

COMMITTEE:	East Lothian Council
MEETING DATE:	28 October 2025
BY:	Executive Director for Place
REPORT TITLE:	Asset Review – Place Making Project Proposals
REPORT STATUS:	Public

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present key findings from the Place Making project engagement and to seek approval for proposals aimed at securing and enhancing service delivery. These proposals introduce a financially sustainable service delivery model that also promotes resilience, addresses inequalities, and empowers local communities. The report highlights the extensive public and stakeholder engagement undertaken to date, demonstrating strong community support for existing facilities and the services provided. It also acknowledges concerns raised regarding challenges with room bookings, inconsistent fee structures, and restricted opening hours, which are largely attributed to current Council budget constraints.

2 RECOMMENDATIONS

Members are recommended to:

- 2.1 Instruct the Head of Infrastructure to develop an Outline Business Case to present options and costings for the creation of six core Library & Area Hubs. This includes undertaking a range of feasibility studies as outlined in the report.
- 2.2 Agree that officers consider alternative service delivery models at various libraries in partnership with local communities.

- 2.3 Agree that officers engage with local communities to assess the feasibility of implementing a revised operating model at various community centres, village halls, Haddington Town House and Dunbar Town House.
- 2.4 Instruct the Head of Infrastructure to develop a Community Benefits Subsidised Lease Policy to provide clarity and transparency around the process for applying discounts on rent for community organisations.
- 2.5 Agree to establish the feasibility of relocating North Berwick Youth Project to the former nursery adjacent to North Berwick Community Centre which arose from the place-based engagement.
- 2.6 Note the decision by Council on 24 June 2025 as part of 'Learning Estate Paused Capital Projects' to incorporate the Elphinstone Community Centre into the Primary School to address future pupil roll requirements.
- 2.7 Agree that officers should engage with community representatives to investigate the feasibility and benefits of greater commercialisation of Dunbar Town House.
- 2.8 Agree to assess the feasibility of creating a publicly accessible list of all community facilities available in East Lothian, in conjunction with our community partners.

3 BACKGROUND

Property Asset Strategy & Management Plan 2024 to 2028

- 3.1 The East Lothian Council Property Asset Strategy & Management Plan, approved in June 2024, outlines the Council's vision for its property portfolio and the guiding principles for asset strategy, management, and investment. These principles are:
 - Effectively manage property assets
 - Meet immediate savings targets and bridge affordability gap
 - Meet demographic need for services
 - Generate income and encourage economic development
 - Reduce greenhouse gas emissions
 - Work with communities and partners to maximise shared opportunities.

A comprehensive review of property assets is central to delivering an efficient and effective estate. The Asset Review Programme has already delivered measurable savings and service improvements. The Place Making Project forms part of this programme and aligns with the strategic principles set out in the approved plan.

Place Making Project Summary of Engagement

- 3.2 East Lothian Council has undertaken a comprehensive Place Making review of properties that currently, or could potentially, support face-to-face public services such as customer advice, libraries, and community spaces. Community engagement was a key part of this process, and the feedback gathered will inform the long-term property asset strategy.
- 3.3 Following Executive Management Team approval in October 2024, Clear Futures was appointed to lead a programme of engagement under the Place Making project. This work supported the development of proposals for future delivery of face-to-face services and included:
- Asset performance scorecards
 - Public engagement proposal
 - Conduct early engagement
 - Recommendations report for submission to Council.

Council officers worked closely with Clear Futures to ensure the programme was delivered effectively and captured a broad range of views.

- 3.4 Staff participation was actively encouraged. Two town hall-style briefings were held on 19 and 27 March 2025 to raise awareness of the project and its objectives. Staff were invited to share feedback via an online survey hosted on the East Lothian Consultation Hub, with regular updates provided through Inform articles.
- 3.5 Key building stakeholders and community groups were invited to a series of workshops as part of “Phase 1a” which took place from the 2 April to 15 April 2025. They were given the opportunity to review summary asset information as well as express their views on the opportunities and challenges faced for each of the buildings within their area.
- 3.6 “Phase 1b” was a wider public engagement using an online survey on the East Lothian Consultation Hub. This ran from the 19 May to 29 June 2025. This was supplemented by drop-in sessions in each area where members of the public were able to review the engagement information, ask questions and provide feedback. The online survey generated 894 responses. A version suitable for children and young people generated an additional 109 responses. A breakdown of the number of responses per building from both surveys can be found in Appendix 1.
- 3.7 Heads of Service and Service Managers have assisted in collating a detailed list of face-to-face services currently delivered and have identified where these services could be redesigned and incorporated into a hub.

- 3.8 The project team also worked closely with fellow community planning partners such as NHS Lothian, East Lothian Integrated Joint Board/Health & Social Care Partnership, Queen Margaret University, Edinburgh College, Volunteer Centre East Lothian, Police Scotland and the Scottish Fire & Rescue Service to ensure that they could contribute to the engagement.
- 3.9 Key themes emerging from the engagement include:
- Communities provided positive feedback in favour of keeping all assets as they are all important and deliver valuable services.
 - There are operational issues at some buildings such as restrictions to opening times, difficult-to-use booking systems and inconsistent charging.
 - Concern over lack of agreed plans for several important landmark assets.
- 3.10 A summary of feedback is provided in Appendix 2.
- 3.11 The feedback from the engagement has been analysed and proposals for “Library & Area Hubs” and “Community Hubs” have been developed. This approach aims to balance the delivery of the East Lothian Council Plan objectives and the needs of communities while delivering premises cost savings for the Council. It also aligns with the East Lothian Partnership Poverty Plan priorities on reducing inequalities and improving community resilience and the Community and Learning Development Plan around building capacity and skills in communities.
- 3.12 A summary of the proposals for each area can be found in Appendix 3.

Library & Area Hubs

- 3.13 This section outlines the proposal to establish a network of Library & Area Hubs for core Council service delivery, including recommended locations and required facilities. It also includes the opportunity to consider redefining and producing alternative library provision in rural areas working in partnership with our communities
- 3.14 It is proposed that the Council establish six strategically located Library and Area Hubs, each designed with a multi-sector focus to integrate face-to-face and information services under one roof. This approach aims to reduce duplication, enhance collaboration, and improve service accessibility. These Hubs could host services delivered by key public sector partners – including NHS, East Lothian Health and Social Care Partnership, and Police Scotland – as well as third sector organisations and community groups. Opportunities for social enterprise activity linked to the Hubs should also be explored.
- 3.15 Library and Area Hubs should generally be situated in the largest town within each locality and be owned and managed by East Lothian Council. Council library services would be consolidated into these Hubs to

maximise efficiency and community benefit. The remaining library premises should be made available for use by community organisations, encouraging local stewardship and continued public value with the express intent of considering collegiately delivering alternative library service provision in partnership.

- 3.16 The Council has embraced the shift towards digital engagement, as reflected in our Customer Strategy, which prioritises innovation in online service delivery. While digital channels remain the preferred method of interaction, community engagement has highlighted the continued need for accessible, in-person services. The Bleachingfield Centre and George Johnstone Centre have served as models, informing the development of Library and Area Hubs across East Lothian.
- 3.17 Library and Area Hubs should be configured to have the following facilities as a minimum:
- Customer information point
 - Library
 - Hot Desks
 - Interview room(s)
 - Private booths with screens/MS Teams, where customers can speak to members of council staff.
 - Meeting room capable of hosting confidential meetings
- 3.18 East Lothian Council aspires to create trauma-informed services by embedding the five core principles of trauma-informed and responsive practice – safety, trust, choice, collaboration, and empowerment – across all its services. The Council recognises that trauma can affect individuals at any stage of life and is committed to ensuring that staff understand the impact of trauma and respond in ways that prevent further harm. The Library & Area Hubs approach aims to foster environments where people feel safe, respected, and supported to access services. This project will not only look at how trauma informed spaces are designed but also how services are delivered.
- 3.19 The proposed Library & Area Hub locations have been selected with consideration for town centre accessibility and proximity to public transport, supporting increased footfall to local businesses alongside access to face-to-face services:

Area	Number of Library & Area Hubs	Location
Dunbar & East Linton	1	The Bleachingfield Centre
Fa`side	1	The George Johnstone Centre
North Berwick Coastal	1	North Berwick Library & Coastal Communities Museum
Preston Seton Gosford	1	Prestonpans Library
Musselburgh, Wallyford & Whitecraig	1	<p>Conduct feasibility work into developing Musselburgh Old Town Hall into the Area Hub to incorporate the library and Museum and any wider benefit opportunities.</p> <p>See paragraph 3.27 for further details.</p> <p>This projected pressure on local services should be carefully monitored and addressed within the feasibility study to ensure that, if needed, additional capacity can be supported through coordinated access to services across these three distinct communities</p>
Haddington & Lammermuir	1	<p>John Muir House - with a feasibility study to consider incorporating the Council Chambers and the library services on the ground floor of John Gray Centre Services into the Courts and explore wider benefit opportunities.</p> <p>See paragraph 3.30 for further details</p>

3.20 To encourage use as multi agency information hubs, hot desks, interview rooms, and meeting room facilities should be available for other public sector partners based on a cost recovery model.

3.21 All facilities and services currently delivered from these existing buildings will remain, but the following additional services could be delivered subject to further engagement with partners including:

- Multi agency information hubs
- Clinics/equipment services (NHS/ East Lothian Health & Social Care Partnership)
- Police Scotland local officer drop-in sessions.

3.22 There are service delivery benefits to co-located services, but further opportunities may exist, and these should continue to be explored both internally and with public sector partners.

Dunbar & East Linton Library & Area Hub

3.23 It is proposed that The Bleachingfield Centre in Dunbar be designated the Library & Area Hub for the Dunbar and East Linton area, and some reconfiguration works may be required to achieve this. Community feedback from both engagement phases strongly supported the value of library services. As a result, it is proposed that core library services for the area be delivered from the Bleachingfield Centre, and consideration be given to working with the community to implement an alternative delivery model at East Linton Library.

Fa`side Library & Area Hub

3.24 It is proposed that the George Johnstone Centre be designated as the Library & Area Hub for Fa`side. The George Johnstone Centre requires the office area to be upgraded to the Council's New Ways of Working standard layout and soundproofing improvements to interview rooms to be carried out. Community feedback from both engagement phases strongly supported the value of library services. As a result, it is proposed that core library services for the area be delivered from the George Johnstone Centre and to continue supporting Lily's Ormiston CIC who are currently operating in the community rooms at Ormiston Library. This will support the local aspiration of it becoming a Community Hub.

North Berwick Coastal Library & Area Hub

3.25 It is proposed that North Berwick Library be designated as the Library & Area Hub for North Berwick Coastal area. Some existing library/museum floor space in North Berwick Library & Coastal Communities Museum will require to be reconfigured to provide a hot desk area. A feasibility study will be required to establish the options and costs for achieving this. Community feedback from both engagement phases strongly supported the value of library services. As a result, it is proposed that core library services for the area be delivered from North Berwick Library & Area Hub and consideration be given to working with the community to implement an alternative delivery model at Gullane Library.

Preston Seton Gosford Library & Area Hub

- 3.26 It is proposed that Prestonpans Library be designated as the Library & Area Hub for Preston Seton Gosford area. Some existing library/museum floor space in Prestonpans Library will need to be reconfigured to provide a hot desk area. A feasibility study will be required to establish the options and costs for achieving this. Community feedback from both engagement phases strongly supported the value of library services. As a result, it is proposed that core library services for the area be delivered from the Prestonpans Library & Area Hub and consideration be given to working with the community to implement an alternative delivery model at Port Seton and Longniddry East Linton Libraries.

Musselburgh Library & Area Hub

- 3.27 In August 2025, the Council approved a Public Information Notice to gauge market interest in redeveloping the Brunton Hall site to include the provision of a theatre and performance space. This approach aims to attract potential commercial partners to support the continuation of arts services in Musselburgh.
- 3.28 While market engagement could provide a potential pathway for The Brunton Hall, uncertainty surrounding the future of Musselburgh Old Town Hall remains a concern for the community. Throughout the engagement process, Musselburgh Conservation Society has expressed a willingness to collaborate with the Council to identify a sustainable solution, including securing funding to bring the building back into use. As a Grade A listed building and one of Scotland's most complete examples of a tolbooth, its preservation and reuse are of significant cultural importance.
- 3.29 Musselburgh Library is not currently considered suitable for long-term service delivery due to the absence of public toilets, accessibility challenges, and ongoing condition issues that frequently disrupt operations, particularly in winter. Substantial investment would be required to maintain the current service model. Consequently, it is proposed that a feasibility study be undertaken to explore the development of Musselburgh Old Town Hall as the town's Library & Area Hub. This would secure a long-term future for the building and establish it as a central location for Council service delivery in Musselburgh.

Haddington & Lammermuir Library & Area Hub

- 3.30 The library for the Haddington & Lammermuir area is currently based in The John Gray Centre. Customer services for the area are currently based in John Muir House. It is proposed that this arrangement continue but that a place-based development project be undertaken to look at the feasibility of co-locating the library and customer services in a single building.

- 3.31 There was no public consensus in feedback on the future of the former court building at John Muir House. However, given its location and potential strategic importance it should form part of the Haddington place-based development project.
- 3.32 Elected Members are currently located in various parts of John Muir House. A project is underway to consolidate working spaces into a single area within the building including the council chambers. This will free up Block C for redevelopment as a commercial venture in partnership with East Lothian Land. Relocating elected members from the office on the northwest of John Muir House will also free this part of the building for disposal if not required.
- 3.33 There is concern in the community regarding the future of Haddington Town House. By moving the Council Chambers to John Muir House, the Town House would be completely vacant and operationally surplus. Given the significant community value of this building, it is proposed the Council engage with community organisations to assess the viability of Community Asset Transfer of the building.
- 3.34 Feedback from the Phase 1a workshops indicated that some third sector organisations were interested in relocating within Haddington. The opportunity to create space for the third sector should be included in the place-based development project based on the principle of a community benefit lease, with premises costs recovered.

Alternative Library Development Opportunities

- 3.35 Community feedback from both engagement phases strongly supported the value of library services. To meet required savings targets, it is proposed that the following libraries be considered for alternative service delivery models in partnership with communities. This would consider alternatives such as utilising space within community buildings to potentially offer self-service access to lending along with a staffed presence for part of the week. They are:
- East Linton Library
 - Ormiston Library
 - Gullane Library
 - Longniddry Library
 - Port Seton Library
- 3.36 The Council acknowledges that libraries continue to serve as one of the few free, safe, and stigma-free public spaces available. In recognition of their value, we are committed to working collaboratively with communities to explore alternative service delivery models prior to any proposed closures. Communities will be given the opportunity to assume responsibility for these library premises Alternative library and book

lending opportunities will be considered in partnership with local stakeholders to ensure continued access to essential resources.

- 3.37 Gullane and East Linton Libraries are based in shared premises with lease agreements involving third parties. The Council will work with these parties when considering alternative service delivery models.
- 3.38 Ormiston Library occupies a prime location with revenue generating potential. There is also strong community interest in using the building to deliver a range of valuable services including a cafe.
- 3.39 Prior to making any final decisions, the Council will conduct a statutory consultation specifically concerning these libraries. This process will evaluate the potential impact of any proposals or expressions of interest submitted by community groups, including those related to asset transfer or alternative models of service delivery for the library buildings.

Wallyford & Blindwells

- 3.40 The anticipated growth in Wallyford, Whitecraig, and the Musselburgh expansion at Craighall necessitates a review of service demand, particularly in relation to the Musselburgh Hub. Wallyford alone is projected to reach a population of approximately 7,000, based on development approved in the 2018 Local Development Plan (LDP), positioning it as the seventh largest town in East Lothian. This projected pressure on local services should be carefully monitored and addressed within the feasibility study to ensure that, if needed, additional capacity can be supported through coordinated access to services across these three distinct communities.
- 3.41 Blindwells has a future population of approximately 3,700 based on the 1,600 houses identified in LDP 2018. It is proposed that residents would use the Library & Area Hubs at Prestonpans and Tranent. However, should the population increase significantly as a result of further development in Blindwells then consideration could be given to designating an additional Library & Area Hub for the area.

Community Hubs

- 3.42 Feedback on community centres and village halls has been overwhelmingly positive. While the Council remains committed to maintaining access to these facilities, ongoing financial pressures necessitate a shift in approach. It is proposed that communities assume greater responsibility for the ownership and operation of these assets, supported by revised operating models such as:
 - Full repairing and insuring leases
 - Community Asset Transfers (CAT)
 - Recharging premises costs to management committees or community groups.

- 3.43 Under all proposed models, premises costs would be borne by the community. A combination of income from lets, fundraising and grant funding not available to the Council could allow communities to sustain these facilities
- 3.44 Where no existing management committee or community group is in place, the Council will work with local stakeholders to establish appropriate governance structures. This may include support for new management committees, assisting with the creation of community development trusts to oversee one or more buildings, or partnering with existing community groups.
- 3.45 To encourage financial viability, a Community Benefit Subsidised Lease Policy will be developed. This framework will enable rent discounts based on community impact. Leases will be long-term to encourage access to external funding not normally available to the Council.
- 3.46 The Council recognises the invaluable contribution of volunteers and their critical role in the success of revised operating arrangements. However, it is acknowledged that the management and operation of facilities may fall outside the current skill set of many community groups. To address this, Community Development Officers will work in partnership with organisations such as Volunteer Centre East Lothian to support communities in building the necessary capacity and skills. This support will also include guidance on accessing programmes such as the Community Ownership Support Service, enabling communities to take on greater responsibility with confidence and sustainability.
- 3.47 Community engagement on the revised operating models will take place with a view to implementing them as soon as agreement is reached. Those where agreement cannot be reached by December 2026, will be reported to Council thereafter, as part of projected Asset Review savings for 2027/28.
- 3.48 The list of properties within the scope of implementing a revised operating model:
- Macmerry Village Hall
 - Ormiston Community Centre
 - Trevelyan Hall
 - Nungate & Haddington Community Centre
 - Haddington Town House
 - Whitecraig Village Hub
 - North Berwick Community Centre
 - Gullane Recreation Hall

- Longniddry Community Centre & Library
 - Pennypit Centre
 - Port Seton Centre & Library
 - Prestonpans Community Centre
- 3.49 Revised operating models cannot be applied to Musselburgh East Community Learning Centre and Wallyford Learning Campus due to existing PPP/FM contracts. However, feedback from both phases of engagement have indicated that the community use arrangements at Wallyford requires review and this is in progress. Feedback received from the Dunbar engagement on Bleachingfield, requires further discussion with the management committee. No other feedback relating to buildings where management committees operate was received which required a follow up.
- 3.50 Musselburgh East Community Learning Centre is part of the Council's PPP contract covering several high schools. Its future should be considered within the broader PPP hand-back strategy, noting it is not designated as an Area Hub

Other Property Proposals

- 3.51 North Berwick Youth Project (NBYP) are currently based in the Hope Rooms and have been for around 20 years. They use dedicated space within the building to provide a range of youth services through a service level agreement in place with East Lothian Council. The remaining parts of the building are available for let using the councils room booking system. NBYP indicated a potential interest in being relocated to the former nursery building at North Berwick Community Centre. This would provide them with the dedicated space required for the services they deliver. This would allow the Hope Rooms to be declared surplus. Officers should progress the feasibility of undertaking this. This requires further engagement and exploration.
- 3.52 East Lothian Council recently agreed to reinstate several previously paused Learning Estate projects. This included a project at Elphinstone Primary School to address a forecast breach in capacity. A number of options have been prepared detailing the alterations required, but the most cost-effective option was to repurpose the spaces currently used as the community centre to school use. This has resulted in protecting community access to the building being limited to outwith school operating hours, similar to arrangements at other primary school and in addition, Elphinstone Miners Welfare is currently providing community use and has benefited from recent council support to do this.
- 3.53 Feedback regarding Dunbar Town House has indicated a community desire to unlock benefits from greater commercialisation of the building. The space and location offer tremendous potential for visual arts which should be explored further with local community groups.

