


Macmerry Village 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 3rd 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

Macmerry Village Hall
11-15 Westbank Road
Macmerry
Tranent
EH33 1PL

Asset Reference 1415

Macmerry Village Hall is primarily used by Men's Shed (free let) with a number of other regular bookings including a playgroup. The building is in poor condition with external wall, roof and electrical repairs required. There is a Primary School, Bowling Pavilion and Miner's Welfare Club nearby.

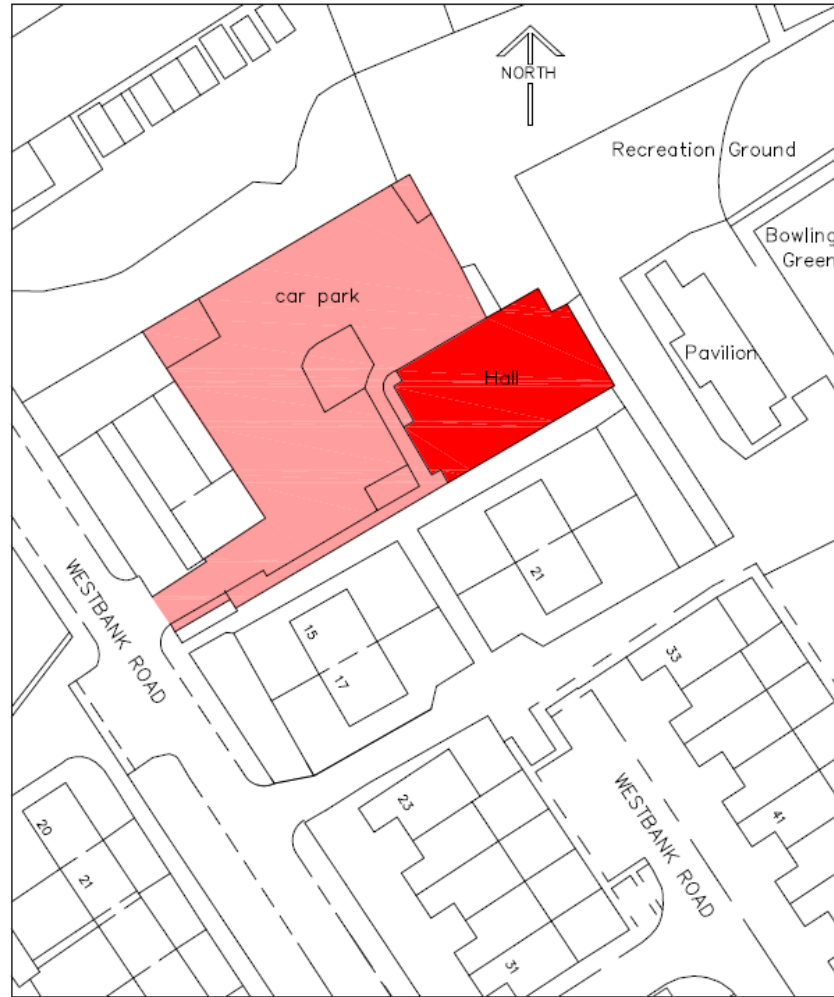
External Photographs




Location Maps



Site Map

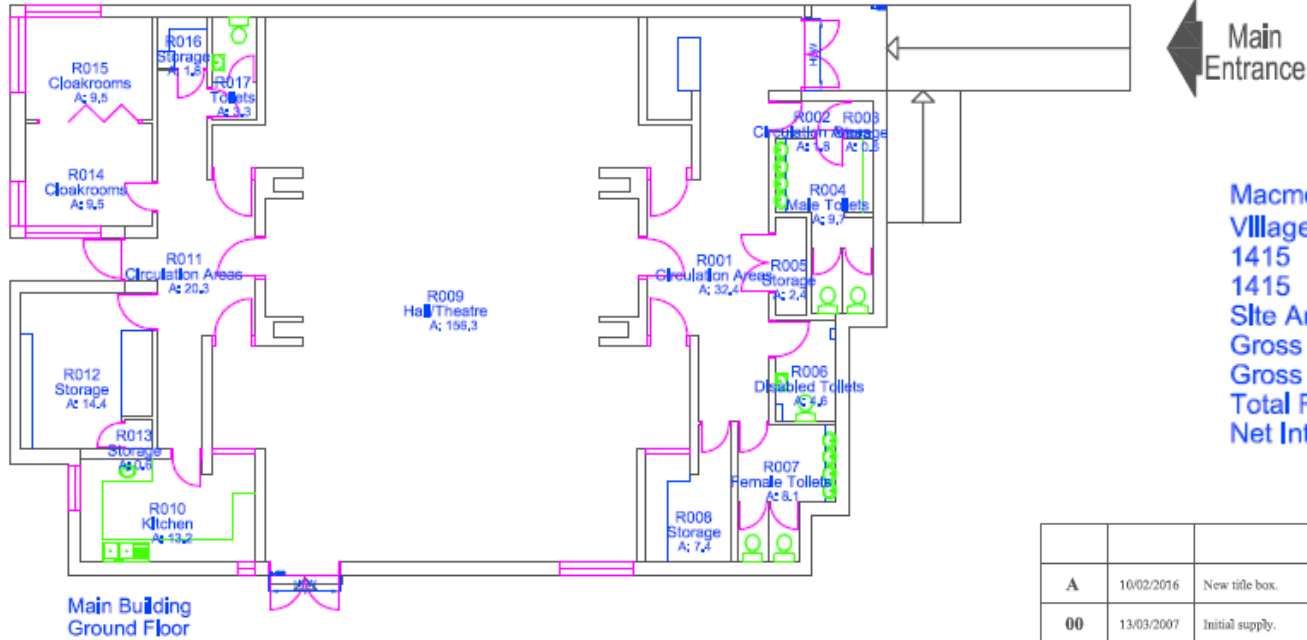


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		PROJECT Village Hall Macmerry		DRAWING Hall and Car Park	
Scale 1:500	Date 20/11/2018	Drawn	File Ref	Revision	Drg No
<small>Penston House Macmerry Industrial Estate BH33 1EX</small>					



Internal Floor Plan



Macmerry Village Hall
1415
1415
Site Area:
Gross External Area: 338.7
Gross Internal Area: 311.3
Total Room Area: 295.9
Net Internal Area: 169.5

Rev	Date	Description	Drawn
A	10/02/2016	New title box.	KS
00	13/03/2007	Initial supply.	Cad Capture

PROJECT Macmerry Village Hall 11-15 Westbank Road Macmerry EH33 1PL	DRAWING General Layout: Ground Floor
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SCALE 1:100	PROJECT NO X135	ASSET No. 1415
DRAWN JCS	DRG NO 1415-S1-B01-01	STAGE REVISION A
CHECKED DATE	DATE 13/03/07	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) (Caretaker also cleans asset)	15,960.00
Premises Costs-Energy	1,749.37
Premises Costs-Gas	-
Premises Costs-Rates	-
Premises Costs-Water Services	326.42
Premises Costs-Repairs & maintenance (Full Year)	2,593.15
Internal recharge – Environmental Services	785.00
TOTAL COSTS	21,413.94

