


Stoneyhill Community Centre

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

Stoneyhill Community Centre
Stoneyhill Farm Road
Musselburgh
EH21 6RN
Asset Reference 1116

Stoneyhill Community Centre in Musselburgh is managed by the Stoneyhill Community Centre Association although there is no formal lease in place. The Centre contains a flat which was refurbished in 2015/16. Musselburgh Rugby Club have a lease for the playing fields. There is a shed on the site which is unsafe and requires to be demolished.

External Photograph



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Location Maps

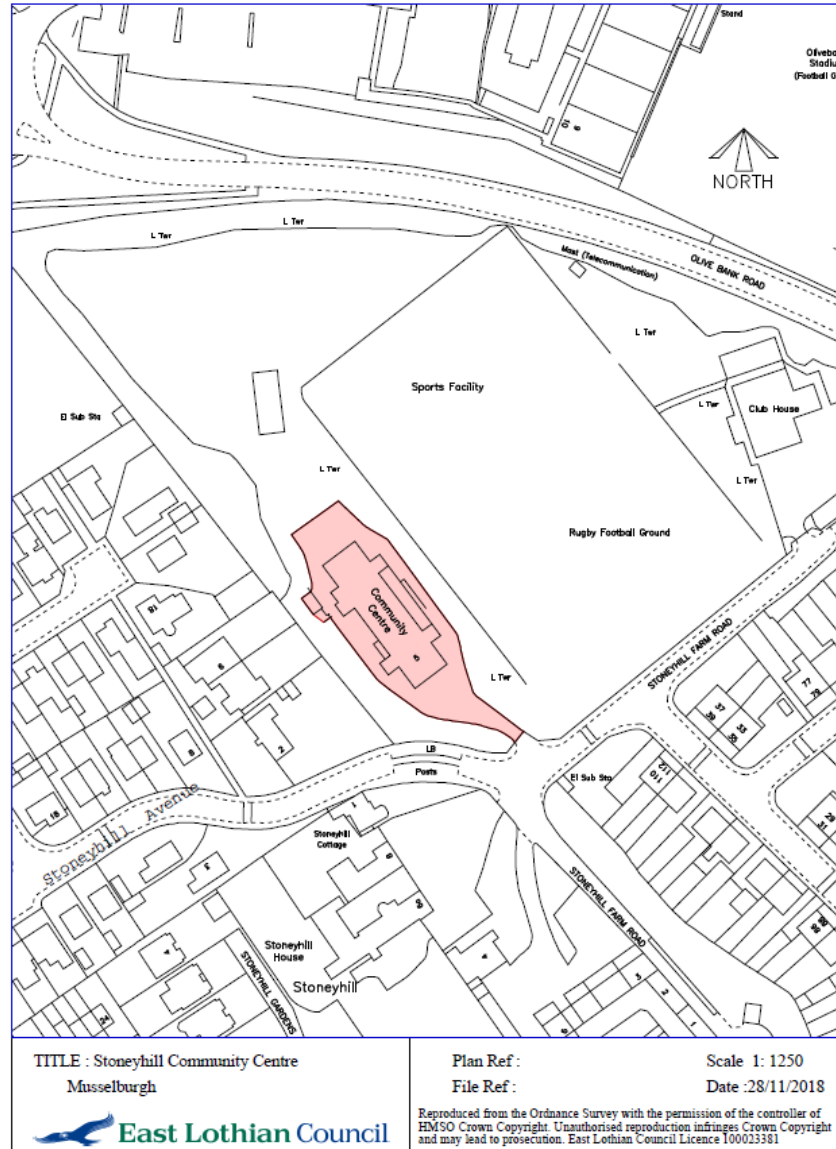


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Site Map



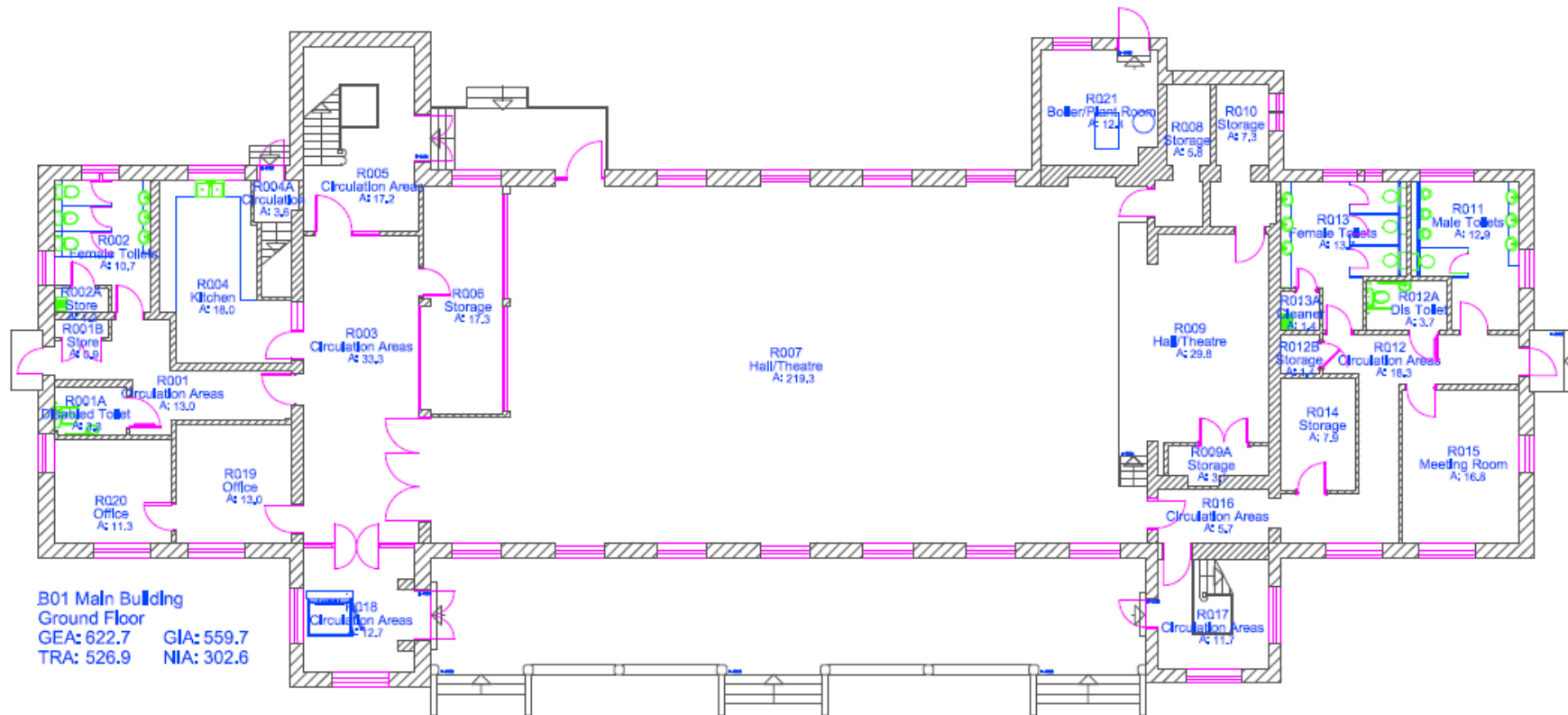
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Internal Floor Plans: 1 of 3 Ground Floor



Stoneyhill
 Community Centre
 1116
 1116

Site Area: 2904.9
Gross External Area: 997.0
Gross Internal Area: 899.3
Total Room Area: 858.0
Net Internal Area: 587.4

Rev	Date	Description	Drawn
A	19/10/2015	Amexce added and Internal alterations made.	CAD/melson
00	06/02/2007	Initial Supply.	CC

PROJECT Stoneyhill Community Centre Stoneyhill Farm Road Musselburgh, EH21 6RN		DRAWING General Layout: Ground Floor	
SCALE 1:100	AL1	PROJECT NO X135	FOOT NO 1116
DRAWN H. Allen	CHECKED DATE 19/10/15	DRG NO 1116-S1-	DATE 19/10/15
East Lothian Council ENGINEERING SERVICES		Revision A Site: War House Haddington East Lothian EH11 3AA Telephone: 01620 827827 Fax: 01620 827437	