Non-Property Proposals

- 3.54 A key theme emerging from the engagement was lack of visibility and promotion on the range of facilities that are available for community use. No single list of both council-owned, and community-owned facilities and their available facilities exist. Improving access to this information could encourage greater use of facilities and help support their future. As a result, it is proposed the feasibility of creating a publicly accessible list of all community facilities in East Lothian should be developed.
- 3.55 Feedback from the Phase 1a engagement highlighted a perception that the booking system used by the council was difficult to use. A project is currently underway to implement a new room booking and payment system as part of the councils Transformation Programme.

4 POLICY IMPLICATIONS

- 4.1 This report proposes that a Community Benefits Subsidised Lease Policy be developed to allow consistent and transparent decision to be made on discounts available to voluntary groups, registered charities, community groups and other community-based organisations as tenants of East Lothian Council assets.

5 RESOURCE AND OTHER IMPLICATIONS

5.1 Finance:

In February 2024, East Lothian Council approved a budget that includes a £3.6 million revenue savings target from the Asset Review project. An additional £1.598 million from the previous year remains outstanding, bringing the total savings target to £5.198 million over the next five years. The current phasing of these savings is outlined in the table below.

Financial Year	Asset Review Revenue Savings Target (£'000)
Previously agreed/not yet delivered	1,598
2026/27	1,000
2027/28	1,100
2028/29	1,000
2029/30	500
Total	5,198

In addition to revenue savings, a capital receipts target of £20 million has been set by Council, primarily through land and property sales. To date, £3.550 million has been achieved, leaving a balance of £16.450 million to be delivered by the end of 2027/28. While the Place Making project will contribute to this, additional workstreams will be required to achieve the full target.

5.2 Human Resources:

An alternative service delivery model in some libraries and greater community operation and management of some community centres and village halls could have an impact on some staff. This will be assessed as more detailed proposals are developed and individual service reviews are undertaken to address the impact on staffing requirements.

5.3 Other (e.g. Legal/IT):

A statutory consultation will be required to be carried out before making any changes to library provision.

A statutory consultation will be required should there be any significant changes to Common Good assets. This includes:

- Dunbar Town House
- The Bleachingfield Centre
- Haddington Town House
- The Brunton Hall
- Musselburgh Old Town Hall
- Port Seton Community Centre & Library

5.4 Risk:

As set out within the body of the report.

6 INTEGRATED IMPACT ASSESSMENT

6.1 ***Select the statement that is appropriate to your report by placing an 'X' in the relevant box.***

An Integrated Impact Assessment screening process has been undertaken and the subject of this report does not affect the wellbeing of the community or have a significant impact on: equality and human rights; tackling socio-economic disadvantages and poverty; climate change, the environment and sustainability; the Council's role as a corporate parent; or the storage/collection of personal data.



or

The subject of this report has been through the Integrated Impact Assessment process and impacts have been identified as follows:

☐

Subject	Impacts identified (Yes, No or N/A)
Equality and human rights	
Socio-economic disadvantage/poverty	
Climate change, the environment and sustainability	
Corporate parenting and care-experienced young people	
Storage/collection of personal data	
Other	

[Enter information on impacts that have been identified]

The Integrated Impact Assessment relating to this report has been published and can be accessed via the Council's website:

https://www.eastlothian.gov.uk/info/210602/equality_and_diversity/12014/integrated_impact_assessments

7 APPENDICES

- 7.1 Appendix 1: Number of Survey Responses per Building
- 7.2 Appendix 2: Summary of Emerging Themes (Clear Futures)
- 7.3 Appendix 3: Summary of Proposals per Area

8 BACKGROUND PAPERS

- 8.1 East Lothian Council 26 August 2025 – Brunton Hall Replacement Project
- 8.2 East Lothian Council 18 February 2025 – Budget, Council Tax and Rent Setting 2025/26 Onwards
- 8.3 East Lothian Council 24 June 2025 – Learning Estate Paused Projects (Elphinstone Primary School)

- 8.4 East Lothian Council 29 October 2024 – The Brunton Hall RAAC Update, Proposals for Closure and Alternative Service Delivery.

9 AUTHOR AND APPROVAL DETAILS

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Head of Service Approval

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Designation	Head of Communities & Partnerships
Confirmation that IIA and other relevant checks (e.g. finance/legal) have been completed	Yes
Approval Date	13 October 2025

Place Making Project Proposals

Appendix 1: Number of Survey Responses per Building

Total number of Respondents: 1003 (respondents could respond on one or more of the buildings within scope).

Building	Number of Responses
Dunbar & East Linton Area	
The Bleachingfield Centre	69
Dunbar Town House	36
East Linton Library	57
Fa`side Area	
Elphinstone Community Centre	11
The George Johnstone Centre	35
Macmerry Village Hall	25
Orniston Community Centre	42
Ormiston Library	38
Trevelyan Hall	35
Haddington & Lammermuir Area	
Haddington Town House	32
The John Gray Centre	61
John Muir House including former Court	26
Nungate & Haddington Community Centre	23
Musselburgh, Wallford & Whitecraig Area	
The Brunton Hall & Theatre	279
Musselburgh East Community Learning Centre	40
Musselburgh Library	94
Musselburgh Old Town Hall	59
Wallyford Learning Campus	25
Whitecraig Village Hub	18
North Berwick Coastal Area	
Gullane Library	68
Gullane Recreation Hall	51
The Hope Rooms	86
North Berwick Community Centre	92
North Berwick Library & Coastal Communities Museum	95
Preston Seton Gosford Area	
Longniddry Community Centre & Library	108
Pennypit Centre	76
Port Seton Community Centre & Library	124
Prestonpans Community Centre	78
Prestonpans Library	29
Total	1812

East Lothian Council Asset Management & Engagement Support

Final Report

5th September 2025

Prepared by
Clear Futures

About Clear Futures

This report is an independent review carried out by Clear Futures commissioned by East Lothian Council. Clear Futures works with public sector organisations who need a flexible, collaborative partnership to overcome built environment challenges and drive change in their communities faster, smarter and sustainably. Combining the skills of our industry experts with those of the council's team, we enable organisations to strategically address local priorities and plan value-based routes to delivering energy-efficient and sustainable infrastructure and services.

All asset data analysed as part of this report and engagement process belongs to East Lothian Council.

This report does not represent binding recommendations. Further council decision-making and feasibility assessment is required.

SECTION 1

Executive Summary

1.1 Executive Summary

This report summarises the work undertaken by Clear Futures to provide an independent review of 29 buildings identified by East Lothian Council (ELC) as part of its Place Making Project, an asset review programme that aims to reduce costs and increase revenue to help the council address pressing financial challenges.

The report does not provide definitive answers. It outlines a set of potential pathways to help ELC determine future plans for the properties. The findings are grounded in available data and meaningful public input but constrained by data gaps and the need for further work.

Buildings reviewed

The 29 properties reviewed are distributed across six areas within East Lothian and are all owned and operated by ELC except for common good buildings. All the buildings currently deliver, or have the potential to deliver, face-to-face services to the public.

The review undertaken by Clear Futures involved three stages of data gathering:

Building data assessment

At the end of 2024, Clear Futures reviewed data held by ELC on each of the 29 properties to assess each building's suitability based on current usage and investment required to meet future needs. A red, amber, green (RAG) rating was used to summarise the buildings' performance against a series of criteria.

Phase 1A stakeholder workshops

The outcomes of the initial building data assessment were taken to six workshops attended by over 80 people either working in or with an interest in the 29 properties. Facilitated discussions were used to test the building data and gain further insights on the buildings' use as well as opportunities and challenges specific to each.

Recurring themes raised during the workshops were:

- Lack of affordable booking options and access issues impacting the use of buildings and services
- Use and occupancy challenges stemming from lack of awareness
- Staffing inconsistency and volunteer fatigue in the community

- Interest in Community Ownership/Management but nervousness around the uncertainty of process and costs
- Need for a stronger council-community relationship and support
- Need for future proofing of a long-term strategy for each area

Phase 1B public engagement

Following the workshops a phase of public engagement was held to seek the views of local communities and other interested parties on the current use and suitability of the 29 buildings.

Over 1500 responses were received to the public engagement exercise. Headline themes identified in the feedback received were:

- Most of the buildings under consideration are seen as community anchors, playing an important role in supporting wellbeing, social connection and inclusion
- Underuse of buildings is largely caused by limited access, poor promotion and operational barriers such as limited hours or staffing issues.
- Management and governance gaps are driving stronger interest in more local or community-led management.

Operating / delivery model identification

Following the review of building data and analysis of the insights gained from the two engagement exercises, the following four operating / delivery models were identified as potential pathways to managing service delivery and achieve savings in a more nuanced way:

1. Council hubs: A place to access face-to-face advice, information, books, help, support, resources & sanctuary (council's vision for a council hub on next page)
2. Develop as a community node (via a council-community shared ownership model): buildings offering services important to the community and have shown vested community interest, managed largely by the community with some or no council management
3. Redevelop to maximise site use
4. Disposal / sale of surplus

1.1 Executive Summary

Potential pathways

Each of the 29 buildings was aligned to one of the potential pathways based on the operating / delivery models – summarised in the table opposite. Further feasibility studies and additional data is required to establish suitability of the delivery models. These have been identified on page 15.

A detailed summary of the building data assessment and insights gained from the engagement exercises is presented by area on pages 17 to 66 in the main body of this report.

Next steps

A number of risks were identified as part of the review related to data quality (accuracy, consistency and current gaps) and the current council – community relationship both of which require further work as they have potential implications for decision making and the effectiveness of place making strategies and services going forward.

It is recommended that the council addresses the areas for further investigation identified in this report before determining any final plans.

*Feasibility study required

** BH&T – Brunton Hall & Theatre
MOTH – Musselburgh Old Town Hall

Develop as Council Hub	A central area hub from where all face-to face council services will be delivered to its local Area (including statutory library provision)	Bleachingfield Centre, Dunbar & East Linton George Johnston Centre, Fa'side John Muir House (including Former Court)* and John Gray Centre Haddington & Lammermuir North Berwick Library & Museum, North Berwick Coastal Prestonpans Library*, Preston Seton Gosford <i>**BH&T (post repair/redevelopment) or MOTH identified as potential hubs – further investigation required</i>
Develop as a Community Node	Buildings prioritised for community led ownership/management	Dunbar Townhouse, Dunbar & East Linton East Linton Library, Dunbar & East Linton Elphinstone Community Centre, Fa'side Ormiston Community Centre <u>or</u> Ormiston Library, Fa'side Macmerry Village Hall, Fa'side Haddington Town Hall, Haddington & Lammermuir Nungate & Haddington Community Centre, Haddington & Lammermuir Musselburgh Old Town Hall, Musselburgh, Wallyford & Whitecraig Musselburgh East Community Learning Centre, Musselburgh, Wallyford & Whitecraig Wallyford Learning Campus, Musselburgh, Wallyford & Whitecraig Whitecraig Village Hub, Musselburgh, Wallyford & Whitecraig North Berwick Community Centre, North Berwick Coastal Gullane Recreational Hall, North Berwick Coastal Gullane Public Library, North Berwick Coastal Port Seton Community Centre & Library, Preston Seton Gosford Longniddry Community Centre & Library, Preston Seton Gosford Prestonpans Community Centre, Preston Seton Gosford Pennypit Community Centre Facility, Preston Seton Gosford
Redevelop to maximise use of site	Redevelop to optimise existing use or redevelop for an alternative use	Brunton Hall & Theatre, Musselburgh, Wallyford & Whitecraig
Consider sale options	Buildings found to be surplus to the service needs of the community, or unsuitable for continued use	Trevelyan Hall, Fa'side Hope Rooms, North Berwick Coastal Ormiston Community Centre <u>or</u> Ormiston Library, Fa'side

SECTION 2

Main Report

Potential Pathways
By Area, per building

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Dunbar Town House		Musselburgh Library	
Fa'side.....	24	Musselburgh Old Town Hall	
Elphinstone Community Centre		Wallyford Learning Campus (WLC)	
George Johnson Centre		Whitecraig Village Hub	
Macmerry Village Hall		North Berwick Coastal.....	49
Ormiston Community Centre		Gullane Public Library	
Ormiston Library		Gullane Recreational Hall Facility	
Trevelyan Hall		Hope Rooms	
Haddington & Lammermuir.....	33	North Berwick Community Centre	
Haddington Town Hall		North Berwick Library & Museum	
John Muir House (including former Court)		Preston Seton Gosford.....	58
John Gray Centre		Longniddry Community Centre & Library	
Nungate & Haddington Community Centre		Pennypit Community Facility Centre	
		Port Seton Community Centre & Library	
		Prestonpans Community Centre	
		Prestonpans Library	

Purpose of this document

This report summarises the outcomes of an independent review, carried out by Clear Futures (CF), of the 29 buildings in 6 areas of East Lothian identified by ELC*. It intends to serve as guidance to help the council identify opportunities for cost savings in the ownership and use of the buildings it owns, which are used to deliver essential services to the community.

It outlines potential pathways based on the review and analysis of building data provided by the council and engagement data captured in sessions conducted by CF and ELC.

The document also makes recommendations on further investigation required around specific areas of the process and addressing any risks before conclusions can be made on the future of the buildings under consideration.

**29 buildings that fulfilled the criteria of offering face to face customer services*

Project overview

What?

ELC is going through a Place Making initiative as part of a wider asset review programme. **29 properties** across the **6 'Areas'** (as shown on the right) that currently deliver, or have the potential to deliver, face-to-face services to the public have been identified for asset rationalisation.

The council is exploring the potential for a new approach based on centralised council hubs, which would bring together customer service facilities, library and community meeting spaces into a single building in the largest towns in each local area.

Why?

The council is facing financial challenges and requires to make savings and raise capital receipts. The asset review programme was identified as one of the means to contribute to these savings.

How?

This review is **driven by evidence-based data analysis** and **informed by a programme of targeted stakeholder and open public engagement** to help identify surplus properties and opportunity for closure of some buildings. Part of the project will look at how the impact of this could be minimised.



Key Deliverables

1. ***Refine asset performance data:** quantitative assessment of the 29 assets
2. **Refine public engagement proposal:** recommendations around tactics for effective engagement: *an initial phase of targeted stakeholder engagement* and *an open public engagement*.
3. **Conduct early engagement:** targeted stakeholder and wider public engagement
4. ****Develop a report outlining the 'potential pathways' for submission to council**

**Originally noted as "Refine asset performance scorecard" on the main project briefing document agreed between ELC and Clear Futures*

***Originally called a Recommendations Report*

Approach and programme timeline



We are here

**engagement to commence post budget approval & EMT clearance*

Publish report for council committee review scheduled for Oct 2025

Methodology – A Phased Approach

The project followed a phased, evidence-led methodology that integrated data analysis with stakeholder and wider community engagement. This layered approach supported the insights with both quantitative asset data and qualitative feedback from a wide range of community voices.

Phase 0: Asset Data Review

The process began with a detailed review of building and contextual data provided to Clear Futures by the council. This included information on each building's:

- Condition
- Utilisation*
- Suitability/Fitness for purpose
- Adaptability to Net Zero Carbon targets
- Future Condition Investment Cost (originally referred to as 'Lifecycle Replacement Cost' and in Phase 1A and 1B)
- Climate Resilience: flood plain risk**

This data was summarised in the form of a RAG (Red, Amber, Green) study. The data was also assessed for consistency in type, source, and time of capture. To enrich this evidence base, site visits were also conducted, allowing for added contextual understanding of each location. Findings from this review were used to develop initial hypotheses around fitness for use and the broad level of investment needed to shape the direction of subsequent engagement activities.

**Utilisation data analysed in Phase 0 was excluded from Asset Data Review summaries and final recommendations due to inconsistencies in the data available for each building*

***Climate Resilience: flood plain risk data originally analysed as part of Phase 0, omitted due to inconsistencies identified during Phase 1A – ELC have reviewed further and provided updated information available for Phase 1B's Building Index Cards*

Phase 1A: Stakeholder Engagement

Insights from the asset data review informed a targeted stakeholder engagement phase. Invited stakeholders represented various groups and include community councils, area partnerships, local community organisations, Volunteer Centre East Lothian (VCEL), and building management committees for each area.

A series of workshops were held with key local and regional stakeholders to:

- Validate findings from the asset data
- Identify any gaps or contextual factors not captured in the data
- Explore current building use, opportunities, challenges, and potential future roles
- Understand stakeholder interest in building management or asset transfer

A summary of Phase 1A was published publicly on the council's consultation hub to promote transparency and awareness of the process.

Phase 1B: Wider Public Engagement

Building on the insights from Phase 1A, a broader public engagement exercise was conducted to gather input from the wider community in each area. Publicity routes for the public engagement included: Press releases; social media linking to ELC hub website with uploaded info; posters on buildings under consideration with QR codes linking to ELC hub website.

The overall engagement took place over six weeks and included:

- Online questionnaires hosted on the East Lothian Council consultation hub
- Six drop-in sessions (one in each area), hosted by the council

- Information deposit points where residents could complete hardcopy surveys or access the online version via QR code
- Youth engagement sessions facilitated by council officers

The engagement focused on community use, perceived value, frequency of use, service satisfaction, and perspectives on financial efficiency for each building.

