

# Prestonpans Town Hall

Community Engagement Information Pack

07 January 2019

Any information provided in relation to the property is indicative only. Whilst every effort has been made to ensure that all information is accurate and up to date parties should not rely on any information contained herein as authoritative.

# A Community Asset for Community Use

- East Lothian's population is expanding rapidly and the Council understands it needs to work in partnership with the people and communities of East Lothian to deliver its vision of an even more prosperous, safe and sustainable East Lothian, with a dynamic and thriving economy, that enables our people and communities to flourish.
- Community Asset Transfer provides a vehicle and opportunity for community groups or organisations of 3<sup>rd</sup> sector/social enterprises to note interest and explore possibilities for future community management/ownership of local assets.
- The Council is undertaking a review of its community buildings and in this first phase of the review has identified six properties which are under-utilised and therefore don't currently generate enough income to cover their costs. Local groups may be better placed to encourage community use, creating a local hub while covering their costs.

# Property Address and Overview

Prestonpans Town Hall  
New Street  
Prestonpans  
EH32 9JW

Asset Reference 1414

Prestonpans Town Hall is mainly used by a small lunch club three days a week on a free let, with some other weekly, monthly and ad hoc users. There are several other facilities in the town, including the Pennypit Centre, Prestonpans Community Centre, Library and Aldhammer House amongst others.

# External Photograph



# Location Maps



# Site Map

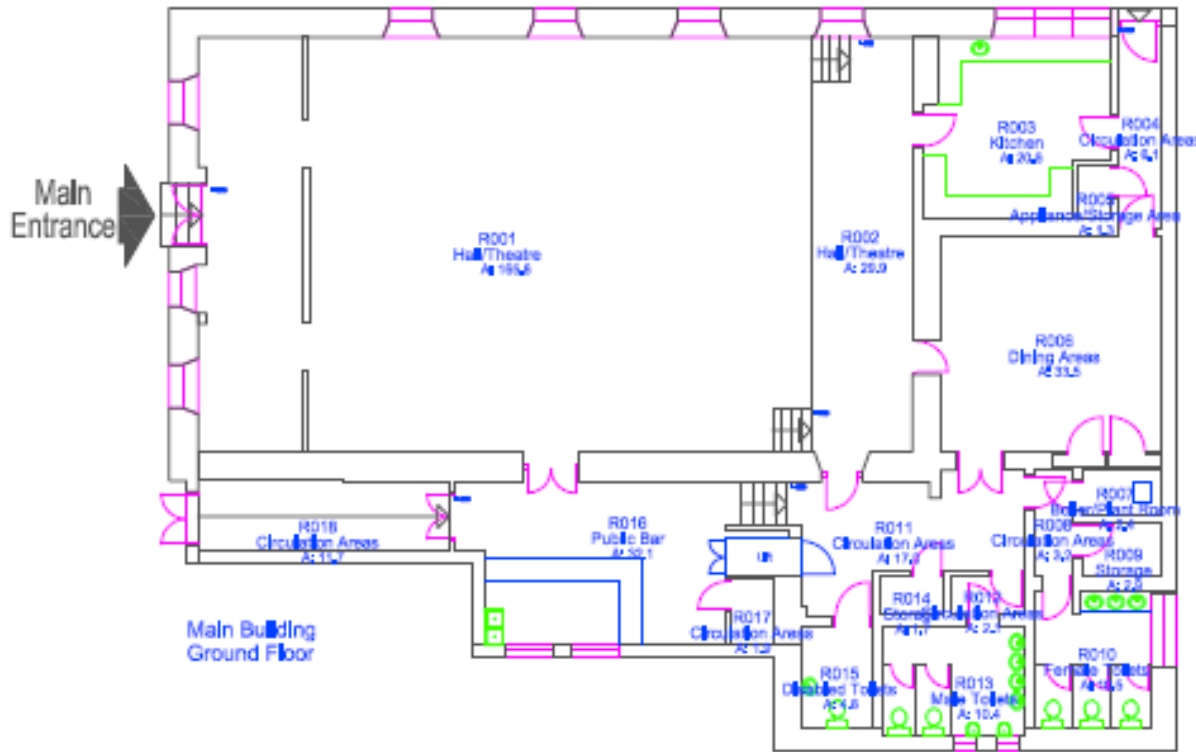


**East Lothian Council**

**one council**

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# Internal Floor Plan



## Prestonpans Hall

1414  
1414  
Site Area: 438.4  
Gross External Area: 436.6  
Gross Internal Area: 398.1  
Total Room Area: 357.9  
Net Internal Area: 281.9

