

## GARIOCH AREA COMMITTEE

### KINGSEAT MEMBER OFFICER WORKING GROUP

26 JUNE 2018

- Present:** Cllrs Hood, 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.
- In Attendance:** K Hoskins, Frisco Project Management; S Tennant, Kingseat Community Association.

#### 1. KINGSEAT PLAYPARK

The Area Manager welcomed everyone to the meeting and clarified that the purpose of the meeting was to confirm the Councils enforcement position regarding the playpark.

##### Officers Update – Playpark Enforcement Position

Officers advised following the approval of the business case for Kingseat playpark, approved at Garioch Area Committee on 19 June 2018 that the formal tender process was continuing with the work being carried out in 2 phases. The first phase requiring the site clearance and making good of the ground with Phase 2 involving the procurement and installation of play equipment.

Officers were unable to specify a timetable at this time due to ongoing issues relating to Phase 1 of the works but are working with other services to be in a position to commence work as soon as possible.

Officers confirmed that following approval of the tender a 4 week lead in time would be required from the contract start date. Officers indicated that they would use this time to carry out risk assessments, issue neighbour notifications and any further arrangements that may be required to access the site and undertake the works.

Councillors requested that a Briefing Note be drafted setting out works and proposed timelines which can be shared with the Community Association and members of the public.

#### 2. KINGSEAT HALL

Mr Hoskins provided background information to the history of his involvement with Kingseat Community Association and the work Frisco Project Management had been commissioned to undertake.

He provided a draft of a business plan that identified potential future usage of the Kingseat Community Hall. The Business Plan identified 5 potential options for future use of the Hall taking into account the activities of nearby community facilities and estimated potential income. He explained that consultation workshops would be held over the next 6 months within the local community. He said that a building survey of the Hall would be required to ascertain its current state and works required to bring it back into use. He confirmed that funding would need to be sought for this piece of work.

Ms Tennant confirmed that the Community Association was operational with a newly appointed Chair and Secretary and it would continue to represent the community. She welcomed the project and indicated that it could generate new interest within the community and attract new members to the Association.

The Area Manager noted that Kingseat Community Association should become a fully constituted 2 tier (20 members) SCIO group as this would help attract future funding whilst also ensuring the longer term viability of the group. She suggested contacting The Garioch Partnership for assistance with developing the group.

Officers advised that the terms of the S75 had been discussed recently with legal and suggested that an officer from legal be invited to the next meeting to answer any questions Members may have regarding the legal process and in particular the issues surrounding the hall building.

### **Next Steps:**

Three options were identified by Councillors for consideration at this time.

Option A would see the Community Association take ownership of the hall following asset transfer and carrying out the actions below:-

- undertake community capacity building work;
- setting up of 2 tier SCIO application including Bank Account
- Business Plan to be developed and agreed
- Building survey (region of £10k cost) to be carried out to inform options appraisal.
- Workshops to be arranged with community to select favoured option supported by robust financial plan.

Actions to be completed March 2019.

It was noted that under this proposal the Community Association would have the responsibility for owning and maintaining the Hall moving forward. It can access assistance from the Area Office/Garioch Partnership with capacity building and identifying funding streams for SCIO groups.

Option B would see the Council take Ownership of the Hall (if this is possible)

- Officers would consider the section 75 agreement and seek further legal advice regarding pursuing enforcement and associated risks.

- Officers will carry out scoping work around possible housing options
- Investigate Historic Scotland option to listed building status.

Option C – would see neither party take responsibility for the Hall and it remain the responsibility of the owner (as currently and in line with existing legal agreement).

It was agreed to hold a further meeting at the end of September to get an update on progress made with the options detailed above.

DRAFT