Responses were analysed and categorised under the following themes:

- Current value and strengths
- Potential future use
- Challenges
- Suggested actions

Phase 2: Development of Delivery Models

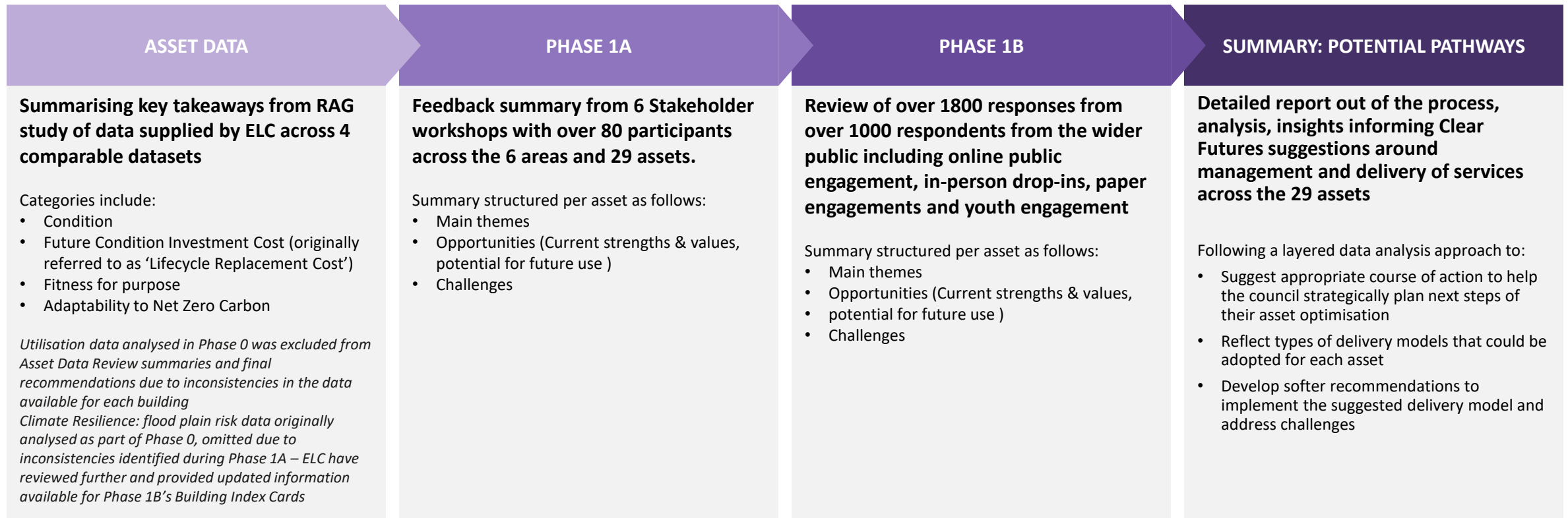
Following the engagement phases, the Clear Futures team analysed all findings to inform the development of potential operating and delivery models for the 29 buildings. These models were designed to support future decision-making by:

- Aligning with community needs and aspirations
- Meeting statutory responsibilities
- Ensuring financial sustainability
- Maximising long-term value from the council's estate

Each building was allocated a recommended delivery model, along with commentary explaining how and why the model aligns with the building's assessed role, condition, and community relevance.

Methodology – A Phased Approach

The layered approach illustrated below has been adopted to develop findings for each of the 6 areas and make suggestions around potential pathways. The next 6-sections of the report are broken down by each council area, detailing the findings at each stage of the project process.



Glossary & Definitions

Terminology	Description
ALEO	An organisation set up by the council to run services or manage buildings separately from the council, but still owned or controlled by the council
Asset	A building / place the council owns that can be used by the community or for council services, and that needs to be looked after so it stays useful in the future
Asset rationalisation	Reviewing buildings the council owns and deciding which ones we still need, which ones could be used differently, and which ones we might no longer keep, so we can make the best use of our resources
Building Index Cards (BIC)	Asset data and information detailed for each of the assets in scope – available to support and inform participants during phases 1A and 1B
Co-locating services	Putting different council or community services together in the same building, so people can access more in one place and the space is used more efficiently
Condition	Building condition refers to the current state of a building’s structure, systems, and components, indicating how well it is maintained and if repairs or upgrades are needed
Common Good	Buildings owned by the council that are held for the benefit of the local community, often with historical or cultural importance, and which must be used in ways that support the community’s interests.
Community Asset Transfer (CAT)	When the council transfers ownership, lease or management of a building or land it owns to a community group, so the community can run it for local benefit
Community Benefit Policy Lease	A Community Benefit Policy Lease is a subsidised lease given to a community group that requires them to provide benefits—like services or activities—that support local people and public priorities.
Community node	A community node is a building or space that acts as a central point where people in a community gather, connect, and access local services or activities
Council Hub	See Council Vision on page 16

Delivery model	Proposed approach to ownership, management and operations of building and services
Feasibility study	An investigation to check if an idea or plan is practical, affordable, and likely to work before any big decisions or spending are made
Future Condition Investment Cost	Future Condition Investment Cost is the estimated amount of money needed to repair or maintain an asset to keep it in good condition over time.
GVA	Gullane Village Association
Keyholder status	A person or group is given approved access to a council-owned building, usually outside normal hours, because they are trusted to use and look after the space responsibly
Net Zero Carbon (NZC)	Balancing the amount of greenhouse gases produced with the amount removed from the atmosphere, so the overall impact on climate change is zero
NBYP	North Berwick Youth Programme
Public Private Partnership (PPP)	When the council works with a private company to design, build, finance, or run something — like a building or service — sharing the risks, costs, and benefits
Quartile	One of four equal parts used to split a set of numbers or results, so you can see how something compares within the group
RAAC – Reinforced Autoclaved Aerated Concrete	A lightweight type of concrete used in some buildings between the 1950s and 1990s. It can weaken over time, so buildings with RAAC may need extra checks, repairs, or replacement to make sure they stay safe
Red Amber Green Rating (RAG)	A simple colour system used to show how well something is doing and compare against others - green means good, amber means there are some concerns, and red means there’s a problem that needs attention
Service rationalisation	Reviewing and changing the way services are delivered—such as merging, reducing, or stopping some services—to improve efficiency, cut costs, or better meet current needs
Service suitability / fitness for purpose	Service suitability or fitness for purpose means how well a service meets the needs and expectations of its users, effectively doing what it’s intended to do

Delivery Models

The following asset high-level delivery models have been developed to help the council classify buildings to support effective decision-making around their future use, ownership, and management. These models aim to align with community needs, statutory obligations, and financial sustainability, while maximising value from the council’s estate.

	Develop as Community Node				
Develop as Council Hub	Retain as Existing	Council – Community Shared Model	CAT or Sale to Community Group Options & Suitability	Redevelop to Maximise Use of Site	Consider Sale Options
<p>One council service hub per area. Council owned. Council led.</p> <p>A place to access face-to-face advice, information, books, help, support, resources & sanctuary (council’s vision for a council hub on next page)</p> <p>A centralised area hub, with all public facing (digital and in-person) council services consolidated and delivered in its local area (including council library provision). This could be consolidated to one building or served by several buildings in a ‘campus’ style.</p>	<p>Building and services identified as important and indispensable with no clear option for re-location, repurpose or community ownership such as public private partnership (PPP) contracts.</p>	<p>Possible shared model considerations include but are not limited to:</p> <ul style="list-style-type: none"> - Community Benefit Policy, spaces leased to community groups for exclusive use/management (possible discounts to rent depending on community benefit offered) - Arms Length External Organisation (ALEO) independent body owned or controlled by public authority that delivers public services - Trusted Key Holder Status, insurance for non-council key holders - Corporate Landlord models in the context of community buildings 	<p>This model applies to buildings where the community has expressed interest in sale or long-term lease of the entire building</p> <p>However, ahead of any transfer, this model recognises the need to build the necessary support for the community to be able to carry out such a transfer and operate successfully and sustainably</p>	<p>Maximise site potential. Disposal/redevelopment of current building, site or asset.</p> <p>Considering council revenue/savings:</p> <ul style="list-style-type: none"> - Redevelop to optimise existing use - Redevelop to an alternative use - Demolition to market for sale options 	<p>Buildings that have been revealed as surplus to the needs of the community, or unsuitable for continued use, to be considered for potential sale to generate capital receipts.</p>

Council Vision

The Council Hub is envisioned to be a **welcoming and inclusive community space**. It will offer **face-to-face access to council services (in person and/or digital)**, along with a fully functional library. The hub could also provide **basic NHS and Police drop-in services, payment facilities, and support from public and third sector partners**.

It will follow a “**no wrong door**” **approach**, helping people access the right support—whether that’s from the council or another organisation.

The space will be **warm and safe**, where people are treated with understanding and kindness (i.e. trauma-informed staff). It will **help reduce social isolation, encourage community interaction**, and meet local needs.

Facilities provided as a minimum will include:

- **Hot Desks** (for council and public sector partners. Priority given to the services that are being offered that day e.g. today is money advice day.)
- **Interview room(s)**
- **Customer information point**
- **Library space**
- **Private booths** with screens, where customers can speak to members of council staff
- **Meeting rooms** capable of hosting confidential meetings

All services will be delivered in a realistic way, considering the limited space available.

Dunbar & East Linton

DATA ANALYSIS

PHASE 1A OVERVIEW

PHASE 1B OVERVIEW

SUMMARY / POTENTIAL PATHWAYS

Asset Data Summary: Dunbar & East Linton

Summary of data received as of 28th March 2025

Buildings under consideration in this area	Summary
Bleachingfield Centre	Based on the available data this building is performing very well compared against all 29 assets and is fit for continued use with minimal corrective action required - it is reported to be fit for purpose, its predicted 'Future Condition Investment Required Costs' fall in the lowest quartile compared to all other assets in scope. The condition is found to be 'satisfactory' with some signs of deterioration - investment required to improve. Data suggests this building requires 'minimal work' (feasible with minimal structural changes) to achieve NZ benchmarks.
Dunbar Townhouse	Based on the available data this building is fit for continued use but only with some investment/intervention - the most significant issue being its adaptability to Net Zero Carbon. The building's fitness for purpose is still reported to be 'good' - performing as intended and operating efficiently, however the condition has been reported as 'satisfactory' with signs of deterioration - investment required to improve. The 'Future Condition Investment Required Costs' costs are comparatively low (2nd quartile). Notably, adapting this building to achieve NZC has been reported to be 'unachievable'.
East Linton Library	This building requires significant investment/intervention in order to make it fit for continued use - the most significant issue being its adaptability to Net Zero Carbon and its comparatively high 'Future Condition Investment Costs'. The building's condition and fitness for purpose have both been reported as 'satisfactory' - with some signs of deterioration and some minor problems affecting operations. The 'Future Condition Investment Required Costs' are comparatively high against all assets in scope (3 rd quartile). Notably, adapting this building to achieve NZC has been reported to require 'major work' but it has been suggested it may well be 'unachievable' - further investigation required.

Phase 1A Workshop : Dunbar & East Linton

DATE: 16th APRIL 2025 (12 participants) LOCATION: BLEACHINGFIELD CENTRE, DUNBAR

Considering the stakeholder workshops represent a small group of 12 stakeholders, the workshop summary below outlines the main themes that emerged. Detailed building specific engagement insights from the workshop can be found in Appendix.

Please note this is an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Bleachingfield Centre	<ul style="list-style-type: none"> Services and facilities should complement rather than replicate services already offered by independent or third sector organisations Collaborate and co-ordinate with other services and third-party organisations to source support workers to build a more efficient and a better supported network Recognised need for a broad range of services that respond to the varied needs of the community 	<ul style="list-style-type: none"> Interest in bringing together public services to improve convenience and reduce duplication Clearer promotion of the facilities and opportunities available could attract new users, and support better coordination between services such as Dunbar Townhouse with its historic context and being a landmark building Bleachingfield centre seen as potential council hub Bleachingfield centre is the only building in Dunbar with Changing places toilet , 24x7 access and fully fenced play areas and must be leveraged in future plans 	<ul style="list-style-type: none"> Accessibility and user experience - including reduced public computer access, poor acoustics and limited privacy in some areas Current booking system seen as complex and unclear Restricted opening hours has led to reduced availability of space and services especially East Linton Library Suitability of the buildings – considering buildings' age, physical condition and access limitations Caution raised, as we identify a potential hub to be aware of duplicating facilities or competing with 'The Ridge' which is seen as a good example of a community hub
Dunbar Townhouse			
East Linton Library			

Phase 1B Public Engagement : Dunbar & East Linton Page 1 of 2

DATES: 19th May – 29th June 2025

Feedback collected via ONLINE ENGAGEMENTS, DROP-IN SESSIONS, INFORMATION DEPOSIT POINTS and YOUTH ENGAGEMENTS – total number of responses: 160

Summary of the **main themes raised**, **Opportunities Highlighted**, and **Challenges Identified** for each of the assets in this Area according to the public engagement phase of the project. For a more detailed breakdown of the responses please review the appendices. As with phase 1A please note this was an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Bleachingfield Centre	<ul style="list-style-type: none"> Well-used, multi-purpose hub for community and public services Hosts wide range of activities – from children’s groups to bereavement support Key role in reducing isolation and supporting wellbeing Only ‘Changing Places Toilet’ in Dunbar, supports accessibility 	<ul style="list-style-type: none"> Reopen café as a youth or community social space Use hall for indoor sports, events, and exhibitions Convert small rooms into co-working or flexible workspace Attract public service partners (e.g. CAB, NHS, DWP) Create a local board to guide future planning and programming 	<ul style="list-style-type: none"> Parking charges and high hire costs limit community access Café is closed and poorly located Building layout lacks flexibility; small rooms underused Booking system is complex and internet is unreliable Not enough support or services for teenagers

“It’s a central hub for many people for a variety of reasons. The community needs a space where it can come together when needed and to also have the option of speaking face to face to the council without going to Haddington”

Phase 1B Public Engagement – response for Bleachingfield Centre

Phase 1B Public Engagement : Dunbar & East Linton page 2 of 2

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Dunbar Townhouse	<ul style="list-style-type: none"> Prominent civic landmark and focal point on Dunbar High Street Flexible, accessible spaces used for civic, charitable, and community activity Holds cultural and historical significance – regarded as part of the “Spirit of Dunbar” Underutilised but valued for its role in community identity and connection 	<ul style="list-style-type: none"> Develop as a creative and cultural hub with diverse exhibitions and events Improve promotion to raise awareness and attract wider community and tourist use Expand use of venue for weddings, youth programmes, and community-led initiatives Extend gallery opening hours year-round, including evenings and winter Use outdoor space creatively and explore Community Asset Transfer for sustainable stewardship 	<ul style="list-style-type: none"> Low visibility and awareness within the local community Limited and seasonal opening hours restrict access and impact artists Outdated infrastructure – small rooms, old toilets, and physical limitations Under-promotion and lack of compelling exhibitions reduce visitor interest Need for clearer communication of services and more inclusive programming
East Linton Library	<ul style="list-style-type: none"> Trusted and a well-used community facility, particularly by families and older adults The only free and accessible ELC community resource in East Linton Provides a safe, warm, and welcoming space – important for those experiencing isolation Shared with Lynton Day Centre, which is a vital service for vulnerable residents 	<ul style="list-style-type: none"> Extend library opening hours and enable access on more days of the week Increase use by community groups and expand programming (e.g. exhibitions, lessons) Use space for other council services and Police Scotland community presence Enable community-led activities when staff are not present Maximise shared use with the Day Centre and consider nursery or school partnerships 	<ul style="list-style-type: none"> Extremely limited opening hours restrict impact and usage Residential accommodation above may limit development potential There are no local alternatives Layout constraints limit rental opportunities Limited parking and reduced staffing affect flexibility Future Condition Investment costs perceived as high for the size and scope of the building

“This unique building is the very spirit of Dunbar and its long history. A great tourist attraction with many overseas visitors.”

Phase 1B Public Engagement – response for Dunbar Town House

“There should be more local engagement as to how the building could possible be used outwith Library hours”

Phase 1B Public Engagement – response for East Linton Library

Summary Overview: Dunbar & East Linton

Dunbar & East Linton is seen as an area rich in community spirit, but many feel let down by poor management, lack of promotion, and missed opportunities to turn existing assets into thriving, inclusive spaces for all ages. There is strong desire for improvement, not closure.



Develop as Council Hub

Bleachingfield Centre
(Note: This is a Common Good asset)

Already functioning and valued as a hub but is currently underperforming in terms of community experience, access, flexibility and service innovation

Develop as Community Node




Dunbar Town House
(Note: This is a Common Good asset)

Explore a suitable council-community shared model or full CAT to develop as Heritage/Cultural Community Facility
Suggestion of some community interest

East Linton Library

Explore a suitable council-community shared model or full CAT to develop as a Wellbeing/Social Community Facility
Begin conversations with community groups to gauge interest and capacity for long-term stewardship

Summary: Dunbar & East Linton

Building name		Current Use	Potential Pathway	Reasoning
Bleachingfield Centre		<ul style="list-style-type: none"> Used for library, toilets, council services, and socialising (café). Hosts children's groups, community events, school visits, and crafting clubs Supports work/study (hot desking), voting, and disability services. Used for vaccinations and housing appointments. Richmond's Hope runs bereavement sessions twice weekly. Flyer stands aid accessibility Usage varies from frequent to unknown 	Develop as Council Hub	<ul style="list-style-type: none"> Already functioning and valued as a hub but is currently underperforming in terms of community experience, access, flexibility and service innovation Only building in Dunbar with Changing places toilet , 24x7 access and fully fenced play areas Fit for purpose Low future investment costs
Dunbar Town House		<ul style="list-style-type: none"> Used for exhibitions, meetings, and book groups. Regularly used by Quakers (2–3x/month), history society (daily), and local charities. Kitchen facilities are adequate. Some respondents were unaware of the venue 	Develop as Community Node: Explore a suitable council-community shared model or full CAT	<ul style="list-style-type: none"> Some community interest seen to develop as Heritage/Cultural/ Creative Community hub Prominent civic landmark and focal point on Dunbar High Street Seen as part of the “Spirit of Dunbar”
East Linton Library		<ul style="list-style-type: none"> Regularly used for borrowing books, mainly by families with young children. Weekly use common; some visit every open day. Used by Lynton Day Centre (half the ground floor). Activities: book club, after-school groups, school visits, BookBug, Lego, colouring. Services: IT access, printing, council info, hearing aid batteries, event info, research. Space also used by crafters, walkers, and book lovers 	Develop as Community Node: Explore a suitable council-community shared model or full CAT Begin conversations with community groups to gauge interest and capacity for long-term stewardship	<ul style="list-style-type: none"> Some community interest seen to develop as a Wellbeing/Social Community Facility The only free and accessible ELC community resource in East Linton Provides a safe, warm, and welcoming space – important for those experiencing isolation

Fa'side

DATA ANALYSIS

PHASE 1A OVERVIEW

PHASE 1B OVERVIEW

SUMMARY / POTENTIAL PATHWAYS

Asset Data Summary: Fa’side

Summary of data received as of 28th March 2025.