Rev	Date	Description	Drawn
A	12/05/2016	New title box.	KS
00	12/03/2007	Initial Supply.	CC

<b>PROJECT</b> Prestonpans Town Hall 6 New Street Prestonpans EH32 9JW		<b>DRAWING</b> General Layout Ground Floor	
 <b>East Lothian Council</b> ENGINEERING SERVICES		SCALE 1:100	PROJECT NO. X135
DRAWN enar	CHECKED DATE 12/03/10	DRAWING NO. 1414-S1-B01-02	ASSET No. 1414 TIME REVISION A
John Muir House, Haddington East Lothian EH41 3HA Telephone 01620 827827 Fax 01620 827437			

# Asset Information: Annual Running Costs

Description of Cost	Amount (£)
Premises Costs-Cleaning (Full Year) (Caretaking Service)	14,040.00
Premises Costs-Energy	709.83
Premises Costs-Gas	1,214.15
Premises Costs-Rates	6,617.20
Premises Costs-Water Services	346.91
Premises Costs-Repairs & maintenance (Full Year)	4,178.85
<b>TOTAL COSTS</b>	<b>27,106.94</b>

Indicative costs based on financial year 2017/2018





# Asset Information: Utilisation and Income

<b>Annual Income</b>	<b>£797.91</b>
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A number of local groups use the asset including:

A lunch club 3 times per week

Two groups once per week

Two groups once per month

Two groups on an ad-hoc basis

Some one-off events

Some of the groups are not charged by the Council and others pay between  
£9.88 per hour and £19.75 per hour

Indicative data based on financial year 2017/2018

# Asset Information: Condition & Title Check

Asset Information	
Building Condition	B - C (Satisfactory to Poor) (as per 2016 <a href="#">Building Condition Survey</a> )
Is the asset suitable (fit for purpose)?	2011-12 Suitability Questionnaire = Yes (81%)
Listed Building?	Designated Category C, Listed March 1997 (see Appendix 4 in <a href="#">Prestonpans Town Hall Survey</a> )
Rental/Capital Value	Not available at this time, will be progressed on receipt of any notes of interest to provide a current valuation
Summary of Title Check	<p>Title dates from 1895 and is in favour of “The Commissioners of the Burgh of Prestonpans”.</p> <p>The deed states that the property is to be used “solely as a public hall or literary institute, or for municipal buildings, Town Hall or offices or premises connected with the Police and Municipal administration of the Burgh”. In the event that the building “does not prove a success” for those purposes, the sellers shall be bound to consent to a change of use to shops or housing, subject to the sellers approval of the plans. Use as a hotel, spirit shop or public house is expressly forbidden.</p>



# Timescales to Note Interest

- We want to know the level of community interest in managing/leasing/owning this asset, so the opportunity to note expressions of interest is open from 7 January 2019 to 31 March 2019.
- Following this period, any expressions of interest will be considered and any necessary clarification sought from the interested community group/party. Thereafter, a Council decision will be taken as to the appropriate next steps for release of the asset to the community.

# For More Information...

- ...On this building contact our Estates Team at [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)
- ...On community asset transfer in general contact the Community Ownership Support Service (COSS) on 0131 225 2080 or at <https://dtascommunityownership.org.uk/>  
or STRiVE on 01875 615423 or at <http://strive.me.uk/>
- ...On how to note an expression of interest on community management, lease or ownership of this property, visit <https://www.eastlothian.gov.uk/communityassets>