

REPORT TO FORMARTINE AREA COMMITTEE – 27 FEBRUARY 2018

MUNICIPAL BUILDINGS, TURRIFF - ASSET TRANSFER ADDENDUM – HIGH STREET TOILETS – HIGH STREET TOILETS – TURRIFF AND DISTRICT HERITAGE SOCIETY (SCIO) (SC007970)

1 Recommendations

It is recommended that the committee:-

- 1.1 approves the Asset Transfer of the High Street Toilets in Turriff to Turriff and District Heritage Society as part of the original Asset Transfer.
- 1.2 note that subject of the Asset Transfer is part of the Common Good.

2 Background

- 2.1 The Area Committee approved the Asset Transfer of the Municipal Buildings to Turriff and District Heritage Society (TDHS) on 25 April, 2017.
- 2.2 Infrastructure Services Committee approved the Review of the Public Convenience Strategy on 28 January, 2016 which recommended the closure of the public toilets in the Den, Turriff whilst retaining the High Street toilets.

Following consultation with the Community Council, it was agreed to retain the Den toilets and move to close the High Street toilets if a community run solution could not be found. That decision was made after the Asset Transfer of the Municipal Buildings was approved.

- 2.3 The toilets in the High Street, are accessed independently, but are wholly within the curtilage of the Municipal Buildings.

3 Discussion

- 3.1 Had the decision to close the High Street toilets been made before the decision to transfer the Municipal Building, it is highly likely that this proposal would have been part of the original Asset Transfer request.
- 3.2 Whilst the process of transfer of the Municipal Buildings is well underway, Legal and Governance are able to include the toilet element into their negotiations. The overall building being transferred (the element transferred in April 2017, and the element containing the toilets) is attached as **Appendix 1**.
- 3.3 Officers within the Formartine Asset Transfer Group are satisfied that the

addition of the toilets would not alter their recommendation to the Formartine Area Committee to approve the transfer.

- 3.4 The Property Service will carry out necessary works to the toilets on behalf of TDHS. These include the installation of slot machines on the doors to allow the group recoup costs for cleaning etc. A request will be made to the 2018/19 Formartine Area Committee budget towards these works.
- 3.5 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report. Any comments are incorporated within the report and they are satisfied that the report complies with the Scheme of Governance and relevant legislation.

4 Scheme of Governance

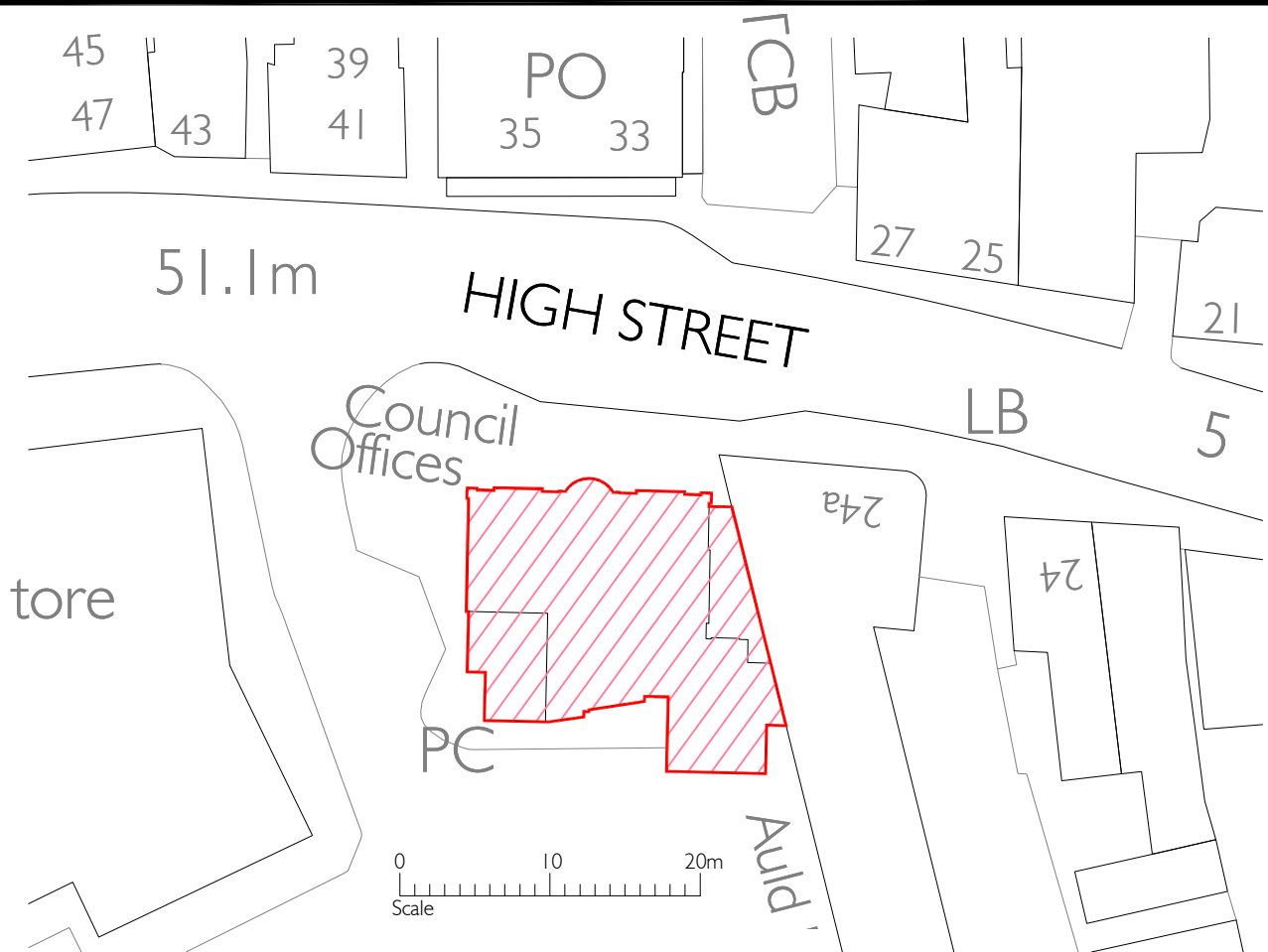
- 4.1 The Committee is able to consider and take a decision on this item in terms of Section B.10.2.6 of the List of Committee Powers in Part 2A of the Scheme of Governance as it relates to the determination of the granting of a transfer of an asset to a community or voluntary group and the terms and conditions of that transfer.