Buildings under consideration in this area	Summary
Elphinstone Community Centre	Available data suggests this building requires significant investment/intervention to make it fit for continued use . Both the condition and fitness for purpose has been reported as 'satisfactory' with some deterioration showing and minor problems effecting efficiency of operations. The 'Future Condition Investment Required Costs' are comparatively high against all 29 assets in scope (3rd quartile). Notably, adapting this building to achieve NZC has been reported to require 'major work' but it has been suggested it may well be 'unachievable' - further investigation required.
George Johnson Centre	Based on the available data this building is performing very well compared against all 29 assets and is fit for continued use with minor intervention . It is reported to be in a 'good' condition and fit for purpose, its 'Future Condition Investment Required Costs' fall in the lowest quartile compared to all other assets in scope (1 st quartile). This building requires 'minimal work' (feasible with minimal structural changes) to achieve NZ benchmarks.
Macmerry Village Hall	Based on the available data this building requires substantial investment/intervention to be fit for continued use and is performing poorly compared to all assets in scope. The fitness for purpose is reported as 'bad' - does not support the delivery of services. The condition is reported to be 'poor' with major defects showing and/or not operating as intended. The 'Future Condition Investment Required Costs' for the building are in the highest quartile compared with all other 29 assets in scope (4th quartile). Notably this building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Ormiston Community Centre	This building is fit for continued use with some investment/intervention ; its 'Future Condition Investment Required Costs' are reported to be in the lowest quartile compared to all other assets in scope. Both the condition and fitness for purpose are reported to be 'satisfactory' with some deterioration showing and minor problems effecting efficiency of operations. This building requires 'minimal work' (feasible with minimal structural changes) to achieve NZ benchmarks.
Ormiston Library	This building is fit for continued use but requires some intervention/investment . The condition is reported to be 'satisfactory' with signs of deterioration, while the fitness for purpose is reported to be in the highest category of 'good'. The 'Future Condition Investment Required Costs' are reported to be comparatively high (3rd quartile) against all other assets in scope. This building requires 'minimal work' (feasible with minimal structural changes) to achieve NZ benchmarks.
Trevelyan Hall	This building requires substantial investment/intervention to be fit for continued use - the most significant issue being its adaptability to Net Zero Carbon and its current condition. The fitness for purpose of the building has been reported to be 'satisfactory', with some minor problems, however the condition has been rated 'poor' - showing major defects and/or not operating as intended. The 'Future Condition Investment Required Costs' are comparatively high against all other assets in scope (3rd quartile). Notably, adapting this building to achieve NZC has been reported to require 'major work' but it has been suggested it may well be 'unachievable' - further investigation required.

Phase 1A Workshop : Fa'side

DATE: 9th APRIL 2025 (20 participants) LOCATION: ROSS HIGH SCHOOL, TRANENT

Considering the stakeholder workshops represent a small group of 20 stakeholders, the workshop summary below outlines the main themes that emerged. Detailed building specific engagement insights from the workshop can be found in Appendix

Please note this is an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Elphinstone Community Centre	<ul style="list-style-type: none"> Recognition of the value of working with local organisations, schools, businesses and other community groups to support shared goals Food related initiatives such as a community cafes seen as important to community support and engagement as seen in the case of Ormiston Library with the current temporary larder/pantry tent Adapting to demographic and social change – importance of staying relevant to a changing population with diverse needs and expectations 	<ul style="list-style-type: none"> Emphasis on accommodating different age groups and needs Strategic development, consideration of long-term investment in purpose-built or renovated facilities Greater youth engagement – welcoming and equipped space to engage with young people Exploration of funding opportunities: Trevelyan Hall identified as a potential sale option (due to its condition and underutilisation) and to ringfence the proceeds towards a suitable purpose-built facility for the community 	<ul style="list-style-type: none"> Limited transport links hindering access to community spaces and services Poor communication between council and community impacting co-ordination and progress regarding community use of Ormiston Library Reduced community use due to restrictive hours or unclear booking systems across all buildings
George Johnstone Centre			
Macmerry Village Hall			
Ormiston Community Centre			
Ormiston Library			
Trevelyan Hall			

Phase 1B Public Engagement : Fa'side page 1 of 3

DATE: 19th May – 29th June 2025

Feedback collected via **ONLINE ENGAGEMENTS, DROP-IN SESSIONS, INFORMATION DEPOSIT POINTS** and **YOUTH ENGAGEMENTS** – total number of responses: 154

Summary of the **main themes raised**, **Opportunities Highlighted**, and **Challenges Identified** for each of the assets in this Area according to the public engagement phase of the project. For a more detailed breakdown of the responses please review the appendices. As with phase 1A please note this was an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Elphinstone Community Centre	<ul style="list-style-type: none"> Valued locally but underused and underpromoted Perceived as serving only Elphinstone residents Low visibility limits its broader community role Elphinstone Miner's Club increasingly used by community Increased population placing pressure on school places 	<ul style="list-style-type: none"> Potential to become a versatile event and activity space Could serve wider area including Tranent Strong strategic opportunity to engage a wider audience through targeted promotion and inclusive positioning 	<ul style="list-style-type: none"> Low public awareness and narrow perception of purpose Limited usage and restricted engagement from non-local residents Lack of visibility hinders growth and community impact
George Johnston Centre	<ul style="list-style-type: none"> Well-used, multi-purpose community and public service hub Inclusive, safe, and welcoming for a diverse range of users Central to delivering face-to-face council and support services 	<ul style="list-style-type: none"> Introduce co-working and hot-desking to activate underused space Expand use of meeting rooms for pop-ups, events, and exhibitions Extend evening and weekend hours to meet community demand Improve service promotion and public navigation within the building 	<ul style="list-style-type: none"> Limited parking and restricted hours hinder access Library layout, tech issues, and lack of study/work space reduce utility Underused internal areas and poor visibility of information (e.g. noticeboards) Confusing access to services affects user experience

"For people who need to book a hall or host an event this would be a good alternative to Tranent."

Phase 1B Public Engagement – response for Dunbar Town House

"It's a go-to hub not just for Tranent but also for those in the surrounding villages"

Phase 1B Public Engagement – response for George Johnson Centre

Phase 1B Public Engagement : Fa'side page 2 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Macmerry Village Hall	<ul style="list-style-type: none"> Valued primarily for the Men's Shed, which supports mental health and social inclusion, reported to be one of the most successful examples of a 'Men's Shed' in Scotland Previously a vibrant multi-user space, now underused and perceived as dominated by one group Building condition is very poor, affecting usability and safety 	<ul style="list-style-type: none"> Potential to redevelop into a multi-use community hub for learning, youth work, remote working, and events Opportunity to expand Men's Shed's role while making space more inclusive Physical accessibility of the building Could serve wider community needs through refurbishment and clearer booking processes Increased use of Macmerry Miner's Club by the community 	<ul style="list-style-type: none"> Severe building disrepair: broken facilities, poor heating, mould, outdated infrastructure Perceived exclusivity and cleanliness concerns linked to Men's Shed use Lack of promotion, limited transport access, and high hire costs deter wider use Absence of clear management and booking pathways limits community engagement
Ormiston Community Centre	<ul style="list-style-type: none"> Only dedicated community space in Ormiston; modern, safe, and valued Strong local ownership and pride in the facility Current use is limited due to access barriers and administrative constraints Presence of Day Centre noted as being a primary user of the community centre 	<ul style="list-style-type: none"> Resume private hires (e.g. birthday parties) and expand community events Coordinate shared programming with local groups Introduce co-management or advisory models to improve access and flexibility Provide booking training and support for local users 	<ul style="list-style-type: none"> Low usage despite strong community value Cluttered shared spaces and lack of janitorial support High hire costs and administrative hurdles (e.g. booking system, unhelpful processes) Poor communication and limited online promotion reduce awareness and reach

"Age Scotland use our Men's Shed as a template for all other Men's Sheds in Scotland"

Phase 1B Public Engagement – response for MacMerry Village Hall

"Consider forming a community advisory board to help oversee use and accessibility."

Phase 1B Public Engagement – response for Ormiston Community Centre & Ormiston Library

Phase 1B Public Engagement : Fa'side page 3 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Ormiston Library	<ul style="list-style-type: none"> Strong community asset supporting education, wellbeing, and inclusion Strategically located near school and park, making it a natural hub for families Underutilised due to limited hours, facility gaps, and lack of promotion 	<ul style="list-style-type: none"> Expand into a multi-use hub with café, toilets, co-working, and events Integrate with school library to improve reach and efficiency Position as a base for wider council and community services Provision of café and public toilets to generate income and footfall from those visiting park/playground Offer private hire and outdoor programming linked to the park 	<ul style="list-style-type: none"> Limited and inconsistent opening hours restrict access for working families Facilities in need of upgrade (e.g. toilets, doors, workspace setup) Unwelcoming exterior and lack of promotional activity Inconsistent staffing limits user experience and familiarity
Trevelyan Hall	<ul style="list-style-type: none"> Only publicly owned community space in Pencaitland with regular multi-age group use Plays an important role in wellbeing, early years support, and community events Widely recognised as poorly maintained and in need of significant investment Presence of Pencaitland Day Centre noted – used on a weekly basis 	<ul style="list-style-type: none"> Could become a vibrant local hub for events, co-working, and pop-up services (e.g. visiting library) Strong local use and location make it a good candidate for redevelopment or replacement Existing user base and central position support potential for expanded community function 	<ul style="list-style-type: none"> Poor internal condition: heating, toilets, and general maintenance are inadequate Inaccessible layout and no dedicated parking Booking is unreliable due to lack of janitorial staff Competition from alternative venues due to the hall's current state and image Concern that loss of this asset, combined with parking charges, worsens rural isolation and diminishes community spirit

“People have talked for ages about making the library more of a community hub”

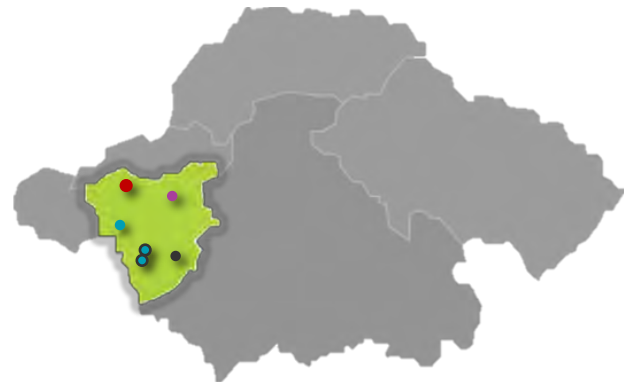
Phase 1B Public Engagement – response for Ormiston Library

“It would require considerable money, time and imaginative use of the whole building to create a workable, helpful ‘centre of the community’”

Phase 1B Public Engagement – response for Trevelyan Hall





Summary Overview: Fa'side

Strong community desire and need for well-maintained, accessible, and locally managed spaces – currently undermined by poor infrastructure, unclear booking systems, and perception of neglect. The feedback reflects a community rich in energy and ideas but constrained by systemic underinvestment and operational obstacles. There is a real risk of losing vital community connections unless spaces are made fit for purpose and easier to access.





Develop as Council Hub	
George Johnston Centre	Already functioning as a successful, cost-efficient, and inclusive community hub that plays a key role in delivering both statutory and voluntary services
Develop as Community Node	
Elphinstone Community Centre	Explore viability of shared school-community model to maximise use and provide family and youth community support
Ormiston Community Centre (OCC)	Considering asset proximity, engage with community to explore viability of co-locating community services to either OCC or OL Potential for CAT but operational change and support needed to make viable
Ormiston Library (OL)	
Macmerry Village Hall	Explore a suitable council-community shared model or full CAT with the Men's Shed – if no community interest, then explore redevelopment potential for income generation opportunities
Consider Sale Options	
Trevelyan Hall	Suggestion for proceeds to be ringfenced for community benefit - contingent upon legal review of common good status and sale restrictions Note: historically, no appetite for Community Asset Transfer
Ormiston Community Centre (OCC)	Assuming co-location of community led services is possible this would render either OCC or OL as surplus and available for sale
Ormiston Library (OL)	

Summary : Fa'side Page 1 of 2

Building name		Current Use	Potential Pathway	Reasoning
George Johnston Centre		<ul style="list-style-type: none"> Used for library, toilets, council services, and socialising (café). Hosts children's groups, community events, school visits, and crafting clubs Supports work/study (hot desking), voting, and disability 	Develop as Council Hub	<ul style="list-style-type: none"> Already functioning as a successful, cost-efficient, and inclusive community hub that plays a key role in delivering both statutory and voluntary services Performing very well compared to the 29 assets Fit for continued use with minor intervention
Elphinstone Community Centre		<ul style="list-style-type: none"> Valued locally but underused and underpromoted Elphinstone Miner's Club increasingly used by community 	Develop as Community Node: Explore viability of shared school-community model	<ul style="list-style-type: none"> Some community interest seen To maximise use and provide family and youth community support Increased population placing pressure on school places Condition is reported to be 'satisfactory'
Macmerry Village Hall		<ul style="list-style-type: none"> Previously a vibrant multi-user space Now underused and perceived as dominated by one group: The Men's Shed used few times a week Used for community council meetings and annual gala week in June 	Develop as Community Node: Explore a suitable council-community shared model or full CAT with the <i>Men's Shed</i> otherwise Redevelop	<ul style="list-style-type: none"> Some community interest seen Men's Shed deeply valued resource for the community and needs a dedicated space based on feedback This building requires substantial investment/intervention to be fit for continued use
Trevelyan Hall		<ul style="list-style-type: none"> Only publicly owned community space in Pencaitland with regular multi-age group use Plays an important role in wellbeing, early years support, and community events 	Consider Sale Options: Suggestion for proceeds to be ringfenced for community benefit	<ul style="list-style-type: none"> Historically, no appetite for Community Asset Transfer Widely recognised as poorly maintained and in need of significant investment NZC has been reported to require 'major work' and could be unachievable

Summary : Fa'side page 2 of 2

Building name		Current Use	Potential Pathway	Reasoning
Ormiston Community Centre		<ul style="list-style-type: none"> Once a year for flower show Art classes and elections Toddler classes during term time 	Develop as Community Node	<ul style="list-style-type: none"> Some community interest seen fit for continued use with some investment/intervention Potential for CAT but operational change and support needed to make viable
			Consider Sale Options:	<ul style="list-style-type: none"> Assuming co-location of community led services is possible this would render either OCC or OL as surplus and available for sale
Ormiston Library		<ul style="list-style-type: none"> Strong community asset supporting education, wellbeing, and inclusion Underutilised due to limited hours, facility gaps, and lack of promotion Temporary larder/pantry tent 	Develop as Community Node:	<ul style="list-style-type: none"> Some community interest seen condition is reported to be 'satisfactory' Potential for CAT but operational change and support needed to make viable Considering asset proximity to OCC, engage with community to explore viability of co-locating community services to either OCC or OL
			Consider Sale Options:	<ul style="list-style-type: none"> Assuming co-location of community led services is possible this would render either OCC or OL as surplus and available for sale condition is reported to be 'satisfactory'

Haddington & Lammermuir

DATA ANALYSIS

PHASE 1A OVERVIEW

PHASE 1B OVERVIEW

SUMMARY / POTENTIAL PATHWAYS

Asset Data Summary: Haddington & Lammermuir

Summary of data received as of 28th March 2025.

Buildings under consideration in this area	Summary
Haddington Town House	Based on the available data this building is not fit for continued use without significant investment/intervention - the most significant issue being its adaptability to Net Zero Carbon and improvements required in terms of condition and fitness for purpose. For both condition and fitness for purpose the building is reported to be 'satisfactory' with some signs of deterioration and problems effecting the efficiency of operations – investment required to improve. The 'Future Condition Investment Required Costs' are comparatively low against all 29 assets in scope (2nd quartile). Notably, adapting this building to achieve NZC has been reported to be 'unachievable'. Please note: This building is currently mothballed and as a result not available to the public
John Gray Centre	The John Gray Centre is the most fit for continued use compared to all other assets in this area, however, it still requires some interventions/investment . The building's condition is reported to be 'satisfactory', performing as intended with minor signs of deterioration. The fitness for purpose is reported to be 'good' - performing well and operating efficiently. The 'Future Condition Investment Required Costs' are comparatively low against all of the 29 assets in scope (2nd quartile). Notably this building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
John Muir House Including Former Court	Based on the available data this building is not fit for continued use without significant investment/intervention - the most significant issue being its adaptability to Net Zero Carbon and costs associated with condition. The fitness for purpose is reported to be 'good' - performing well and operating efficiently. The condition is 'satisfactory' with signs of deterioration (some investment required). The 'Future Condition Investment Required Costs' are comparatively high against all 29 assets in scope (3rd quartile). Notably, adapting this building to achieve NZC has been reported to require 'major work' but it has been suggested it may well be 'unachievable' - further investigation required. Please note: the Former Court is currently mothballed
Nungate & Haddington Community Centre	Based on the available data this building is not fit for continued use without substantial investment/intervention . The fitness for purpose of the building has been rated highly (good) - performing well and operating efficiently. The condition of the building has been reported as 'poor' with defects showing. The 'Future Condition Investment Required Costs' are in the highest quartile compared to all 29 assets in scope (4th quartile). Notably this building requires 'major work' (substantial investment required and may face structural limitations) to achieve NZ benchmarks.

