

## GARIOCH AREA COMMITTEE

### KINGSEAT MEMBER OFFICER WORKING GROUP

25 SEPTEMBER 2018

**Present:** Cllrs Ford, Reid and Lonchay.

**Officers:** MJ Cardno, Area Manager; D MacLennan, Team Leader Planning and Building Standards; F Thompson, Project Officer Planning and Building Standards, A Cumming, Area Committee Officer

**In Attendance:** K Hoskins, Frisco Projects

#### 1. APOLOGIES

The Area Manager welcomed everyone to the meeting and confirmed that an apology had been received from Cllr Hood.

#### 2. MINUTE OF LAST MEETING

The minute of the last meeting was approved as a correct record subject to the following:-

1. Page 1 'In Attendance' and '2. Kingseat Hall', to amend "Frisco Project Management" to "Frisco Projects" as Frisco Projects is a trading name of Frisco Project Management Consultancy Services Ltd.
2. Page 2 to include that the Section 75 would be relevant to options A and C as well as B.

#### 3. MATTERS ARISING

##### Playpark

The Team Leader explained that the work on the playpark had started and the site was now completely cleared. He said that the site now looked much larger than previously. The Project Officer explained that there had been a few issues with the requirement for additional work, but that this had been discussed and the extra requirements would still be within the agreed budget. She explained that there was a need to undertake the grassed area before the end of September in order to allow the grass to take and that this would be done first as a result. She confirmed that the equipment would be coming at the beginning of November and that it was envisaged that it would take two weeks to install. Members welcomed the progress made and the fact that Kingseat would finally have a playpark.

##### Community Hall

Mr Hoskins provided the group with a handout showing proposed timescale for the early stages of the project (including surveys and costings) and photos of issues with

the condition of the building. He indicated that access to the building to undertake surveys was key to the progress of the project.

Discussion was held about the potential options for progressing work on the community hall and the difficulties faced with the changes in ownership. Members were keen to see positive steps made to confirm the intentions of the Council to exercise its right in terms of the Section 75. Discussion was held with regard to the legal and financial implications that may arise from this and the governance process that would require to be undertaken within the Council to facilitate this.

Mr Hoskins confirmed that the Community Association had held elections and that its first meeting was due to take place in October. He explained that it would be looking to engage with the local community to get people involved with the Hall project. Members suggested that engaging with some suggestions rather than a blank sheet of paper would be beneficial. The Area Manager offered to come along to the Community Association meeting to give advice regarding Asset Transfer. It was suggested that the Garioch Partnership also be invited to provide advice and guidance.

The extent of the site considered to belong with the community hall was questioned and Planning Officers undertook to check the extent of the site from the Section 75 agreement. Discussions were held regarding the state of the building, the health and safety risks its deteriorating state were posing and the powers that exist to take action to remedy these.

Planning Officers asked that Mr Hoskins encourage residents to provide evidence of the deterioration of the building to the planning Service in order that it can build up the evidence that may be required if action needs to be taken to make the building safe

It was **agreed** that:-

1. the Area Manager meet with relevant officers and investigate the governance and procedural requirements for the Council to formally state its intent to take ownership of the building in line with the Section 75 agreement;
2. the Area Manager contact the Kingseat Community Association to offer to attend their meeting to provide advice and guidance regarding Asset transfer;
3. the residents be encouraged to provide the Planning Service with evidence of deterioration of the building; and
4. Planning Officers investigate the legislation around dangerous buildings and public safety and report back to the next meeting.

#### **4. DATE OF NEXT MEETING**

It was agreed that the next meeting be set for the second week of January.