


Trevelyan 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

Trevelyan Hall
1 Dovecot Way
Pencaitland
Tranent
EH34 5HA

Asset Reference 1413

Trevelyan Hall in Pencaitland has a small number of weekly bookings and some other monthly and ad hoc bookings. Many are not charged for. The facility is used for elections. There is an adjacent small shop to the rear which is leased to a local florist business on a month to month basis. Nearby is the Carriage House (church-owned space), Primary School and Bowling Club.

External Photograph



Location Maps



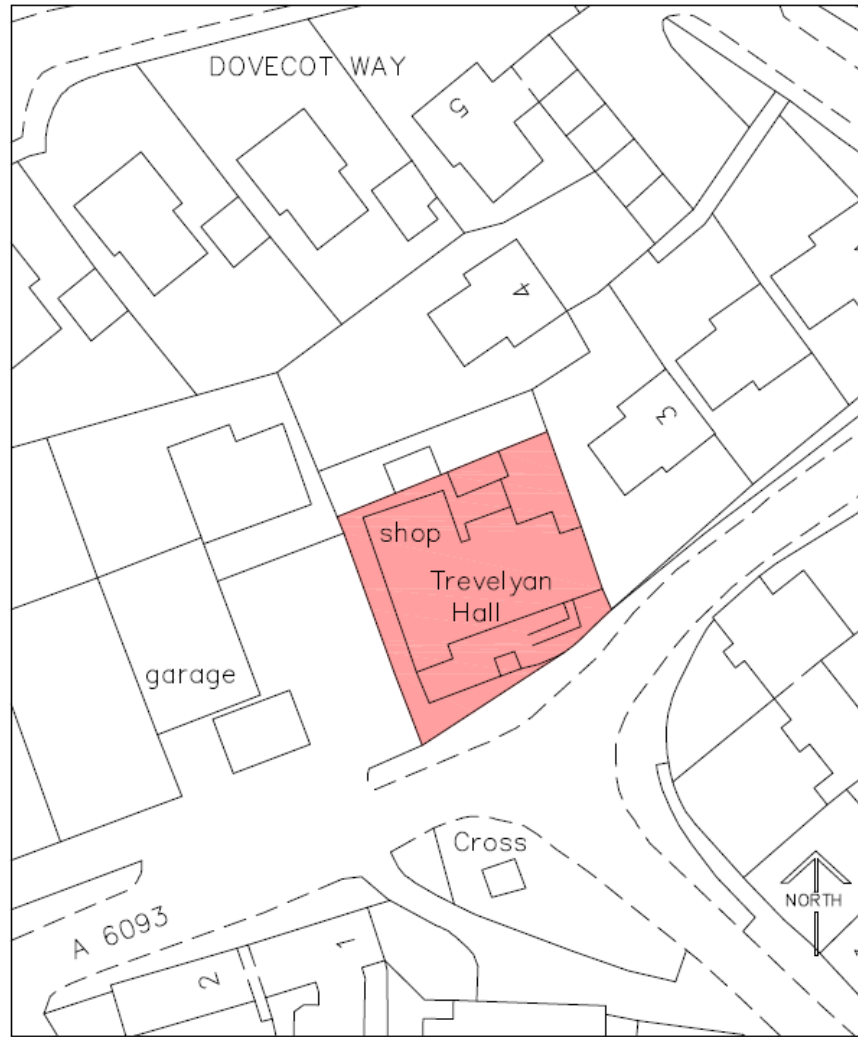
East Lothian Council

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Site Map



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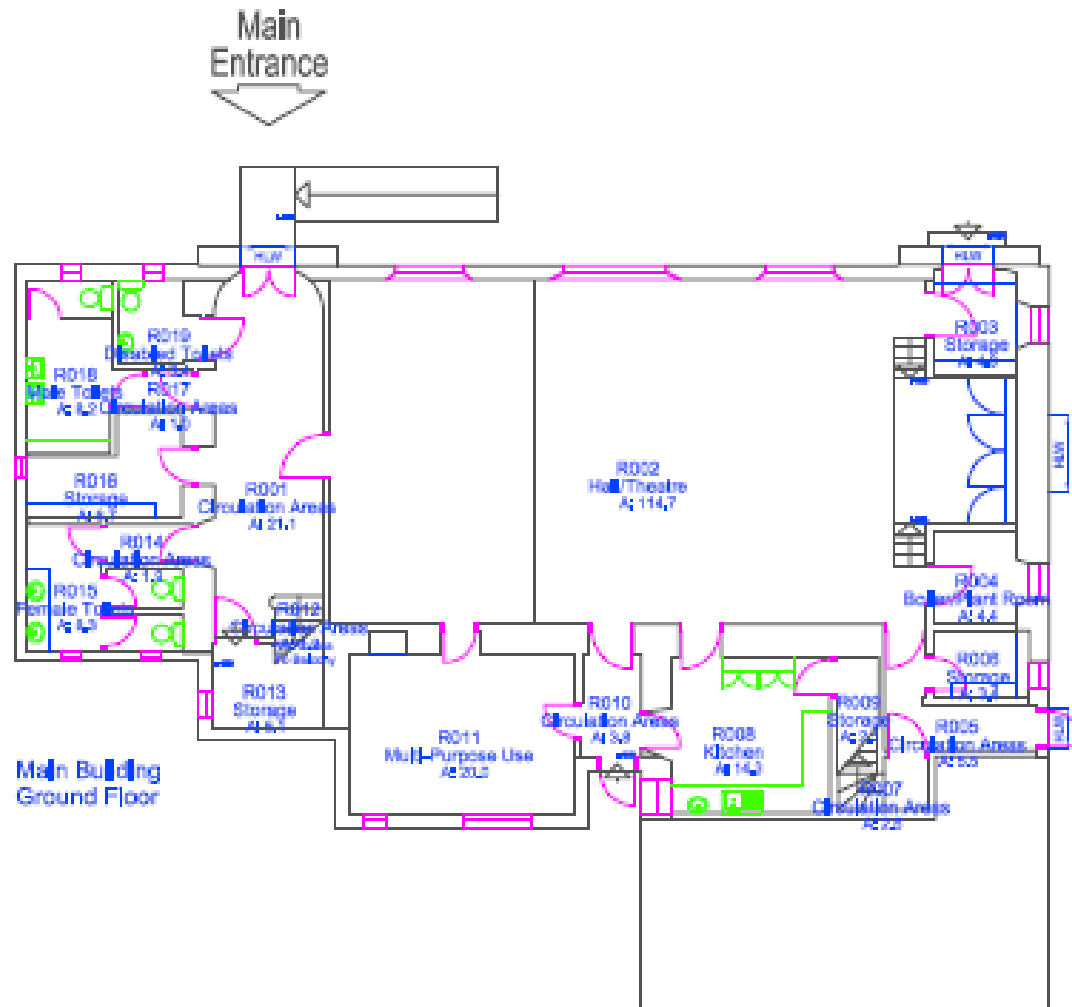
PROJECT Trevelyan Hall Pencallland		DRAWING Map			
Scale 1:500	Date 20/11/2018	Drawn	File Ref	Revision	Drg No

Penston House Macmerry Industrial Estate EH33 1EX



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Internal Floor Plan



Trevelyan Hall

1413
1413
Site Area: 474.3
Gross External Area: 373.6
Gross Internal Area: 331.0
Total Room Area: 308.5
Net Internal Area: 206.5

Rev	Date	Description	Drawn
A	13/05/2016	New site box.	RS
00	13/03/2007	Initial Supply.	CC

PROJECT Trevelyan Hall Main Street Pencilland EH34 5DB	DRAWING General Layout Ground Floor
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East Lothian Council
ENGINEERING SERVICES

SCALE 1:100	DATE 13/03/07	PROJECT NO X135	ASSET NO. 1413
DRAWN wer	CHECKED DATE	DWG NO 1413-S1- B01-02	REVISION A
John Muir House Haddington East Lothian EH41 3RA Telephone 01620 827827		Fax 01620 827437	

Asset Information: Annual Running Costs

Description of Cost	Amount (£)
Premises Costs-Cleaning (Full Year) (Caretaker cleans asset)	11,280.00