Phase 1A Workshop : Haddington & Lammermuir

DATE: 2nd APRIL 2025 (20 participants) LOCATION: CORN EXCHANGE, HADDINGTON

Considering the stakeholder workshops represent a small group of 20 stakeholders, the workshop summary below outlines the main themes that emerged. Detailed building specific engagement insights from the workshop can be found in Appendix

Please note this is an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Haddington Town House	<ul style="list-style-type: none"> Ambition to make Haddington a destination and attract more visitors Community capacity – Community Asset Transfer only possible if sustainable for the people to manage Consideration of physical access, transport links and connectivity to surrounding areas Haddington Town Hall and the Court at John Muir House are both mothballed – no current use 	<ul style="list-style-type: none"> Opportunity for community to collaborate and explore options for shared ownership or community asset transfer. Some 3rd party organisations have shown interest. However, needs further exploration Support for local enterprise and services Improved visibility, awareness and accessibility of available facilities and services Multi-use spaces – creating adaptable environments that can serve a variety of functions and user groups 	<ul style="list-style-type: none"> Difficult to find and book available meeting space in the area More clarity and support needed regarding Community Asset Transfer processes and opportunities Restricted opening hours limiting out of hours use and access Ongoing issues relating to maintenance, repair needs and physical limitations of the space
John Gray Centre			
John Muir House including former Court			
Nungate & Haddington Community Centre*			

**Nungate representation only. No representation from the Tynebank Centre*

Phase 1B Public Engagement : Haddington & Lammermuir page 1 of 2

DATE: 19th May – 29th June 2025

Feedback collected via ONLINE ENGAGEMENTS, DROP-IN SESSIONS, INFORMATION DEPOSIT POINTS and YOUTH ENGAGEMENTS – total number of responses: 140

Summary of the **main themes raised**, **Opportunities Highlighted**, and **Challenges Identified** for each of the assets in this Area according to the public engagement phase of the project. For a more detailed breakdown of the responses please review the appendices. As with phase 1A please note this was an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Haddington Town House	<ul style="list-style-type: none"> Central, historic building with strong symbolic and civic value Seen as a potential community and cultural hub for Haddington and beyond Currently underused and closed to the public, despite strong local interest Pressure to meet unmet demand for events, education, and social activities 	<ul style="list-style-type: none"> Host diverse events: ceilidhs, weddings, lectures, exhibitions, festivals Provide space for U3A, third sector, and local business functions Generate income through hires and overflow use from other venues Reinforce Haddington's role as a regional centre through strategic repurposing 	<ul style="list-style-type: none"> Currently mothballed and seen as a wasted civic asset Requires investment to address condition, comfort, and accessibility Differing public views: some support revitalisation, others favour mothballing High expectations due to limited alternative venues in town
John Gray Centre	<ul style="list-style-type: none"> Well-used, inclusive community hub with strong social impact Offers cultural, educational, and intergenerational activities Multipurpose facility supporting a wide range of public use Faces barriers due to limited accessibility and inconsistent hours 	<ul style="list-style-type: none"> Expand wellness, family, and educational programming Connect with tourism (e.g. walking tours, farmers markets) Boost room hire, co-working, and explore café or donation models Strengthen visibility through improved promotion and community engagement 	<ul style="list-style-type: none"> Poor disabled parking management and limited opening hours Disruptive issues with temperature, acoustics, and fire alarms Confusing booking process, especially for repeat users Undermarketed services leading to underutilisation

"It is in a dominant position in the town and should be a building which provides a focus for the cultural life of the community"

Phase 1B Public Engagement – response for Haddington Town House

"It is a hub in Haddington providing a wide range of services to the community. It is in a good central location for this."

Phase 1B Public Engagement – response for Haddington Town House

Phase 1B Public Engagement : Haddington & Lammermuir page 2 of 2

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
John Muir House (including former court)	<ul style="list-style-type: none"> Used sparingly and only when in need for council services Poor accessibility, confusing layout, and fragmented services Significant underutilisation and inefficient internal environment Strong local interest in repurposing and future transformation Recognition of heritage value in the Old Court House 	<ul style="list-style-type: none"> Transform the Old Court House into a community hub or venue Introduce flexible workspace, small business units, or pop-up services Consolidate and streamline council services for greater efficiency Explore partial redevelopment or relocation of council HQ Improve access and visibility to increase public use 	<ul style="list-style-type: none"> Lack of lift and poor signage hinder accessibility Inadequate parking and poor transport links deter use Building is cold, uncomfortable, and seen as outdated Dispersed service points reduce operational efficiency Perception that the building is unwelcoming or irrelevant in its current form
Nungate & Haddington Community Centre	<ul style="list-style-type: none"> Vital and inclusive hub for diverse community needs Strong accessibility and convenient location Flexible, warm space suited to a wide range of uses Only community facility serving the Nungate area 	<ul style="list-style-type: none"> Increase bookings through improved promotion and digital presence Attract new user groups (e.g. arts, wellness, parties, classes) Extend availability beyond current usage hours Introduce professional venue management or volunteer coordination 	<ul style="list-style-type: none"> Building exterior in poor condition (leaks, rotting fixtures) Operational issues with caretaker and lack of Wi-Fi/screen access Not listed on council website — low visibility despite high potential Limited storage space and modernisation needs

“It’s important only as a centre of local government for the council but not specifically to the community”

Phase 1B Public Engagement – response for John Muir House

“It has a lot of potential and could be used a lot more”

Phase 1B Public Engagement – response for Nungate & Haddington Community Centre

Summary Overview: Haddington & Lammermuir

The overall sentiment for the Haddington & Lammermuir area, is mixed but cautiously optimistic, with a clear desire for better use of community assets and improved accessibility (Bus links should be reviewed for all four assets in this area to allow people from across the area to access via public transport) . The community is engaged and invested in the future of its public buildings. While there's frustration with current access, use, and communication, the sentiment is hopeful and solution-focused, indicating strong civic interest and potential for revitalisation if action is taken.



Develop as Council Hub

John Muir House (incl. Former Court)

Explore feasibility of converting Former Court into a multi-use hub for Haddington & Lammermuir and retaining other parts - feasibility study required to assess viability and accessibility concerns
Opportunity to **consider sale options** or **redevelop** the rear of the site to support capital generation to fund conversion

John Gray Centre

Consider including John Gray Centre in campus style of council hub due to proximity and overlap of services already on offer. The building is reported to already be operating as a vibrant community hub, offering essential services for all ages with some suggested improvements for community value.

Develop as Community Node





Haddington Town Hall
(Note: This is a Common Good asset)

Reopen and develop as a creative, cultural community facility with community engagement and involvement – **already interest in lease opportunities**
Community interest in ownership but concern exists around capacity and leadership — **CAT could be explored longer term**

Nungate & Haddington Community Centre

Continue current offering and **explore a suitable council-community shared model or full CAT**
The building requires works done before it can be fit for continued use - transitional support along with a clear asset condition disclosure is critical for community ownership

Summary Overview: Haddington & Lammermuir

Building name		Current Use	Potential Pathway	Reasoning
John Muir House (incl. Former Court)		<ul style="list-style-type: none"> Former Court building currently mothballed Used for council services such as registrations, interviews Used by council staff working from the building 	<p>Develop Partially as Campus style Council Hub: Explore feasibility of converting Former Court into a multi-use hub</p> <p>Consider Partial Sale Options: rear of the site to support capital generation to fund conversion</p> <p>Or Partial Redevelopment</p>	<ul style="list-style-type: none"> Recognition of heritage value in the Old Court House Strong local interest in repurposing and future transformation Desire to transform the Old Court House into a community hub or venue Used sparingly and only when in need for council services (registrations) this is not a particularly community valued 'building'. General feedback is to move to the courthouse Strong local interest in repurposing and future transformation
John Gray Centre		<ul style="list-style-type: none"> Well-used Offers cultural, educational, and intergenerational activities Multipurpose facility supporting a wide range of public use 	Develop Partially as Campus style Council Hub due to proximity and overlap of services already on offer.	<ul style="list-style-type: none"> Reportedly already operating as a vibrant community hub, offering essential services for all ages Inclusive community hub with strong social impact
Haddington Town Hall		<ul style="list-style-type: none"> Currently underused and closed to the public, despite strong local interest 	Develop as Community Node: CAT could be explored longer term	<ul style="list-style-type: none"> Already interest seen in lease opportunities Seen as a potential community and cultural hub for Haddington and beyond
Nungate & Haddington Community Centre		<ul style="list-style-type: none"> Used by Friday Friends 	Develop as Community Node: explore a suitable council-community shared model or full CAT	<ul style="list-style-type: none"> Community interest seen in engagements Already running at full capacity and managed by the community Could be taken over by the community fully or partially with council support to transition roles

Musselburgh, Wallyford & Whitecraig

DATA ANALYSIS

PHASE 1A OVERVIEW

PHASE 1B OVERVIEW

SUMMARY / POTENTIAL PATHWAYS

Asset Data Summary: Musselburgh, Wallyford & Whitecraig

Summary of data received as of 28th March 2025

Buildings under consideration in this area	Summary
Brunton Hall & Theatre	Based on the available data this building requires substantial (potentially unaffordable) investment/intervention to be fit for continued use . Both the condition and fitness for purpose of the building are reported as 'poor' with signs of major defects/problems. The 'Future Condition Investment Required Costs' are the highest against all 29 assets in scope (4 th quartile) – significantly so, this is likely due to the discovery of RAAC. This building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Musselburgh East Community Learning Centre	This building is fit for continued use and is performing well against all assets in scope - it is reported to be in a good condition and fit for purpose and its 'Future Condition Investment Required Costs' fall in the lowest quartile compared to all other assets in scope (please note this building is under a PPP contract). This building requires 'minimal work' (feasible with minimal structural changes) to achieve NZ benchmarks.
Musselburgh Library	Based on the available data this building requires substantial investment/intervention to be fit for continued use . Both the fitness for purpose and the condition of the building have been reported as 'satisfactory' with signs of deterioration and problems effecting the efficiency of the operations. The 'Future Condition Investment Required Costs' are in the highest quartile compared with all 29 assets in scope (4th quartile). Notably this building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Musselburgh Old Town Hall	Based on the available data this building requires substantial investment/intervention . Both the fitness for purpose and the condition have been reported as 'poor' - showing major defects and not operating optimally. Notably, adapting this building to achieve NZC has been reported to be 'unachievable'. Please note: no data available for 'Future Condition Investment Required Costs', please also note this building is currently mothballed and not available to the public
Wallyford Learning Campus	This building is fit for continued use and is performing well against all assets in scope - it is reported to be in a 'good' condition and fit for purpose. Its 'Future Condition Investment Required Costs' fall in the lowest quartile compared to all other assets in scope. Please note this building is under PPP contract with BAM responsible for the management of the building. This building may be easily adaptable or require minimal work (feasible with minimal structural changes) to achieve NZ benchmarks - further investigation required.
Whitecraig Village Hub	This building is fit for continued use and is performing well against all assets in scope - it is reported to be in a good condition and fit for purpose, its 'Future Condition Investment Costs' fall in the lowest quartile compared to all other assets in scope. This building requires 'minimal work' (feasible with minimal structural changes) to achieve NZ benchmarks.

Phase 1A Workshop : Musselburgh, Wallyford & Whitecraig

DATE: 3rd APRIL 2025 (13 participants) LOCATION: MUSSELBURGH GRAMMAR SCHOOL, MUSSELBURGH

Considering the stakeholder workshops represent a small group of 13 stakeholders, the workshop summary below outlines the main themes that emerged. Detailed building specific engagement insights from the workshop can be found in Appendix.

Please note this is an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Brunton Hall & Theatre Musselburgh East Community Learning Centre Musselburgh Library Musselburgh Old Town Hall Wallyford Learning Campus Whitecraig Village Hub	<ul style="list-style-type: none"> Importance of asset location, connectivity and accessibility Value of historically and culturally significant assets especially Musselburgh Old Town Hall Ensuring relevance to both long-standing and new community members Musselburgh Old Town Hall and Brunton Hall & Theatre are mothballed – no current use but need suitable replacement as these have been deeply valued by the community Desire to have a purpose-built community hub and theatre in place of the now mothballed Brunton Hall & Theatre building 	<ul style="list-style-type: none"> Build on assets’ historical value, celebrate local identity and heritage Flexible use - creating multifunctional spaces Explore horticultural opportunities – utilise surrounding area and gardens Using buildings as a venue to foster community engagement Economic sustainability and regeneration – exploration of ways to generate income and contribute to broader renewal of the area 	<ul style="list-style-type: none"> Overcoming the buildings current unused state Addressing accessibility and condition issues Operational constraints and resource limitations Long term uncertainty – need for clear vision and viable business models

Phase 1B Public Engagement : Musselburgh, Whitecraig & Wallyford page 1 of 3

DATE: 19th May – 29th June 2025

Feedback collected via ONLINE ENGAGEMENTS, DROP-IN SESSIONS, INFORMATION DEPOSIT POINTS and YOUTH ENGAGEMENTS – total number of responses: 505

Summary of the **main themes raised**, **Opportunities Highlighted**, and **Challenges Identified** for each of the assets in this Area according to the public engagement phase of the project. For a more detailed breakdown of the responses please review the appendices. As with phase 1A please note this was an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
The Brunton Hall & Theatre	<ul style="list-style-type: none"> Deep cultural and civic importance to the community Closure due to RAAC has created a major service and identity gap Strong desire for an inclusive, multi-use venue that serves all generations Support for integrating public services to improve access and efficiency Emphasis on sustainability, income generation, and cultural legacy 	<ul style="list-style-type: none"> Redevelop or rebuild as a modern civic and cultural hub Include theatre, rehearsal, exhibition, café, meeting and event space Co-locate services like library, council desks, or health provision Generate income through ticket sales, hire, café revenue, and partnerships Re-establish Brunton as the cultural heart of Musselburgh and a driver for local pride and footfall 	<ul style="list-style-type: none"> Major structural issues due to RAAC, with unclear repair costs Outdated internal spaces and limited versatility in current layout Accessibility and navigation concerns (e.g., parking, disabled access) Risk of losing cultural identity in redevelopment if not handled carefully Long-term uncertainty about funding, timescales, and project scope with concerns over lack of clear future plans
Musselburgh East Community Learning Centre	<ul style="list-style-type: none"> Well-used, accessible, and positively regarded facility Plays an important role in community support and inclusion Valuable for council services, events, training, and food provision Limited public awareness and external visibility hinder broader use Some affordability and space-use challenges 	<ul style="list-style-type: none"> Expand promotion and signage to raise local awareness Increase flexible and affordable room hire for groups and events Enhance café offer and operating hours Develop surrounding outdoor space for community use Position the centre as a broader, more visible community hub 	<ul style="list-style-type: none"> Limited awareness of services and purpose among residents High hire costs for some community groups Inconsistent café opening times and rising prices Insufficient small/private meeting spaces Difficult access for those without transport; limited parking

"I feel strongly that we need either the Brunton Hall and Theatre as it was or an equivalent venue if replacement is a more viable option"

Phase 1B Public Engagement : Musselburgh, Whitecraig & Wallyford page 2 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Musselburgh Library	<ul style="list-style-type: none"> A well-used, inclusive, and valued community space seen as an essential Musselburgh asset Offers wide-ranging services beyond traditional library use Highly praised staff and atmosphere Recognised need for modernisation and investment Important civic and social role in the town centre Relocate with other services to form a council hub 	<ul style="list-style-type: none"> Potential to expand services and programming (e.g., tech classes, early-years, arts/wellbeing) Scope to integrate with other services or co-locate in a future hub Income generation through event hire, room rental, and community café Garden space could be developed for community use 	<ul style="list-style-type: none"> Poor building condition (roof, heating, lighting, pests) Accessibility issues: unreliable lift, awkward internal layout for wheelchair and buggy users Lack of public toilets and limited quiet/private or children's spaces High running costs and limited hours/staffing
Musselburgh Old Town Hall	<ul style="list-style-type: none"> Unclear accessibility and poor communication about building use and plans Deteriorating condition, with overdue repairs (e.g., roof) Importance as a listed heritage asset requiring sensitive adaptation Strong community recognition of its civic and historical value Desire for a community-led or co-managed future 	<ul style="list-style-type: none"> Repurpose as a multi-use cultural and community venue Highlight and leverage heritage and historic significance (Tolbooth, courtroom, cells) Support local pride, tourism, and economic regeneration Use outdoor space (e.g., garden, market area) to broaden community offer Foster collaborative management with local stakeholders to ensure sustainability Community interest expressed in taking on the operation 	<ul style="list-style-type: none"> Unclear or limited accessibility, including lack of lift Poor condition, especially urgent maintenance needs like roof repairs Lack of clarity and transparency on future plans and funding Heritage listing may constrain alterations or upgrades Currently mothballed, with no active use or visible progress

“Not necessarily this building, but a library is crucial. There are people who need the facilities and need them to be central in the town”

Phase 1B Public Engagement – response for Musselburgh Library

Phase 1B Public Engagement : Musselburgh, Whitecraig & Wallyford page 3 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Wallyford Learning Campus	<ul style="list-style-type: none"> Modern, well-equipped facility with strong community potential Serves a central role in local identity and wellbeing Hosts diverse educational, cultural, and social activities Access and inclusion are limited by operational structures and perceptions impacting utilisation Communication gaps reduce community awareness and engagement 	<ul style="list-style-type: none"> Expand public access to spaces like the gym, café, outdoor areas, and library Promote youth activities, community health services, and flexible event use Develop stronger school–community integration Improve marketing and visibility within the wider council area Use the building as a model for a multi-service community hub 	<ul style="list-style-type: none"> Building often feels inaccessible or unwelcoming to the public Limited access during school hours and confusing entry processes Inconsistent café and library hours; poor external promotion Practical issues: parking, lack of event storage, uncomfortable seating Perception of high hire costs and underused facilities
Whitecraig Village Hall (Low representation with 10 responses and under 10 responses for some of the questions)	<ul style="list-style-type: none"> Reported to be a vital local hub in a community with limited other facilities Hosts a variety of social, civic, and support services Strong local value and sense of ownership Awareness and visibility of the hall’s offer remains limited Space constraints limit capacity for wider programming 	<ul style="list-style-type: none"> Increase visibility and promotion to engage wider community Develop youth-focused activities and more evening/weekend use Expand social support services such as warm spaces and pantry provision Adapt programming to meet the needs of a growing local population Build on success as a model local community hub 	<ul style="list-style-type: none"> Many residents unclear about purpose or offer of the building Small building footprint restricts expansion of services or activities Limited opening hours, particularly at weekends Low local amenities and poor public transport limit access and reach

“As Whitecraig continues to grow and expand with new housing and school I am sure the Whitecraig Village Hub will continue to have a demand for its use in providing services and a place for people to meet and socialise...”

Phase 1B Public Engagement – response for Whitecraig Village Hub

“The Learning Centre is predominantly a school and campus so as such we feel that the community side of it has taken a back seat as far as not having our own space

Phase 1B Public Engagement – response for Wallyford Learning Campus




Summary Overview: Musselburgh, Wallyford & Whitecraig

The Brunton Hall and Theatre, Musselburgh Town Hall, and Musselburgh Library are seen as central to community identity, with strong support for modern, inclusive better replacements or upgrades. Residents call for improved accessibility, extended opening hours, and multi-use spaces that bring services together under one roof. Responses highlight the need for better community access, communication, and investment – notably in the case of Wallyford Community Learning Centre a better integration between community and school is required. Note that demand is anticipated to rise as the population grows (particularly for Whitecraig and Wallyford).