5 Implications and Risk

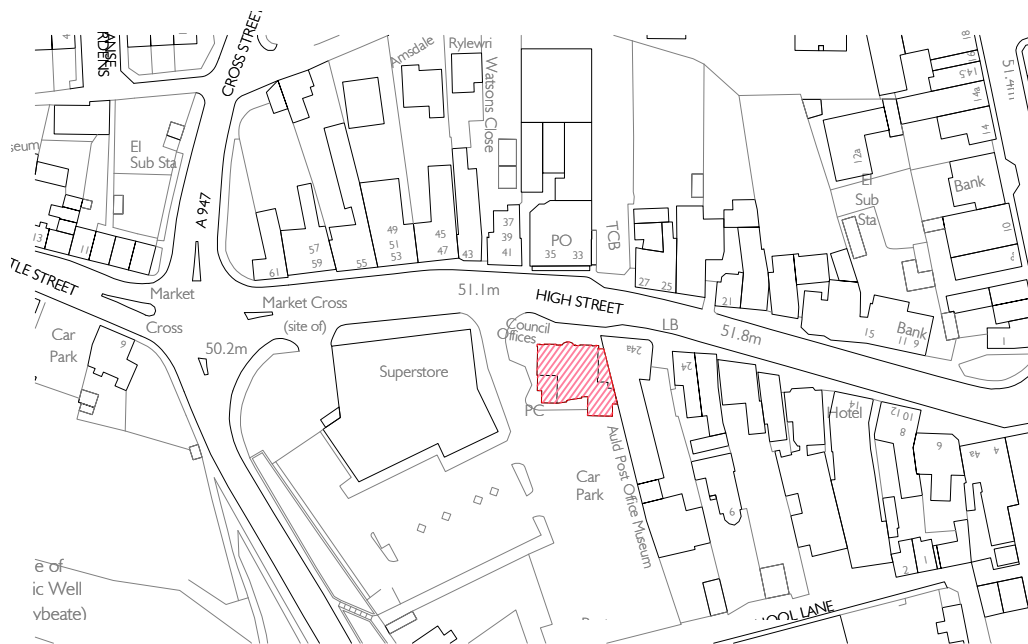
- 5.1 An equality impact assessment is not required because the recommended actions will not have a differential impact on people with protected characteristics.
- 5.2 There are no staffing implications arising from this report and proposals outlined in this report.
- 5.3 The financial implications are inherent within the report.
- 5.4 The following risks have been identified as relevant to this matter on a Corporate Level: Budget Pressures; Working with other organisations. No risks have been identified as relevant to this matter on a Strategic Level.
- 5.5 A Town Centre Impact Assessment has been carried out and is attached as **Appendix 2**.

Ritchie Johnson
Director of Business Services

Report prepared by Area Manager - Formartine
9 February 2018



Plan. Scale: 1:500.



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Location Plan. Scale: 1:2000.





