


# Gullane Recreation 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

Gullane Recreation Hall  
Hall Crescent  
Gullane  
EH31 2HA

Asset Reference 1778

Gullane Recreational Hall sits behind the Village Hall and is adjacent to the tennis courts. It is accessible by footpath only. It may be of interest to Gullane Community Association or the Scouts amongst other groups. There are several other local facilities nearby including the community run Village Hall, tennis courts, Day Centre, Primary School, Library and Bowling Club.

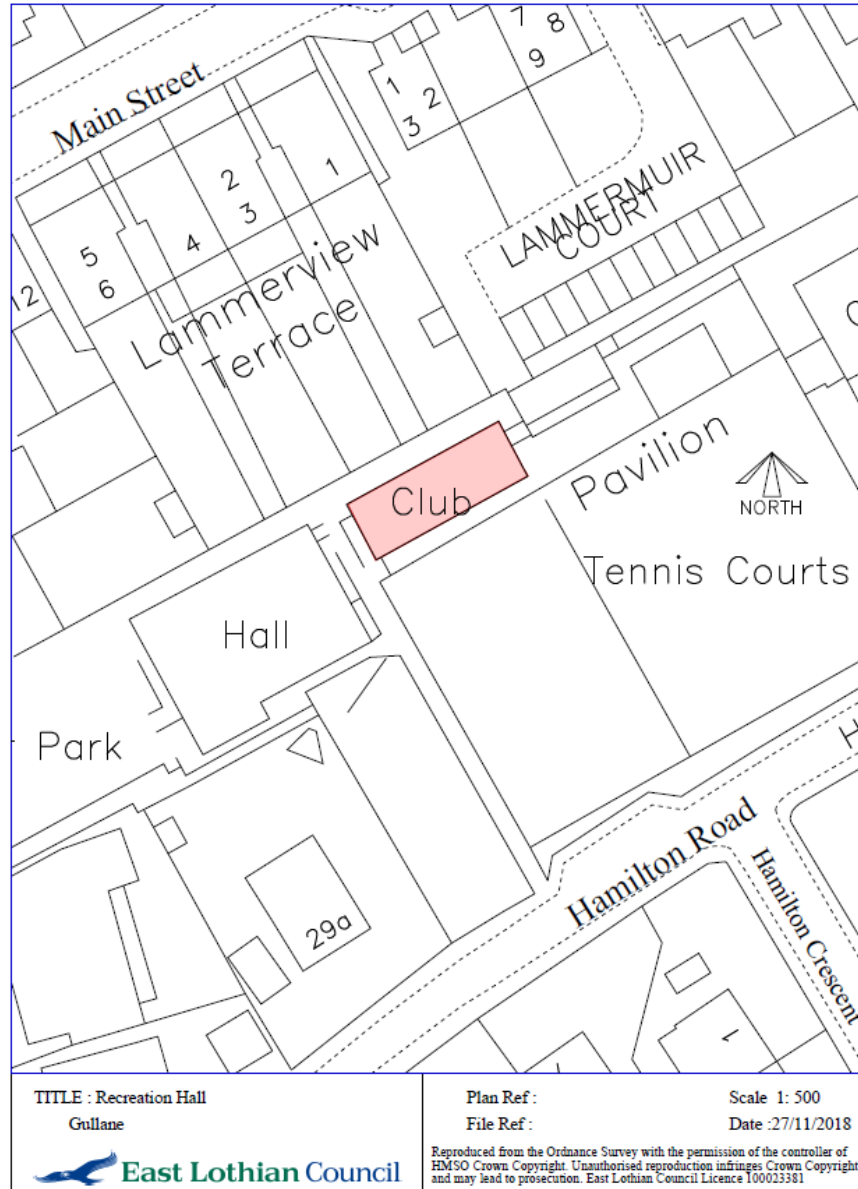
# External Photograph



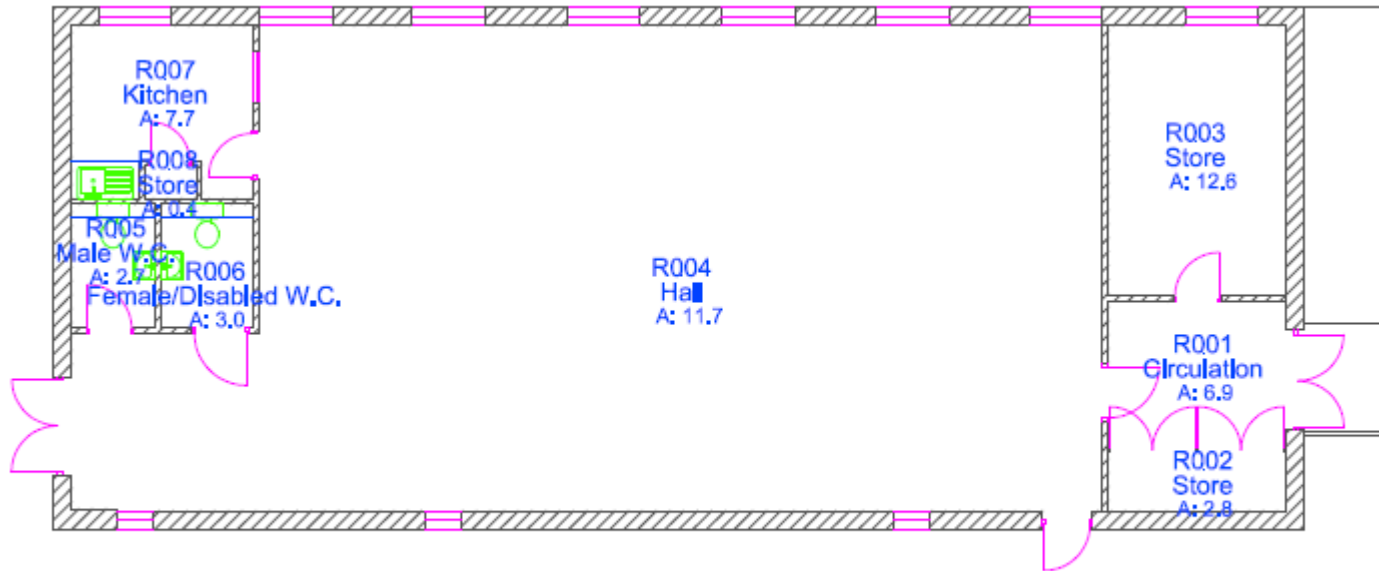
# Location Maps



# Site Map



# Internal Floor Plan



**B01**  
**Main Building**  
 Ground Floor  
 GEA: 172.6    GIA: 155.6  
 TRA: 153.2    NIA: 124.6

Rev	Date	Description	Drawn
A	04/09/2015	Initial supply drawn to master CAD standard.	CADmeleon

PROJECT Gullane Recreation Hall Hall Crescent Gullane EH31 2HA	DRAWING General Layout: Ground
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SCALE 1:100	At A3	PROJECT No. X135	Asset No. 1778
DRAWN KS	CHECKED	DATE May '15	STAGE
DRG NO 1778-S1-B01/01			REVISION A
John Muir House Haddington Telephone 01620 827827		East Lothian EH41 3HA Fax 01620 827437	



one council



# Asset Information: Annual Running Costs

Description of Cost	Amount (£)
Premises Costs-Cleaning (Full Year)	4,560.00
Premises Costs-Energy	1,425.13
Premises Costs-Gas	-
Premises Costs-Rates	-
Premises Costs-Water Services	-
Premises Costs-Repairs & maintenance (Full Year)	154.02
<b>TOTAL COSTS</b>	<b>6,139.15</b>

Indicative costs based on financial year 2017/2018