Develop as Council Hub	
Feedback from engagement has identified both Brunton Hall & Theatre (if redeveloped or repaired) and Musselburgh Old Townhall for use as potential Council Hub. Further investigation required.	
Develop as Community Node	
Musselburgh Old Town Hall (Note: This is a Common Good asset)	Community appetite to develop building and site as a mixed-use community hub and interest expressed in taking over conservation and operation of the building - preserving civic and cultural value while unlocking economic and social potential. Explore public-private partnerships and external funding opportunities.
Whitecraig Village Hub	Explore a suitable council-community shared model or full CAT This is a well functioning local hub/centre and a valued local resource which has benefited from recent investments.
Redevelop to Maximise use of the site	
Brunton Hall & Theatre (Note: This is a Common Good asset)	Community sees Brunton Hall as symbolically and functionally irreplaceable. Desire to redevelop the site to rebuild a flexible, integrated arts venue that maximises usage, income, and inclusion in place of the existing Brunton Hall & Theatre Suggestion to develop a masterplan with community input to balance heritage, civic and development goals
Retain as existing	
Musselburgh East Community Learning Centre	Strong community support and the building hosts important council and employability services. With no immediate alternative 'Council Service Hub' within this area we suggest retaining this as existing with a view to reassess prior to close of PPP contract (2035)
Wallyford Community Learning Centre	Continued council ownership with community and school co-delivery. This requires a shift in operation and perception – a more cohesive approach to build a stronger community-school integration to maximise potential
Consider Sale Options	
Musselburgh Library	Strong public support for the building and its services – however not sustainable to retain as-is due to rising costs and risks. Explore relocating within another hub or redeveloping the site to improve existing facilities. The library is highly valued and would benefit from being relocated to the appointed council hub

Summary: Musselburgh, Wallyford & Whitecraig Page 1 of 2

Building name		Current Use	Potential Pathway	Reasoning
Brunton Hall & Theatre		<ul style="list-style-type: none"> Closure due to RAAC has created a major service and identity gap Deep cultural and civic importance to the community Accessing council services, attending work-related meetings, paying bills, or using the public toilets Provided important council services and community meeting spaces, serving as a central point for public engagement. Box office to buy cinema tickets. Council services. Customer service desk. Toilets. Jazz and music concerts. Local council meetings. 	<p>Redevelop to Maximise use of the site: develop a masterplan with community input to balance heritage, civic and development goals</p>	<ul style="list-style-type: none"> Majority of the responses from engagements agreed that the Brunton Hall & Theatre should be repaired or replaced with a modern, multi-purpose venue that serves as a vibrant community hub Unless a new, fit-for-purpose venue is created, Musselburgh risks losing a vital part of what makes it a thriving and proud town. Convenient location, excellent accessibility, and affordable facilities.
Musselburgh Old Town Hall		<ul style="list-style-type: none"> Mothballed 	<p>Develop as Council Hub</p>	<ul style="list-style-type: none"> Cultural and civic heart of Musselburgh. Feedback from engagement has identified both Brunton Hall & Theatre (if redeveloped or repaired) and Musselburgh Old Townhall for use as potential Council Hub. Further investigation required.
Whitecraig Village Hub		<ul style="list-style-type: none"> Lunch clubs, councillor surgeries, council meetings Planning applications for new or proposed building works and meeting up with the staff 	<p>Develop as Community Node: Explore a suitable council-community shared model or full CAT</p>	<ul style="list-style-type: none"> Reportedly, a thriving hub in the Whitecraig community and well used.

Summary: Musselburgh, Wallyford & Whitecraig Page 1 of 2

Building name		Current Use	Potential Pathway	Reasoning
Musselburgh East Community Learning Centre		<ul style="list-style-type: none"> Well used by the community Diverse range of groups use the space Used for polling, council meetings, and regular ELC team activities (Mon–Fri). Hosts community groups (writing, children’s activities, birthday parties, gardening). Facilities used for café visits, bistro, blood donation, and work training. Used by East Lothian Counselling Network 	Retain as existing	<ul style="list-style-type: none"> This is a PPP contract reassess prior to close of contract (2035) Provides a much-needed space for community groups Strong community support and the building hosts important council and employability services. With no immediate alternative ‘Council Service Hub’ within this area we suggest retaining this as existing
Wallyford Community Learning Centre		<ul style="list-style-type: none"> Provides an alternative performance space now Brunton Theatre is no longer available Public library and community meeting spaces 	Retain as existing: Continued council ownership with community and school co-delivery	<ul style="list-style-type: none"> Better integration between community and school is required Demand is anticipated to rise as the population grows
Musselburgh Library		<ul style="list-style-type: none"> A well-used, inclusive, and valued community space Offers wide-ranging services beyond traditional library use 	Consider Sale Options: Explore relocating within another hub or redeveloping the site to improve existing facilities	<ul style="list-style-type: none"> Strong public support for the building and its services – however not sustainable to retain as-is due to rising costs and risks. The library is highly valued and would benefit from being relocated to the appointed council hub Poor building condition (roof, heating, lighting, pests) Recognised need for modernisation and investment

North Berwick Coastal

DATA ANALYSIS

PHASE 1A OVERVIEW

PHASE 1B OVERVIEW

SUMMARY / POTENTIAL PATHWAYS

Asset Data Summary: North Berwick Coastal

Summary of data received as of 28th March 2025.

Buildings under consideration in this area	Summary
Gullane Public Library	This building is fit for continued use but requires significant intervention/investment , most significantly costs related to its condition. The fitness for purpose is reported as 'good', performing well and operating as intended while the condition has been rated as 'satisfactory' with some deterioration beginning to show. The 'Future Condition Investment Required Costs' are in the highest quartile compared to all 29 assets in scope (4th quartile). This building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Gullane Recreational Facility Hall	Available data suggests this requires substantial investment/intervention to be fit for continued use - the most significant issue being its adaptability to Net Zero Carbon, and costs associated with its condition. The fitness for purpose has been reported as 'satisfactory' with some problems impacting operational efficiency. The condition has been reported as 'poor' - showing major defects. The projected running costs are high compared to the other 29 assets in scope (3rd quartile). Notably, adapting this building to achieve NZC has been reported to be 'unachievable'.
Hope Rooms	Based on the available data this building requires substantial intervention/intervention to be fit for continued use - the most significant issue being its adaptability to Net Zero Carbon and costs relating to condition investments. The fitness for purpose has been rated the highest rating of 'good' - performing well and operating efficiently. The condition has been reported as 'satisfactory' with some signs of deterioration (investment required). The 'Future Condition Investment Required Costs' are in the highest quartile compared to all 29 assets in scope (4th quartile). Notably this building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
North Berwick Community Centre	The available data suggests this building is fit for continued use but requires significant investment/intervention . The condition and fitness for purpose are both reported as 'satisfactory' with signs of deterioration and problems affecting the efficiency of operations. Notably this building requires 'major work' (substantial investment required and may face structural limitations) to achieve NZ benchmarks. Please note: No data has been provided for the 'Future Condition Investment Required Costs'.
North Berwick Library & Museum	This building is fit for continued use with some investment/intervention required - the most significant issue being its adaptability to Net Zero Carbon. Both the condition and fitness for purpose have been rated the highest (good) - performing well and operating efficiently. The 'Future Condition Investment Required Costs' are comparatively low compared against all 29 assets in scope (2nd quartile). Notably, adapting this building to achieve NZC has been reported to require 'major work' but it has been suggested it may well be 'unachievable' - further investigation required.

Phase 1A Workshop : North Berwick Coastal

DATE: 8th APRIL 2025 (17 participants) LOCATION: NORTH BERWICK COMMUNITY CENTRE, NORTH BERWICK

Considering the stakeholder workshops represent a small group of 14 stakeholders, the workshop summary below outlines the main themes that emerged. Detailed building specific engagement insights from the workshop can be found in Appendix

Please note this is an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Gullane Public Library	<ul style="list-style-type: none"> Emphasis on inclusive planning that reflects a wide range of local voices, interests and needs Desire for a clear, community driven vision reflective of local needs and aspirations Further exploration and clarity on what a community hub concept might look like for this area 	<ul style="list-style-type: none"> Consideration of opportunities to generate income and create long-term financial viability Shared use and collaboration between different community groups Greater youth engagement and participation as seen in Gullane library, Hope rooms Leverage an already engaged community and support opportunities for community ownership 	<ul style="list-style-type: none"> Representatives of one of the buildings unable to attend workshop – views still to be captured Activities are restricted to opening hours limiting further opportunities Volunteer frustration and fatigue (especially in NBCC and Gullane Recreational hall) - need for improved collaboration and support structure with council Concern about perceived value – community value may be overlooked if the focus is solely on cost-saving
Gullane Recreational Facility Hall			
Hope Rooms			
North Berwick Community Centre (NBCC)			
North Berwick Library & Museum*			

*no stakeholder representation from North Berwick Library & Museum
However, ELC met directly with Coastal Communities Museum representatives following the 1A stakeholder session

Phase 1B Public Engagement : North Berwick Coastal page 1 of 3

DATE: 19th May – 29th June 2025

Feedback collected via **ONLINE ENGAGEMENTS, DROP-IN SESSIONS, INFORMATION DEPOSIT POINTS** and **YOUTH ENGAGEMENTS** – total number of responses: **368**

Summary of the **main themes raised**, **Opportunities Highlighted**, and **Challenges Identified** for each of the assets in this Area according to the public engagement phase of the project. For a more detailed breakdown of the responses please review the appendices. As with phase 1A please note this was an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Gullane Public Library	<ul style="list-style-type: none"> Essential community lifeline supporting mental health, social connection, and early learning Highly inclusive and trusted space, especially for children, elderly, and newcomers Wide range of valued services including Bookbug, tech access, exhibitions, and home delivery Strong emotional and civic connection — integral to village identity and cohesion Building used by playgroup next door, consideration required when exploring options 	<ul style="list-style-type: none"> Expand opening hours and programming, particularly during school holidays Introduce practical add-on services (e.g. parcel lockers, banking, café) Promote space for rentals, events, and exhibitions Use as a local access point for public services and community partnerships Improve garden and explore online order collection options 	<ul style="list-style-type: none"> Limited and unpredictable opening hours; difficult for working people to access Poor public transport access and local awareness of services Garden and interior need upgrades; signage is inadequate Booking process for activities lacks flexibility Funding and staffing limitations restrict consistent delivery
Gullane Recreational Hall	<ul style="list-style-type: none"> Well-used for diverse activities across age groups. Serves as an essential overflow space when the village hall is at capacity. Centrally located and widely recognised as an important community asset. 	<ul style="list-style-type: none"> Expand programming for children, youth, and fitness. Upgrade kitchen and add new facilities (e.g., paddle court). Host more events to generate income. Consider Community Asset Transfer to GVA for better funding and management. 	<ul style="list-style-type: none"> Outdated condition, poor heating, and limited accessibility. Inadequate storage and poorly maintained outdoor areas. Slow council response to improvement needs; GVA bridging gaps. Confusing booking process (managed by GVA) and mixed views on necessity alongside village hall.

“Gullane is growing but has very few public amenities or places to take children. The friendly staff provide community connection.”

Phase 1B Public Engagement – response for Gullane Public Library

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“This a much need facility in an ever-growing community. It's location at the centre of the village makes it accessible for people and feels like the heart of the community.”

Phase 1B Public Engagement – response for Gullace Recreation Hall

Phase 1B Public Engagement : North Berwick Coastal page 2 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Hope Rooms	<ul style="list-style-type: none"> Valued community asset used for exhibitions, youth clubs, and local events Important intergenerational role, serving both older adults and young people Centrally located with strong historical and emotional ties to the community Flexible and affordable size, making it suitable for small group activities 	<ul style="list-style-type: none"> Expand use for adult learning, arts, music, and beach-related activities Add amenities like a café, toilets, or partitions to improve functionality Reinvigorate community engagement through broader programming and clearer access Explore alternate models - consider relocation of youth services to support multi-use potential 	<ul style="list-style-type: none"> High room hire costs restrict wider community use Poor accessibility and facilities (toilets, kitchen, disabled access) Low visibility and unclear booking process hinder usage by the community Post-COVID underuse and uncertainty over the building's future reduce momentum
North Berwick Community Centre	<ul style="list-style-type: none"> Vital community resource used regularly by a wide range of local groups Inclusive and accessible space serving all age groups Strong social impact, particularly in mental health, family support, and intergenerational connection Central location with parking, viewed as an important civic and cultural asset Undervalued due to poor visibility and management, despite high potential 	<ul style="list-style-type: none"> Reintroduce and expand programming, including adult learning, music events, and youth/family activities Activate underused spaces, such as the garden and mothballed nursery, for community use Establish a café or social hub to increase daily footfall and informal engagement Improve digital access – online bookings, calendars, and promotion Strengthen identity as an inclusive, daily-use community hub with diverse services and better outreach 	<ul style="list-style-type: none"> Poor management and communication, including unclear booking processes and limited staff knowledge Physical condition issues – heating problems, gloomy interiors, outdated facilities, and poor signage Underutilisation due to lack of promotion and a perception of exclusivity Insecure tenures for key user groups, limiting planning and investment Transport and access barriers, particularly for those outside walking distance or reliant on public transport

“It is vital for giving young people a place to gather with their friends. It is also the centre of youth activities in North Berwick and plays a vital role in helping youth of all ages spend their free time productively and safely.”

Phase 1B Public Engagement – response for Hope Rooms

“The community centre is at the centre of so many great projects that are meaningful to some of the town's most vulnerable groups of people”

Phase 1B Public Engagement – response for North Berwick Community Centre

Phase 1B Public Engagement : North Berwick Coastal page 3 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
North Berwick Library & Museum	<ul style="list-style-type: none"> Well-used, trusted community hub offering books, digital services, family groups, and council support Strong social and educational value, especially for families and early learning. Museum seen as an important cultural asset, led by volunteers and benefiting residents and tourists Safe, inclusive, and welcoming space, particularly in poor weather and school holidays. Helpful, knowledgeable staff and a space valued for recent improvements and community impact 	<ul style="list-style-type: none"> Expand events and cultural programming (talks, readings, music) Reintroduce a café or tearoom to attract more visitors Increase use of museum and meeting rooms for rentals and exhibits Add tourism-related services (e.g. merchandise, visitor info) Introduce small-fee classes while keeping core services free Improve signage and visibility to boost awareness and footfall 	<ul style="list-style-type: none"> Inconvenient opening hours and seasonal closures Car park congestion during busy periods Poor signage and limited visibility in town Accessibility issues: unreliable lift and restricted building upgrades due to conservation status Competition for meeting space rentals and underuse of museum during closure periods Inefficient temperature control and lack of café reduce comfort and visitor dwell time

“At a time when local communities are losing face to face services, local museums, together with other services situated together in the centre of communities, provide an exceptionally useful resource and meeting place for local communities”

Phase 1B Public Engagement – response for North Berwick Library & Museum

Summary Overview: North Berwick Coastal




Despite challenges around funding, management, accessibility, and infrastructure, there is strong local sentiment to keep these facilities open due to a lack of affordable alternatives and risks of an eroding a sense of community. There is demand for enhanced community-led planning, better resource allocation, clearer management, and targeted investment to future-proof decision making for a growing population. Community groups emphasise the importance of free and low-cost access for local clubs, charities, and social initiatives.



Develop as Council Hub	
North Berwick Library & Museum (NBLM)	NBLM-Currently well used as a free community resource and seen as a symbol of community care. Develop as the council service hub for North Berwick Coastal. Feasibility study recommended to confirm viability of co-location of council services alongside existing library and museum facilities.
Develop as Community Node	
North Berwick Community Centre (NBCC)	Explore a full CAT or suitable council-community shared model allowing for long leases maximise on community led management.
Gullane Recreational Facility Hall	Currently, partly leased to GVA (currently short lease but desire expressed for a long-term lease). Seen as an important community asset. Potential for a full CAT with initial support Currently criticised for appearance, maintenance and upkeep with the GVA already using own funds. Going to a community managed model will allow the community group to be self sustainable with initial set up support from the council.
Gullane Public Library	Explore a full CAT or a council-community shared model. If neither feasible, consideration for sale is suggested (consideration must be given to playgroup next door who use part of this building). Suggest repurposing services offered to meet community demands. Suggest further engagements.
Consider Sale Options	
Hope Rooms	Relocate the NBYP (potentially to NBCC building) and explore sale of the building for the proceeds to be reinvested back into the community. Currently, while important for the Youth Program the building is not used by wider community groups.



Summary: North Berwick Coastal page 1 of 2

*NBYP – North Berwick Youth Programme

Building name		Current Use	Potential Pathway	Reasoning
Gullane Public Library		<ul style="list-style-type: none"> Essential community lifeline supporting mental health, social connection, and early learning Wide range of valued services including Bookbug, tech access, exhibitions, and home delivery Building used by playgroup next door, consideration required when exploring options 	Develop as Community Node: Explore a full CAT or a council-community shared model. If neither feasible, consideration for sale is suggested	<ul style="list-style-type: none"> Strong emotional and civic connection — integral to village identity and cohesion Highly inclusive and trusted space, especially for children, elderly, and newcomers
Gullane Recreational Facility Hall		<ul style="list-style-type: none"> Well-used for diverse activities across age groups. Serves as an essential overflow space when the village hall is at capacity. Centrally located and widely recognised as an important community asset. 	Develop as Community Node: Potential for a full CAT with initial support	<ul style="list-style-type: none"> Already partly leased to GVA Currently short lease but desire expressed for a long-term lease Seen as an important community asset
Hope Rooms		<ul style="list-style-type: none"> Valued community asset used for exhibitions, youth clubs, and local events Important intergenerational role, serving both older adults and young people 	Consider Sale Options: Relocate the NBYP* (potentially to NBLM building) and explore sale options	<ul style="list-style-type: none"> Currently, while important for the Youth Program the building is not used by wider community groups. Being a community good building, proceeds to be reinvested back into the community Poor accessibility and facilities (toilets, kitchen, disabled access)

Summary: North Berwick Coastal page 2 of 2

*NBYP – North Berwick Youth Programme

Building name		Current Use	Proposed Direction	Reasoning
North Berwick Community Centre		<ul style="list-style-type: none"> Vital community resource used regularly by a wide range of local groups 	Develop as Community Node: Explore a full CAT or suitable council-community shared model	<ul style="list-style-type: none"> Strong social impact, particularly in mental health, family support, and intergenerational connection
North Berwick Library & Museum (NBLM)		<ul style="list-style-type: none"> Well used as a free community resource Safe, inclusive, and welcoming space, particularly in poor weather and school holidays Well used especially by families and for early learning 	Develop as Council Hub: Feasibility study recommended to confirm viability of co-location of council services alongside existing library and museum facilities	<ul style="list-style-type: none"> Well-used, trusted community hub offering books, digital services, family groups, and council support Seen as a symbol of community care Strong social and educational value A space valued for recent improvements and community impact

Preston Seton Gosford

DATA ANALYSIS

PHASE 1A OVERVIEW

PHASE 1B OVERVIEW

SUMMARY / POTENTIAL PATHWAYS

Asset Data Summary: Preston Seton Gosford

Summary of data received as of March 2025.