APPENDIX 2

TOWN CENTRE FIRST IMPACT ASSESSMENT (TCFIA)

Aberdeenshire Council recognises that town centres have an important role to play in the sustainable development of local economies.

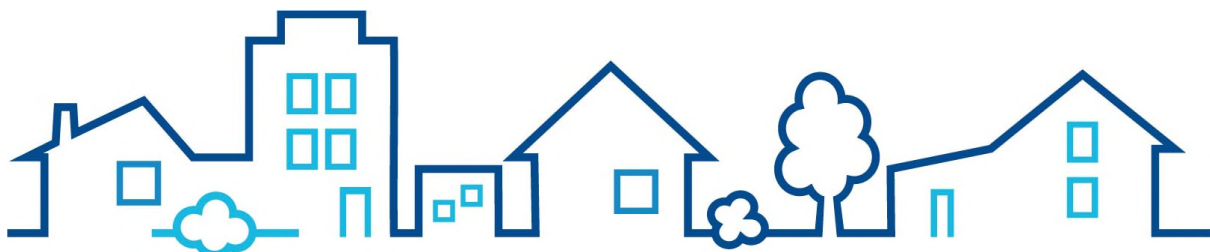
The Town Centre First Impact Assessment (TCFIA) allows officers in all services to identify the detrimental and beneficial effects that decisions we take may have on our town centres. It will allow officers to consider any implications that council decisions may have on Aberdeenshire's key town centres. Examples of this include changes to: the provision of civic and community facilities, employment land, retail, residential buildings, cultural assets, transportation, leisure and tourism.

A Town Centre Ambassador has been nominated within your service, you can locate your Town Centre First Ambassador through the Town Centre First Principle Arcadia pages.

Project Information	
Title of Committee Paper	Municipal Buildings, Turriff, Asset Transfer Addendum – High Street Toilets
Service	Business Services
Department	Formartine Area Office
Author	Claire Young
Have you consulted your Town Centre First Ambassador?	Yes

1) Could your Project Paper cause an impact in one (or more) of the identified town centres? – Peterhead, Fraserburgh, Inverurie, Westhill, Stonehaven, Ellon, Portlethen, Banchory, Turriff, Huntly, Banff, Macduff.	
Yes – Positive Impact	No

2) If approved would your project cause an impact (either positive or negative) with regards to the footfall of any of these town centres?	
Yes – Positive	No

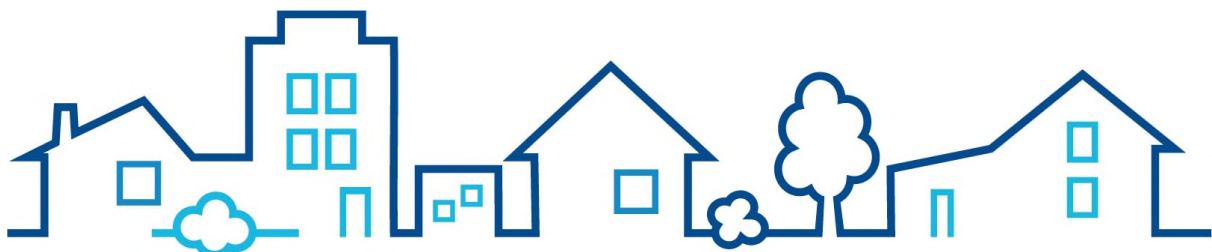




3)	
Please describe the aims of the committee paper?	The report asks members to consider an addendum to the CAT application for the Turriff Municipal Buildings, to also transfer the toilets that are connected to that building to the Turriff and District Heritage Society (TDHS).

4) What are the positive and negative impacts?		
Impact	Describe the positive impact?	Describe the negative impact?
Please detail any potential positive and negative impact the project may have on Aberdeenshire's Key Town Centres.	If the toilets are transferred to the TDHS then the group have undertaken to keep the toilets open for use by the community and visitors to the town centre. These toilets would otherwise have to close to the public.	

5) What mitigating steps will be taken to reduce or remove negative impacts? If none see Q6	
Mitigating Steps	Timescale
N/A	





6) Set out the justification that the activity can and should go ahead despite the negative impact.
N/A

Question 7: Sign off and Authorisation	
3) Author: I have completed the TCIA impact assessment for this policy/ activity.	Name: Claire Young Position: Committee Officer Date: 12 February 2018 Signature:
4) Consultation with Service Manager	Name: N/A Position: Date:
5) Authorisation by Director or Head of Service	Name: Elaine Brown Position: Area Manager Date: 12 February 2018
6) Have you consulted with your Town Centre First Ambassador?	Yes
	No
7) TCFIA author sends a copy of the finalised form to: tcfia@aberdeenshire.gov.uk	Date Sent: 16 February 2018

