

# East Linton Council Chambers

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

East Linton Council Chambers  
30 High Street  
East Linton  
EH40 3AB

Asset Reference 1429

East Linton Council Chambers forms the ground floor of the property with a private residential dwelling above, accessed via a separate entrance. The asset is used monthly for Councillor's surgeries and a Community Council meeting. There are ad hoc meeting bookings for the gala committee. There is a Community Hall and Primary School nearby.

# External Photograph



# Location Maps



# Site Map

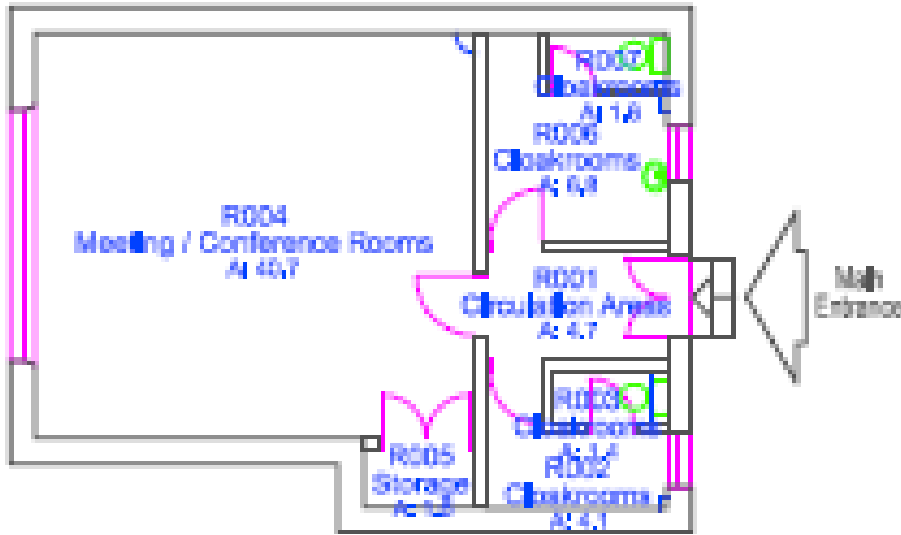


**East Lothian Council**

**one council**

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# Internal Floor Plan



Main Building  
Ground Floor

East Linton  
Chambers  
1429  
1429  
Site Area:  
Gross External Area: 78.2  
Gross Internal Area: 63.0  
Total Room Area: 60.9  
Net Internal Area: 40.7

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

<b>PROJECT</b> East Linton Chambers 30 High Street East Linton EH40 3AB		<b>DRAWING</b> General Layout Ground Floor	
 <b>East Lothian Council</b> ENGINEERING SERVICES		SCALE 1:100 A1A1	PROJECT NO. X135 ASSET No. 1429
DRAWN vmp	CHECKED [ ]	DATE 12/03/07	DIRC NO 1429-S1-B01-02 REVISION A
John Walker House Haddington East Lothian EH41 3NA Telephone 01620 827827 Fax 01620 827437			

# Asset Information: Annual Running Costs

Description of Cost	Amount (£)
Premises Costs-Cleaning (Full Year)	2,400.00
Premises Costs-Energy	447.56
Premises Costs-Gas	-
Premises Costs-Rates	2,734.60
Premises Costs-Water Services	535.81
Premises Costs-Repairs & maintenance (Full Year)	910.70
Internal recharge – insurance fund allocation	83.90
<b>TOTAL COSTS</b>	<b>7,112.57</b>

Indicative costs based on financial year 2017/2018





# Asset Information: Utilisation and Income

Annual Income	£0.00
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Some local groups use the asset including:

Two regular users (Councillor's Surgeries and Community Council meetings)  
approximately once per month

Some one-off/ad-hoc events

None of these groups are charged by the Council.

Indicative data based on financial year 2017/2018

# Asset Information: Condition & Title Check

Asset Information	
Building Condition	A (Good) (as per 2017 <a href="#">Building Condition Survey</a> )
Is the asset suitable (fit for purpose)?	2011-12 Suitability Questionnaire = Yes
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>This property was acquired by the Provost, Magistrates &amp; Councillors of the Burgh of East Linton in 1944. The deed contains no burdens at all, other than reservation of the existing right of access by the proprietor of the north half of the tenement to his loft or garret.</p> <p>Council chamber type properties would usually be considered to be Common Good property. It is not clear when this property was last actually used for this purpose- possibly not since 1975. The dispositive clause of the disposition states that the subjects are sold to the local authority “as representing the Community of the said Burgh”. The implication of this plus the original use of the building suggests that the property probably was Common Good when originally acquired in 1944.</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>