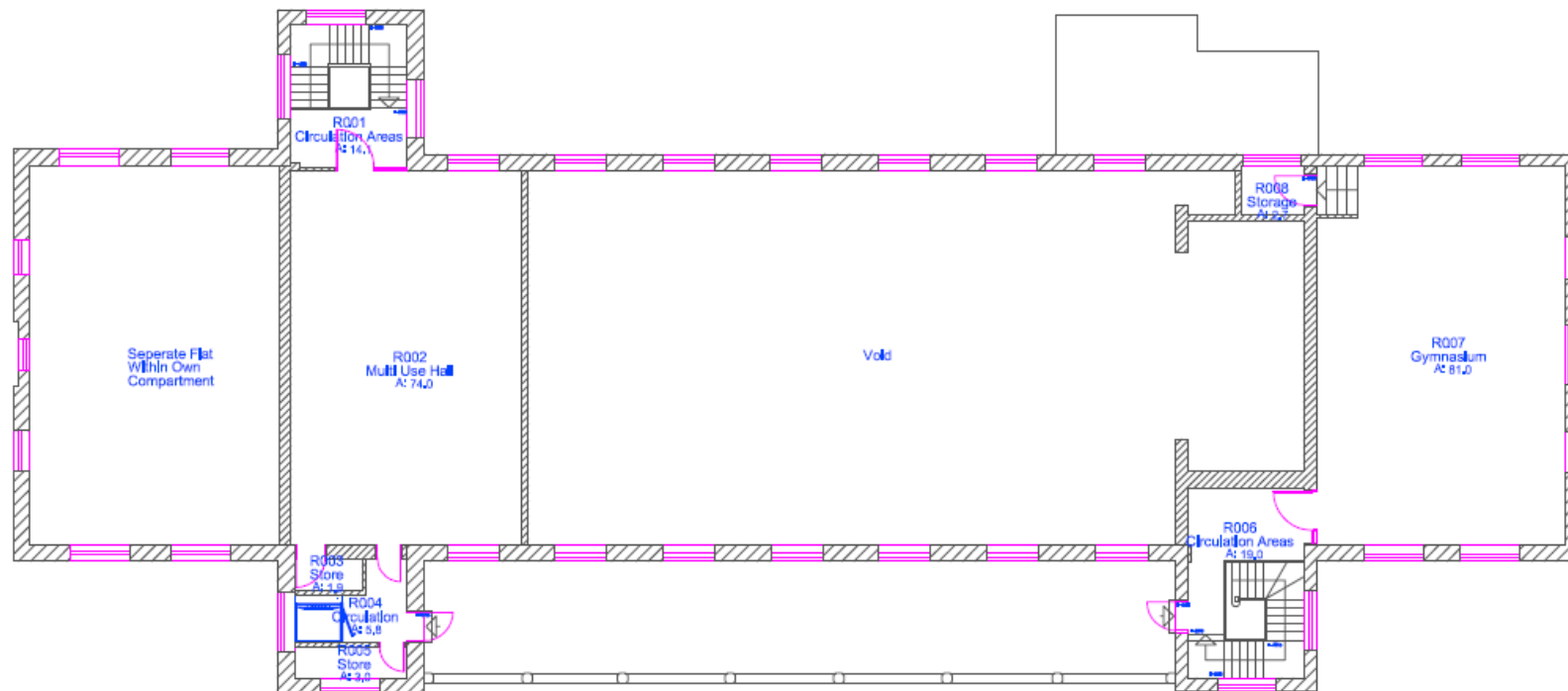


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Internal Floor Plans: 2 of 3 First Floor