Premises Costs-Energy	1,676.94
Premises Costs-Gas	-
Premises Costs-Rates	-
Premises Costs-Water Services	188.59
Premises Costs-Repairs & maintenance (Full Year)	3,774.33
TOTAL COSTS	16,919.86

Indicative costs based on financial year 2017/2018



Asset Information: Utilisation and Income

Annual Income	£1,771.52
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A number of local groups use the asset including:

A lunch club once per week

Two groups once per week

One group approximately once per month

Some one-off/ad-hoc events

Some of the groups are not charged by the Council and others pay up to £9.30 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 = Yes (50%)
Listed Building?	Designated Category C (Ref LB18945)
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 property was acquired by the District Council in 1975 from the Trustees of Pencaitland Community Association, who had obtained Decree from the Court of Session for amendment of the Trust scheme under which the Hall had previously been run since the 1950s.</p> <p>The Disposition in favour of the Council is made subject to the conditions laid out in the Court decree, which are that the Hall will be held by the Council in Trust “to promote the well-being of the community resident in the District of Pencaitland by associating any other local authorities concerned, Voluntary Organisations, and Residents, in a common effort to further health, to advance education and to provide a meeting place and facilities for physical and mental training and recreation and social, moral and intellectual development”; and to manage, administer and maintain the Hall as a Community Centre for activities in furtherance of the foregoing objects.</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>