# Asset Information: Utilisation and Income

<b>Annual Income</b>	<b>£826.00</b>
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A number of local groups use the asset including:

Around three groups once or twice each week

One group once per month

Some of these groups are not charged by the Council and others pay between £7.88 per hour and £31.50 per hour.

Indicative data based on financial year 2017/2018

# Asset Information: Condition & Title Check

Asset Information	
Building Condition	C (Poor) (as per 2016 <a href="#">Building Condition Survey</a> )
Is the asset suitable (fit for purpose)?	2011-12 Suitability Questionnaire = Yes (71%)
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 Council record shows that the Hall and Pavilion are held on the same parent title which also covers the entire tennis court area and runs from the midpoint of the larger Hall to the edge of the Woodbrae property. It is an acquisition from Biel &amp; Dirleton Estates in 1945. The title contains conditions as to use- “only as tennis court and putting green or other similar recreational purpose to be approved by the seller together with a pavilion in connection therewith, with the land not so occupied to be unbuilt on and used as ornamental ground.” There is also a provision calling for the land to be reconveyed to Biel &amp; Dirleton Estates in the event that it ceases to be used as tennis court and putting green etc.</p> <p>This deed is a Feu Charter, and so these conditions may now be unenforceable as feudal conditions which will have fallen when the feudal system of land holding in Scotland was abolished some years ago.</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>