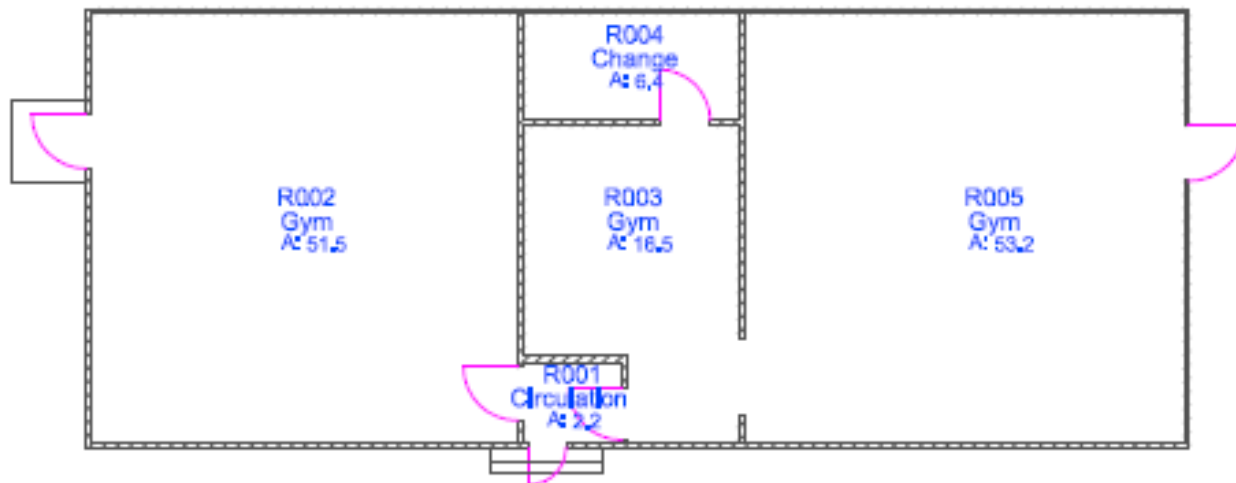


B01 Main Building
First Floor
GEA: 238.8 **GIA: 207.7**
TRA: 201.3 **NIA: 155**

Rev	Date	Description	Drawn
A	19/10/2015	Annexe added and internal alterations made.	CADswell
00	06/02/2007	Initial Supply	CC

PROJECT Stoneyhill Community Centre Stoneyhill Farm Road Musselburgh, EH21 6RN		DRAWING General Layout; First Floor	
 East Lothian Council ENGINEERING SERVICES		SCALE 1:100	PROJECT NO X135
DRAWN 01/10/15	CHECKED 19/10/15	DRG NO 1116-51- B01-B02-01	DRAWN NO 1116
John Muir House, Haddington Telephone 01620 827827		East Lothian EMT 394 Fax 01620 827437	

Internal Floor Plans: 3 of 3 Annex



B02 Annex
Ground Floor
GEA: 136.0 **GIA: 131.9**
TRA: 129.8 **NIA: 127.6**

Rev	Date	Description	Drawn
A	19/10/2015	Annexe added and internal alterations made.	CADmeleon
00	06/02/2007	Initial Supply.	CC

PROJECT Stoneyhill Community Centre Stoneyhill Farm Road Musselburgh, EH21 6RN		DRAWING General Layout; Annexa	
SCALE 1:100	ALA1	PROJECT NO X135	ASSET No. 1116
DRAWN E. MacK	CHECKED DATE 19/10/15	DRG NO 1116-S1- B01-B02-04	STAGE REVISION A
John Muir House Haddington Telephone 01620 827827		East Lothian EH1 3HA Fax 01620 827437	



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Asset Information: Annual Costs Incurred by East Lothian Council

Description of Cost	Amount (£)
Annual grant from East Lothian Council to Stoneyhill Community Centre Association	25,000.00
Premises Costs-Repairs & maintenance (Full Year)	14,643.27
TOTAL COSTS	39,643.27

Note that further financial information is held by the Management Committee

Indicative costs based on financial year 2017/2018



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Asset Information: Utilisation and Income

Annual Income	Unknown
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A number of local groups use the asset. The information on the level of utilisation, charges and income generated is held by the Management Committee.

Asset Information: Condition & Title Check

Asset Information	
Building Condition	Main Building - B (Satisfactory) Annex (Gymnasium) - C (Poor) (as per 2016 Building Inspection Report)
Is the asset suitable (fit for purpose)?	2012-13. Suitability Questionnaire not returned. Assessed as 'Yes' due to improvements / refurbishment.
Listed Building?	Designated Category C (Ref: LB52104)
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 Building but to a 6.5 acre site on which the Centre is erected. The Council acquired the site in 1948 and the title specifies that the price paid by the Council was paid from the Common Good of the Burgh. The property is as being on the Common Good account.</p> <p>The title itself contains no burdens or conditions, but refers to an earlier Feu Charter dating from 1927. That earlier deed contained various conditions relative to erection of buildings on site, future maintenance thereof, erection and payment for boundary fences, paying a share of upkeep of the private road described as bounding the site on the South-east and South.</p>



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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>