Indicative costs based on financial year 2017/2018



Asset Information: Utilisation and Income

Annual Income	£851.84
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A number of local groups use the asset including:

Around four groups once or twice each week

Around six groups once or twice per month

Some one-off/ad-hoc events

Some of these groups are not charged by the Council and others pay between £9.30 per hour and £18.60 per hour.

Indicative data based on financial year 2017/2018

Asset Information: Condition & Title Check

Asset Information	
Building Condition	C (Poor) (as per 2016 Building Condition Survey)
Is the asset suitable (fit for purpose)?	2011-12 Suitability Questionnaire = No (22%)
Listed Building?	No
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>The title is not to the Hall per se but to a one acre site on which the Hall has been erected. The Council's title dates from 1957 and contains no burdens or conditions, but refers to a preceding Feu Charter dating from 1951. The prior deed contains conditions to the effect that any buildings erected on the site will conform to plans approved by the Superior, that the subjects will not be used in a way so as to cause a public nuisance, nor as a "manufactory or shambles" and specifically prohibiting the sale of alcohol without Superiors consent.</p> <p>As these conditions are contained in a Feudal writ, it is presumed that they are no longer enforceable and will have fallen on abolition of the Feudal system some years ago. However, in any event the superior's interest in the site was purchased by the Council in 1958 and as a result the burdens were effectively extinguished at that time.</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
- ...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>