Buildings under consideration in this area	Summary
Longniddry Community Centre & Library	This building is fit for continued use but requires significant intervention/investment - the most significant issue being its adaptability to Net Zero Carbon and projected condition investment costs. The building has been reported to be fit for purpose and in 'satisfactory' condition with some signs of deterioration showing (investment required). The 'Future Condition Investment Required Costs' are comparatively high against all assets in scope (3 rd quartile). Notably this building requires 'major work' (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Pennypit Community Facility Centre	This building is fit for continued use with some investment/intervention required . The 'Future Condition Investment Required Costs' are comparatively low compared with all 29 assets in scope (2nd quartile). Both the condition and fitness for purpose have been reported as 'satisfactory' with signs of deterioration/problems (some investment required). This building requires minimal work (feasible with minimal structural changes) to achieve NZ benchmarks.
Port Seton Community Centre & Library	This building is fit for continued use with some investment/intervention required . The 'Future Condition Investment Required Costs' are the lowest compared to all other assets in scope (1 st quartile). Both the condition and fitness for purpose have been reported as 'satisfactory' with signs of deterioration/problems (some investment required). Notably this building requires major work (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Prestonpans Community Centre	Based on the available data this building is fit for continued use but requires significant investment/intervention . The fitness for purpose has been reported as 'good' - performing as intended and operating efficiently. The condition is reported to be 'satisfactory' with signs of deterioration. The 'Future Condition Investment Required Costs' are in the highest quartile compared to all 29 assets in scope (4th quartile). Notably this building requires 'major work' (substantial investment required and may face structural limitations) to achieve NZ benchmarks.
Prestonpans Library	This building is fit for continued use however will require significant investment/intervention noting that its adaptability to Net Zero Carbon has been reported to be 'unachievable'. The building is reported to be 'satisfactory' in terms of both condition and fitness for purpose with some signs of deterioration and minor problems effecting the efficiency of operations. The 'Future Condition Investment Required Costs' are comparatively low against all other assets in scope (2nd quartile).

Phase 1A Workshop : Preston Seton Gosford

DATE: 10th APRIL 2025 (14 participants) LOCATION: PRESTON LODGE HIGH SCHOOL, PRESTONPANS

Considering the stakeholder workshops represent a small group of 14 stakeholders, the workshop summary below outlines the main themes that emerged. Detailed building specific engagement insights from the workshop can be found in Appendix

Please note this is an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Longniddry Community Centre & Library	<ul style="list-style-type: none"> Ensuring affordability and accessibility while maintaining building upkeep and staffing levels Recognising non-monetary value – sharing successes and beneficial impacts beyond financial or quantitative measures Collaboration across different centres, sharing resources, learnings, and building a networked support system 	<ul style="list-style-type: none"> Exploring heritage as part of place-based regeneration and local identity Bridging divides between established and newer communities Community identity - building pride and recognition through sustained collaboration and shared vision Build on success of 'Positive Prescriptions' Prestonpans Community Centre actively pursuing leaseholder status and increased community ownership 	<ul style="list-style-type: none"> Avoiding fragmented decision-making that may weaken existing support systems Frequent reviews and reductions in staffing impacting service consistency, and overall delivery Restrictions around insurance, leases, and bureaucratic processes delaying or limiting new opportunities Fixed or reduced operating hours limiting community access and discouraging potential users
Pennypit Community Centre Facility			
Port Seton Community Centre & Library			
Prestonpans Community Centre			
Prestonpans Library			

Phase 1B Public Engagement : Preston Seton Gosford page 1 of 3

DATE: 19th May – 29th June 2025

Feedback collected via **ONLINE ENGAGEMENTS, DROP-IN SESSIONS, INFORMATION DEPOSIT POINTS** and **YOUTH ENGAGEMENTS** – total number of responses: **302**

Summary of the **main themes raised**, **Opportunities Highlighted**, and **Challenges Identified** for each of the assets in this Area according to the public engagement phase of the project. For a more detailed breakdown of the responses please review the appendices. As with phase 1A please note this was an engagement, not a consultation.

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Longniddry Library & Community Centre	<ul style="list-style-type: none"> Valued community hub, used regularly for a wide range of social, educational, and wellbeing activities for all ages Inclusive and welcoming, with friendly staff and volunteers Essential library services actively supporting literacy, learning and child development Improves wellbeing through physical activity, connection, reducing isolation and helping to build community cohesion 	<ul style="list-style-type: none"> Extend opening hours to include evenings and weekends to meet needs of working families Better utilise space for private events, performances, and health-related activities Improve promotion through signage, local advertising, and clear communication Enable community access via key-holder schemes and ELC funded 'trial hours' to encourage community-led programming 	<ul style="list-style-type: none"> Outdated systems (e.g. cash-only payments) and underpromotion of programming and services reduces uptake Building issues including heating control, flood risk, and access High hire rates and group eligibility rules perceived as restrictive Limited staff capacity affects what can be offered and when

"It works. It genuinely works. People use it. And not just one group or another — it cuts across generations and backgrounds."

Phase 1B Public Engagement – response for Longniddry Library & Community Centre

Phase 1B Public Engagement : Preston Seton Gosford page 2 of 3

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Pennypit Community Centre Facility	<ul style="list-style-type: none"> Acts as a vital and inclusive community hub supporting wellbeing, social connection, and family life Offers a wide range of activities for all ages, including fitness, baby groups, arts, and mental health support Welcoming staff and atmosphere highly valued; users feel respected and supported Café plays a key social role, offering affordable, relaxed space for interaction Clean and generally well-maintained, with strong local identity and reach into underserved areas 	<ul style="list-style-type: none"> Extend opening hours (evenings/weekends) and increase keyholder access to meet broader demand Expand youth and teen programmes, sensory and elderly services, especially in colder months Use space more flexibly for council services, events, and business use after hours Improve digital access and communication — online booking forms and clearer signage Support community-led activity and fundraising events to boost engagement and sustainability 	<ul style="list-style-type: none"> Accessibility limitations including poor wheelchair access, steep kerbs, and broken lift Inadequate heating and fragmented layout reduce comfort and usability Limited internet access and outdated paper-based booking systems Lack of evening/weekend opening restricts working families and isolated individuals Poor transport links and limited parking reduce access for some, particularly elderly residents Youth activity gaps and age-misaligned programming in school holidays
Port Seton Community Centre & Library	<ul style="list-style-type: none"> Serves as a vital community anchor, supporting social inclusion, health, education, and wellbeing Broad and inclusive programming for all ages, with a well-used library, valued café, and strong staff presence Adaptable to community needs, including specialist provision like sensory spaces and hybrid meetings Offers some of the best facilities in the area, including strong AV setups and accessible spaces 	<ul style="list-style-type: none"> Expand evening/weekend activities and add practical workshops (e.g. DIY, cooking, budgeting) Repurpose underused areas such as the library or changing rooms for more flexible services Improve physical infrastructure: soundproofing, seating, lighting, and energy efficiency (e.g. solar panels) Strengthen community sport and youth provision by using the sports centre more actively Consider asset transfer as a long-term strategy for community-led development and sustainability 	<ul style="list-style-type: none"> Inconsistent maintenance and heating issues reduce comfort and usability Staff shortages lead to unpredictable opening hours; centralised controls limit flexibility Library underutilised, and some internal spaces not optimised for demand Poor evening/weekend transport and car park lighting hinder access Anti-social behaviour flagged as a concern; stronger youth engagement could help Perception of inefficiencies compared to other centres; need for better cross-centre collaboration

“This building provides so much more than what people think”

Phase 1B Public Engagement – response for Pennypit Community Centre Facility

“Extremely important and vital facility at the heart of the community. Used by a wide demographic of ages and ensures local access for a wide range of purposes”

Phase 1B Public Engagement – response for Pennypit Community Centre Facility

Phase 1B Public Engagement : Preston Seton Gosford

Buildings under consideration in this area	Main themes raised	Opportunities highlighted	Challenges identified
Prestonpans Library	<ul style="list-style-type: none"> Seen as the social and cultural heart of Prestonpans – a focal point for the community Hosts a wide mix of activities for all age groups, from youth clubs to social groups for older adults. Youth engagement: young people co-designed youth space Contributes to reducing isolation among elderly residents and supports informal learning and cultural engagement. 	<ul style="list-style-type: none"> Increase evening and weekend opening hours to accommodate working individuals and private hire potential to use the outdoor and upstairs spaces more effectively — e.g. heritage engagement or income-generating uses Strong local investment in heritage (e.g. Preston Tower, civic square) presents opportunities to connect the library through initiatives like “heritage passports” Some appetite to explore relocation or consolidation of library services to free up space and increase flexibility of use 	<ul style="list-style-type: none"> Physical access limitations (i.e. lack of dropped kerb and mobility access through the carpark) Concern about overloading the building with additional services particularly ones that might conflict with its current peaceful and safe atmosphere Infrastructure is ageing, with heating and lighting needing improvement; noted to be uncomfortable in winter conditions
Prestonpans Community Centre	<ul style="list-style-type: none"> Essential community hub offering a wide range of social, cultural, and wellbeing activities Strong youth and older adult engagement, supporting life skills, inclusion, and social connection Valued café and civic role, contributing to affordability, health, and local democracy Busy, inclusive atmosphere with flexible multipurpose spaces 	<ul style="list-style-type: none"> Extend opening hours to evenings and weekends for classes, events, and private hire Host more cultural events like concerts, comedy, and exhibitions Consolidate local services (e.g., police, council support) under one roof Support working-age groups with tailored programming Repurpose as replacement for Brunton Hall to absorb displaced activity 	<ul style="list-style-type: none"> Accessibility issues (no dropped kerb, blocked facilities) Outdated infrastructure (cold, dark interior; poor Wi-Fi and payment systems) Limited schedule and staffing reduces flexibility and consistency Poor transport and parking limit access Lack of communication on programmes and services reduces engagement

“I use the library for books. I do not use the library for any business, you do not have adequate rooms to discuss things”

Phase 1B Public Engagement – response for Prestonpans Library

“Without open and warm spaces like this, the elderly and vulnerable in our community would face more social isolation”

Phase 1B Public Engagement – response for Prestonpans Community Centre

Summary Overview: Preston Seton Gosford

The Preston Seton Gosford area relies heavily on its community centres and libraries, which serve as hubs for social connection, learning, wellbeing, and support. These spaces host a wide range of activities for all ages but face challenges including reduced access, ageing infrastructure, and bureaucratic restrictions. As the population grows, residents call for greater investment, more flexible use, and integrated services that reflect local needs. Strong staff and volunteer contributions are widely valued, and there's a shared ambition to protect these assets while building a more inclusive, future-ready model of community support.



Develop as Council Hub

Port Seton Community Centre & Library

Develop as a campus style Council service hub – collocate overlapping services where possible. Explore opportunities for Port Seton Community Centre to accommodate face-to-face council services and enquiries to mitigate privacy concerns and the potential overburdening of Prestonpans library. Prestonpans Library to deliver library provision and associated services, and build on local heritage

Prestonpans Library

Develop as Community Node

Port Seton Community Centre & Library

If only part of the building is required as a council service hub, explore opportunities to identify parts of the building to explore suitable council-community shared models allowing for long leases to maximise community led management

Longniddry Community Centre & Library

Explore a suitable council-community shared model or full CAT A highly valued facility at the heart of a rapidly expanding village. It serves as the only large indoor community space in the area – it plays a key role for community cohesion




Prestonpans Community Centre

Explore a suitable council-community shared model or full CAT (through leaseholder status or similar arrangement) to align with the ambition of residents and partners to pursue lease holder status. Already functioning as a critical, high-demand community hub with strong civic, social, and recreational functions



Pennypit Community Centre Facility

Explore a suitable council-community shared model or full CAT A vital, inclusive, and much-loved community asset, central to health, wellbeing, family support, and social cohesion in Prestonpans. It already functions informally as a hub. Wheelchair access needs to be addressed

Summary: Preston Seton Gosford page 1 of 2

Building name		Current Use	Potential Pathway	Reasoning
Prestonpans Library		<ul style="list-style-type: none"> Seen as the social and cultural heart of Prestonpans – a focal point for the community. Hosts a wide mix of activities for all age groups, from youth clubs to social groups for older adults. Youth engagement: young people co-designed youth space Contributes to reducing isolation among elderly residents and supports informal learning and cultural engagement. 	Develop as a campus style Council Hub: co-locate overlapping services between the two buildings where possible	<ul style="list-style-type: none"> Explore opportunities for Port Seton Community Centre to accommodate face-to-face council services and enquiries to mitigate privacy concerns and the potential overburdening of Prestonpans library. Prestonpans Library to deliver library provision and associated services, and build on local heritage
Port Seton Community Centre & Library		<ul style="list-style-type: none"> Offers some of the best facilities in the area, including strong AV setups and accessible spaces Broad and inclusive programming for all ages, with a well-used library, valued café, and strong staff presence Serves as a vital community anchor, supporting social inclusion, health, education, and wellbeing 	Develop as Community Node:	<ul style="list-style-type: none"> If only part of the building is required as a council service hub, explore opportunities to identify parts of the building to explore suitable council-community shared models allowing for long leases to maximise community led management
Longniddry Community Centre & Library		<ul style="list-style-type: none"> Used regularly for a wide range of social, educational, and wellbeing activities for all ages Essential library services actively supporting literacy, learning and child development 	Develop as Community Node: Explore a suitable council-community shared model or full CAT	<ul style="list-style-type: none"> A highly valued facility at the heart of a rapidly expanding village the only large indoor community space in the area – it plays a key role for community cohesion

Summary: Preston Seton Gosford page 2 of 2

Building name		Current Use	Potential Pathway	Reasoning
Prestonpans Community Centre		<ul style="list-style-type: none"> Essential community hub offering a wide range of social, cultural, and wellbeing activities Strong youth and older adult engagement, supporting life skills, inclusion, and social connection Valued café and civic role, contributing to affordability, health, and local democracy Busy, inclusive atmosphere with flexible multipurpose spaces 	Develop as Community Node: Explore a suitable council-community shared model or full CAT (through leaseholder status or similar arrangement)	<ul style="list-style-type: none"> To align with the ambition of residents and partners to pursue lease holder status and increased community ownership Already functioning as a critical, high-demand community hub with strong civic, social, and recreational functions
Pennypit Community Centre Facility		<ul style="list-style-type: none"> Offers a wide range of activities for all ages, including fitness, baby groups, arts, and mental health support Café plays a key social role, offering affordable, relaxed space for interaction Offers a wide range of activities for all ages, including fitness, baby groups, arts, and mental health support 	Develop as Community Node: Explore a suitable council-community shared model or full CAT	<ul style="list-style-type: none"> A vital, inclusive, and much-loved community asset, central to health, wellbeing, family support, and social cohesion in Prestonpans It already functions informally as a hub

Asset Data: Overview

The building asset data overviews below are organised by building facet in no particular order. All data was received from ELC and analysed as part of Phase: 0 (Nov’24 – Mar’25). For breakdown per area and asset please find detailed analysis in the appendix.

*Utilisation data analysed in Phase 0 was excluded due to inconsistencies in the data available for each building. **Climate Resilience: flood plain risk data** analysed as part of Phase 0, omitted due to inconsistencies identified during Phase 1A – ELC have reviewed further and independently provided updated information available for Phase 1B’s Building Index Cards*

Summary of main themes per data category

Condition Overview

A measure of the physical condition of the building, taking into account the overall structure and components, such as the roof, walls, floors, electrical and mechanical systems.

Most community buildings are in **satisfactory condition** (69%), operating as intended but with some minor deterioration. A smaller proportion (17%) are in **poor** or **bad condition**, showing major defects or at risk of imminent failure – with the most serious case being **Brunton Hall in Musselburgh**. Only **10%** of buildings are rated as **good**, all located in Musselburgh. This suggests targeted investment may be needed in specific sites to address risks and preserve asset quality across the estate.

Future Condition Investment Required Costs Overview

An estimate of the amount of investment required over the next 10 years to address current or anticipated condition issues.

Future Condition Investment costs for buildings vary widely, from **£0 to over £6,000**, with a few high-cost outliers (notably **Brunton Hall** and **Gullane Library**) raising the overall average. **Musselburgh** has the highest average cost, despite two sites reporting zero due to PPP contract coverage. By contrast, **Dunbar & East Linton** has the lowest average. This suggests uneven investment needs, with some buildings requiring significantly more future expenditure than others.

Fitness of Purpose Overview

An assessment of how ‘fit for purpose’ the building is based on an assessment of its ability to provide an effective and efficient means of supporting the delivery of the service provided from it.

Over half of the buildings (55%) are considered **fit for purpose**, performing well and effectively supporting service delivery. A further third are performing satisfactorily with minor issues. Just one building – **Macmerry Village Hall** – is rated as unfit for purpose. This suggests that while most assets are well-aligned with their intended use, a small number may require attention to better meet community needs.

Adaptability to Net Zero Overview

An assessment of the potential for the building to be adapted to help meet Net Zero Carbon (NZC) targets by, for example, incorporating a local low carbon heat source or improved insulation, thermal performance and ventilation.

Most buildings will require **significant upgrades** to meet Net Zero Carbon (NZC) targets. None are currently NZC-ready, and only **8 out of 29 assets** require minimal work. Over **70%** of buildings need either **major investment (11 assets)** or are considered **unfeasible to upgrade (10 assets)**. This highlights the **scale of retrofitting challenges** across the estate and the need for strategic prioritisation of investment based on feasibility and impact.

Phase 1A workshops summary: Overview

Six workshops were held between 2nd – 16th April 2025 in the following areas across East Lothian: Haddington & Lammermuir, Musselburgh, Wallyford & Whitecraig, North Berwick Coastal, Fa'side, Preston Seton Gosford, and Dunbar & East Linton.

Below is a summary of the main themes raised across the six workshops. The following slides provide a more detailed summary of the matters raised in each workshop.

Summary of main themes raised across all workshops

Utilisation & occupancy challenges:

Affordability & access issues impacting the use of buildings and services

- Availability and lack of affordable booking options are restricting community access to space
- Many existing booking systems are difficult to use and need improvement
- Underutilisation is tied to lack of awareness, accessibility, and system inefficiencies
- Lack of publicity and awareness about available facilities and activities limits community use

Staffing issues & volunteer fatigue impacting availability

- Staff shortages are limiting opening hours
- Limited opening hours means current use is not reflective of demand or opportunities
- Volunteer fatigue and burnout is widespread; council support for volunteer networks is needed

Need for community nodes & social infrastructure

- Food-related amenities (cafés, food banks) are seen as potential opportunities to be leveraged acting as hubs for bringing people together
- Culturally significant buildings serve as important local landmarks for the community and as community interaction nodes
- Some buildings have potential as destination spaces with investment, upgrades and promotion

Community Asset Transfer (CAT) interest with nervousness around uncertainty around process and funding

- Interest exists in CAT for community-led space management
- Lack of clarity around CAT processes and funding remains a barrier
- Ideas include income-generating uses like local businesses or cafés to support space viability

Community-council relationships & greater support needed

- Community workshops reveal some strained relationships with the council (such as North Berwick Coastal, Fa'side and PSG)
- Need for better council support in facilities management, staffing, booking systems, and communication

Need for inclusion & future-proofing

- Ensuring community spaces stay relevant to expanding communities
- Early intervention dementia strategy by building on or establishing 'dementia-friendly' spaces to support an ageing population
- Future strategy should be sustainable with clear direction and purpose reflective of community needs

This summary has been updated in phrasing since publishing on the ELC consultation hub during Phase 1B public engagements in May 2025

Phase 1B public engagement: Overview

Public online survey with questions for each of the 29 assets available via East Lothian Council’s Online Consultation Hub from 19th May – 29th June 2025. Six in-person drop-in sessions offered between 10th – 19th June 2025 in the following areas across East Lothian: Haddington & Lammermuir, Musselburgh, Wallyford & Whitecraig, North Berwick Coastal, Fa’side, Preston Seton Gosford, and Dunbar & East Linton. Further engagement was carried out to seek the views of local youth.

