of the Hall Committee confirmed that they had received an assurance that the Community Hall would be gifted by the present owners to the community of New Aberdour. Discussions are on-going at present.
- 2.7 The Committee is being asked to agree that Education and Children’s Services takes the first step by giving notice of its intention to declare the old New Aberdour School and its campus surplus to its requirements. This is part one of a three part process which allows the Council’s Estates Service to investigate the title to the old school, to consult with other services on whether they might have a use for the campus and begin to consider how it might dispose of and, as appropriate, market the property in future. The process will not be complete until the property is finally declared surplus for Council use.
- 2.8 There currently four groups with approved letting uses for the use of the old school. Two of the groups meet once per week while the others meet less frequently. Details are available on Appendix 1.
- 2.9 The Head of Finance and the Monitoring Officer within Business Services have been consulted in the preparation of this report. Their comments are incorporated within the report and they are satisfied that the report complies with the Scheme of Governance and relevant legislation.

3 Scheme of Governance

- 3.1 The Committee is able to consider this matter in terms of Section 10.2.1 of Part 2A of the Scheme of Governance in that the Area Committee has authority to declare that buildings are surplus to requirements where that least 2 Ward Members’ proposals for retention have not been agreed by officers in Property and Facilities Management

4 Implications and Risk

- 4.1 An equality impact assessment is not required because there is no direct impact at this stage and does not have a differential impact on any of the protected characteristics.
- 4.2 There are no staffing and financial implications at this stage in the process although this will change if the service finally declares the facility surplus.
- 4.3 There is no risk to the Council at this stage as Education and Children's Services is at the first stage of giving notice of its intent. However, there are known sensitivities within the Community Council concerning closure, but there is a reported desire for groups to re-locate to the Community Hall.

Maria Walker
Director of Education and Children's Services

Report prepared by:- Alex Bain, Business Support Officer, E&CS, and
Jan Emery, Area Project Officer

Date: 5/9/2017

Appendix 1

New Aberdour Lets 17/18			
Group	Day	Times	Dates
New Aberdour Playgroup	Friday	0900 - 1200	04/08/17 - 29/06/18
New Aberdour Guild	Tuesday	1400 - 1530	03/10/17, 07/11/17, 05/12/17, 06/02/18, 06/03/18, 27/03/18
New Aberdour SWI	Wednesday	1900 - 2130	13/09/17, 11/10/17, 08/11/17, 13/12/17, 10/01/18, 14/02/18, 14/03/18, 11/04/18, 09/05/18
St Drostan's Sen. Citizens	Thursday	1400 - 1600	07/09/17 - 31/05/18

Total number of hours regularly used per week - 5 hours

Total number of hours per week used infrequently on individual dates - 4 hours

NEW ABERDOUR PARISH HALL

Village Consultation

Introduction

The New Aberdour PARISH Hall Committee are undertaking an exercise to review potential greater use of the hall subject to further up-grading, refurbishment, and potentially extension. The hall is a great asset to the village but could be better used, and of benefit to far more people if it were up-graded.

In order to assess the potential viability of such an exercise , it is important that the whole village is consulted in relation to all the potential uses of this important village asset – whether you are a current user of the hall, or not! The resulting information will then be distilled and included in an Architects Brief. This will allow potential design options and the associated costs to be provided.

Your participation is greatly appreciated. The results will be made public during w/c 8th May.

About You and Your family

How many adults live in the property ()

How many children (under 18) live in the property ()

Please provide the childrens ages.....

Members of our family currently use the hall for activities, groups, private hire, other. Please list any that apply.....

.....

And/or

No-one in the family currently uses the hall because

- a) The hall doesn't cater for my interest which is
 - b) The hall requires up-dating and is not very comfortable.....
 - c) My interests are primarily external activities, so not appropriate
 - d) Other, please explain.....
-

Please tell us something about the interests and activities your family enjoys during leisure-time

.....
.....

If anyone in the family is involved in a group or organisation which might consider using an up-graded facility in the village, please tell us what specific facilities you would require –

.....
.....

Looking to the Future

If viable, the Hall Committee would like to upgrade the hall to an extent where functions could be well-catered-for and a greater level of comfort were provided. If this were possible, would you consider using the hall for –

- | | |
|--------------------------------|--------|
| Charity Events | Yes/No |
| Gatherings for Senior Citizens | Yes/No |
| Fund-raising lunches/dinners | Yes/No |
| Retiral/other notable events | Yes/No |
| Wedding Receptions | Yes/No |

There is potential to consider the creation of a **Community Café** within the confines of the hall. This could be operated independently of the public hall and would be a valuable asset to the community as well as a generator of income to support maintenance etc. This would be operated by, and for, the community, and could also derive income from passing traffic/leisure visitors to the area. If proved to be viable, would you support such a proposal and use this facility **Yes/No**

Wider Uses

In order to encourage more community activities which will impact positively on the whole village, and at the same time generate income to sustain the hall – could you envisage the space being used for any of the following (please tick all that are appropriate) –

- | | | |
|----------------------------|---------------------------|-------------------------|
| Slimming Clubs () | Book Clubs () | Snr Citizens Groups () |
| Keep fit/Zumba classes () | Photography groups () | Yoga Classes () |
| Art and Creative Clubs () | Heritage Associations () | Evening Classes () |

Anything else?

Last but not least – please tell us the potential groups and clubs which you would like to see operate at the Hall, and would consider using and/or joining?

.....

Just one more question!

You may wish to make a comment which is not addressed elsewhere in the questionnaire. So, please tell us anything you would like to say on the subject

.....
.....
.....
.....

Would like to help in some way to bring these improvements to fruition? If so, please tell us your

Name

Tel No..... e/mail address

I would like to offer to help ie as a Volunteer; with specific skills/assistance; other – please tell us

.....

Thank you. Your participation in this consultation is much appreciated.

The completed questionnaires will be collected in the next 3-5 days, and an envelope will be provided on collection to ensure privacy. However, should you wish to provide your name and address, please do so below

.....
.....

The results of this questionnaire will be available to view at Hall itself, and at the Shoppe during w/c 8th May 2017.