Below is a summary of the main themes raised as part of this public engagement.

Summary of main themes raised across all public engagements

Buildings under consideration are community anchors with deep local value

- Nearly all buildings are described as valuable for wellbeing, social connection and inclusion
- Spaces support a wide demographic – from toddlers to older adults with strong civic, cultural and emotional ties
- There is equal interest and value in informal gathering spaces like cafes, libraries and drop-ins, as there is for more formally booked spaces

Underuse associated with access and operational barriers

- Short or inconsistent opening hours (especially evenings/weekends) limit community engagement
- Poor promotion, hard to navigate booking systems and lack of digital presence reduces visibility and potential participation
- Awareness of what is available remains low in many places – even among local residents

Facilities in decline or poorly adapted

- Heating, toilets, kitchens, Wi-Fi, audio visual equipment and accessibility infrastructure are often reported as being outdated or inadequate
- Several centres noted as feeling unwelcoming or unfit for modern uses like hybrid meetings and inclusive programming
- Physical access issues (e.g. lack of dropped kerbs, broken lifts and narrow doors) persist in multiple venues

Staff, management & governance gaps flagged

- Lack of on-site or consistent staffing limits service delivery and user experience
- Frustrations with unclear leadership, single keyholders and confused governance models are common
- Strong support for more local or community-led management through asset transfer or partnership models

Potential opportunities for integration and sustainability

- Suggestions to explore co-locating council, health, youth, library and wellbeing services under one roof
- Opportunities to explore include: community cafes, donation schemes, volunteer programmes, funding and rental income to boost viability
- Sustainability upgrades (e.g. solar panels, digital systems, heating improvements) are widely supported

Asset data improvements flagged

- Request for Building Information Cards to include accessibility details such as lifts, induction loops, or accessible toilets
- Respondents challenged utilisation figures and cost estimates, citing outdated or incomplete data and unclear rating criteria
- Feedback highlighted that informal and unrecorded activities were often overlooked, underrepresenting the true value buildings provide to local communities.

Risks & Limitations

Several risks were identified during the review. These relate to data quality (accuracy, consistency, and current gaps) and the current council–community relationship. Both areas need further work as they could affect decision-making and the success of future place-making strategies and services.

Key risks summarised below:

Missing or inconsistent data

- Gaps in usage data - current information on how spaces are used is inconsistent, incomplete, and sometimes inaccurate, making it hard to judge true demand or efficiency
- Confusion between occupancy and utilisation - these are different measures and shouldn't be compared directly
- Concerns about data accuracy - community feedback questioned figures on footfall, room use, running costs, and how ratings (e.g. condition) were determined
- Accessibility information unclear - details on features like lifts, induction loops, and accessible toilets are often missing or unclear
- Limited opening hours affect data - reduced hours or closures can make buildings look less used than they really are

Legal and strategic considerations

- Clarity needed on categorisation of 'Common Good' buildings and any potential sale restrictions to evaluate the eligibility and impact of sale
- Buildings currently under Public Private Partnership (PPP) contracts (i.e. Musselburgh East Community Learning Centre & Wallyford Learning Centre) will require further investigation to align with area strategy prior to end of contract (2035)

Gaps in representation

- Some buildings were not well represented during engagement impacting understanding of use, opportunities and challenges
 - Limited representation from Elphinstone Community Centre during Phase 1A Stakeholder workshops
 - No representatives available for North Berwick Library & Museum during Phase 1A workshops, it is noted ELC met with Coastal Communities Museum Trustees directly following the workshop for comment
 - Elphinstone Community Centre and Whitecraig Village Hub were underrepresented in the feedback received to the 1B engagement
 - Elphinstone Community Centre, Fa'side: 11 out of 110 total responses for the area
 - Whitecraig Village Hub, Musselburgh, Wallyford & Whitecraig: 10 out of 470 total responses for the area

Next Steps

Community ownership is a key component of the potential pathways outlined, but many groups need more support, clearer guidance, and initial investment to take this on successfully. It is recommended that the council addresses the risks and areas for further investigation identified in this report before determining any final plans.

Working together for sustainable community services

- Look into council–community shared operating models that work financially, match community capacity, and suit building conditions
- If council services (including libraries) are moved into one hub, explore ways to keep serving remote communities, such as community-run or mobile libraries
- Community ownership is key, but more clarity, support, and initial council investment are needed to overcome volunteer fatigue and build trust for community-led management or asset transfer

Comprehensive asset data for informed decisions

- Comprehensive data will support fair, transparent, and evidence-based choices for the future of local services
- Share key findings openly to build trust and confidence in how decisions are made
- Continue to combine quantitative data (e.g. footfall, costs) with community feedback to reflect both numbers and lived experience
- Feasibility studies are recommended for certain buildings, including: John Muir House including former Court, Musselburgh Old Town Hall, Prestonpans Library and Port Seton Community Centre & Library to explore viability of potential opportunities outlined

SECTION 3

Appendices

1. Response Rates
2. Asset performance review data
3. Phase 1A development and delivery
4. Phase 1B development and delivery

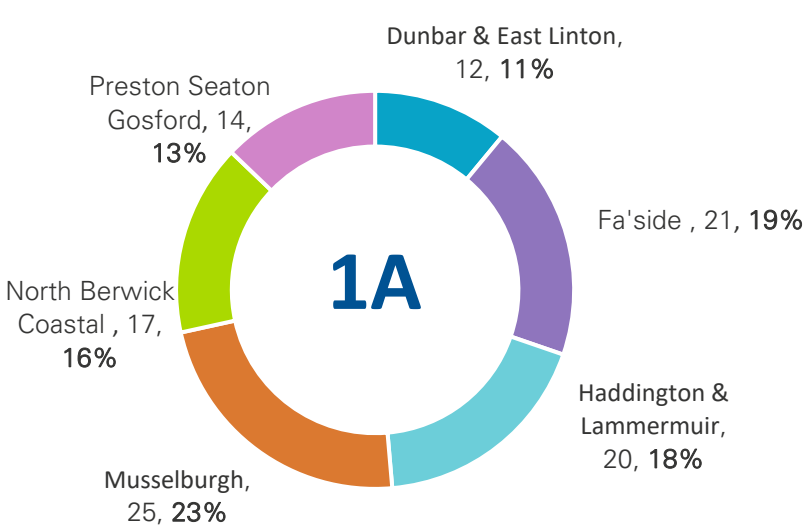
Linked Excel documents:

1. Asset Performance Data Review
2. Phase 1A and 1B – Engagement insights

Engagement Response Rates – Overview

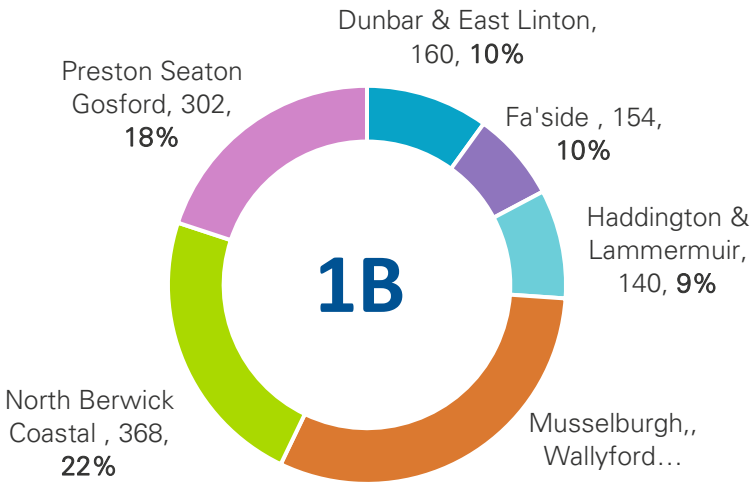
Figures below show the proportion of responses and participation from each area across both Stakeholder and Public engagements

80+ Stakeholders
850+ Respondents*
0.80 % of area pop 112,450
1600+ Responses*



1A Stakeholders participant breakdown

6 - Stakeholder workshops



1B Public Engagement Participants

Online engagements 19th May – 29th June 2025
6 - Drop-in sessions
Youth Engagement
Paper hard copies

*Data received as of 01/07/2025 includes online engagements, paper forms submitted at deposit centres.

Engagement Response Rates – 1B

TOTAL

850+ Respondents

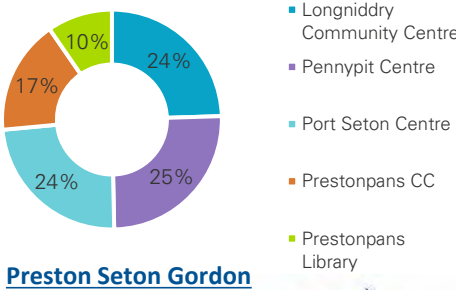
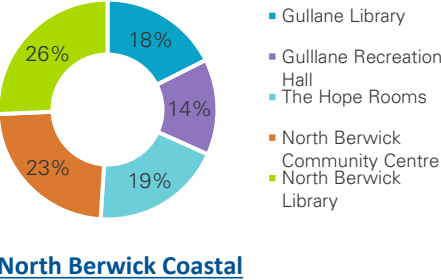
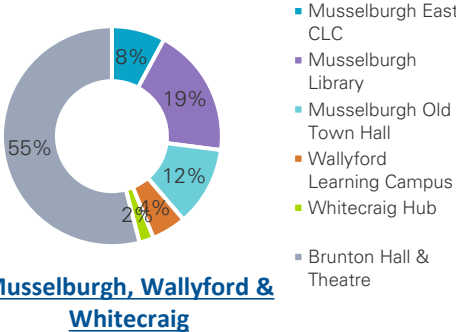
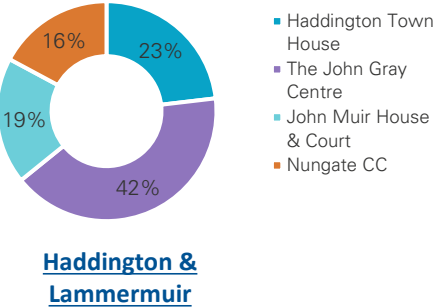
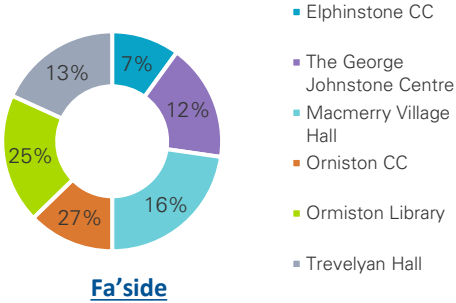
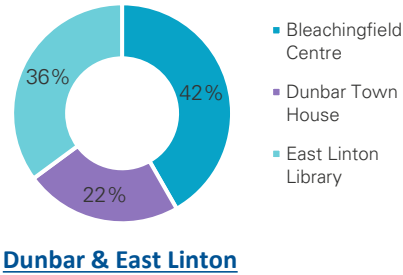
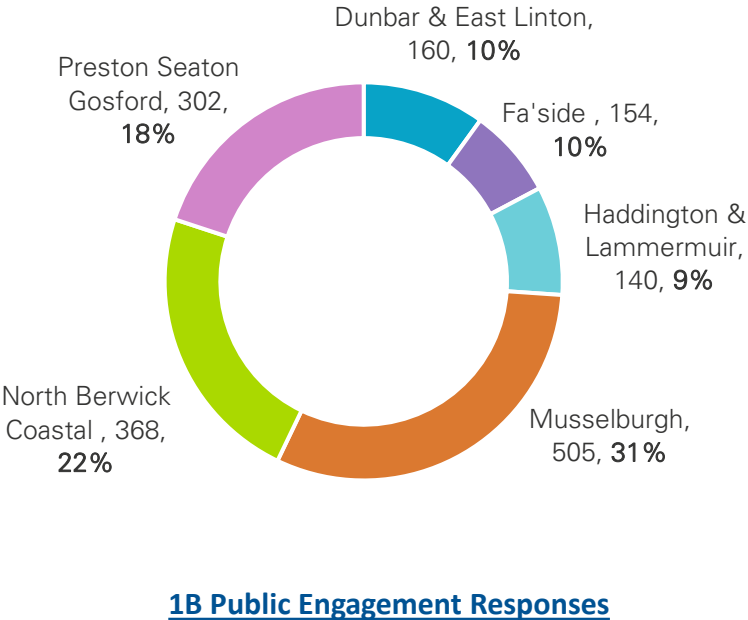
0.8% of area pop 112,450

1600+ Responses

6 -Drop-in sessions

x –Online engagement responses

x –Deposit point responses



Phase 0:

Asset Performance Data Review

Asset Performance Data Review:

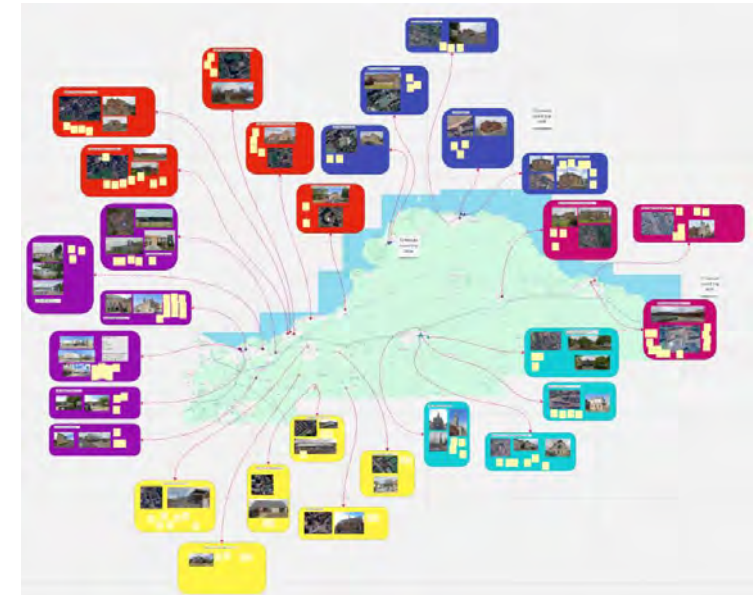
Context building

Site visit

CF completed a 'Drive by' site visit of 5 of the 6 East Lothian Areas and 19 of buildings in scope on 9th December 2024. This was an opportunity to build more contextual understanding of the buildings, the surrounding areas, the council's aspirations for the Areas and other buildings not in scope – all of this contextual information inform the engagement phase of this project.

Utilisation data

Utilisation data received to date is not comparable across all 29 assets; it is inconsistent in format, timeframe and measure and as a result has not been included as part of the data analysis review. Further insights will be gathered throughout the engagement phase of this project.



Assets mapped out and annotated following 'drive by' site visit

Asset Performance Data Review:

Six Facets

We reviewed each of the 29 buildings in relation to the 6 facets listed below, based on the data received from the council (all data owned by the council). These were reviewed for comparable useful data that can be translated to RAG ratings. As of now - We have full data sets for 28 / 29 assets (no Future Condition Investment Costs available for Musselburgh Old Town Hall).

1. **Condition**
2. **Utilisation***
3. **Lifecycle Replacement Cost** (formerly referred to as Lifecycle Investment Costs)
4. **Fitness for purpose / Suitability**
5. **Adaptability to Net Zero Carbon**
6. **Climate Resilience (Floodplain Risk)****

**Utilisation data analysed in Phase 0 was excluded from Asset Data Review summaries and final recommendations due to inconsistencies in the data available for each building*

***Climate Resilience: floodplain risk data originally analysed as part of Phase 0, omitted due to inconsistencies identified during Phase 1A – ELC have reviewed further and provided updated information available for Phase 1B's Building Index Cards*

Area	Asset	CONDITION	FUTURE CONDITION INVESTMENT COSTS Cost per m2 (pre 2024 - post 2028)	FITNESS FOR PURPOSE / SUITABILITY	ADAPTABILITY TO NET ZERO CARBON
Dunbar & East Linton	Dunbar Town House Museum	B	£ 259.87	A	B
	East Linton Library (Prestonkirk Library)	B	£ 786.49	B	C/D
	The Bleachingfield Centre	B	£ 138.02	A	B
Fa'side	Elphinstone Community Centre	B	£ 669.28	B	C/D
	Ormiston Community Centre	B	£ 180.46	B	B
	Trevelyan Hall	C	£ 749.59	B	C/D
	Macmerry Village Hall Macmerry	C	£ 877.93	D	C
	Ormiston Library	B	£ 369.88	A	B
	George Johnstone Centre	B	£ 170.76	A	B
Haddington & Lammermuir	John Muir House (including former court)	B	£ 482.45	A	C/D
	Nungate & Haddington Community Centre	C	£ 828.03	A	C
	Haddington Town House	B	£ 236.09	B	B
	John Gray Centre	B	£ 230.79	A	B
Musselburgh	Musselburgh Old Town Hall	C	NO DATA	C	B
	Musselburgh Library	B	£ 1,027.91	C	C
	Brunton Hall and Theatre	B	£ 1,081.53	C	C
	Musselburgh East Community Learning Centre	A	£ -	A	B
	Whitecraig Village Hub	A	£ 86.95	A	B
	Wallyford Learning Campus	A	£ -	A	A/B
North Berwick Coastal	North Berwick Community Centre	B	£ 465.25	B	C
	Gullane Public Library	B	£ 2,898.35	A	C
	Hope Rooms Forth Street North Berwick	B	£ 918.38	A	C
	Gullane Recreational Facility Hall	C	£ 591.81	B	B
	North Berwick Library and Museum	B	£ 301.44	A	C/D
Preston Seton Gosford	Longdiddy Community Centre & Library	B	£ 615.69	A	C
	Prestonpans Community Centre	B	£ 385.23	A	C
	Prestonpans Library	B	£ 304.17	B	B
	Port Seton Community Centre & Library	B	£ 81.09	B	C
	Pennyhit Community Centre Facility	B	£ 351.75	A	B

Asset Performance dataset including RAG ratings

Asset Performance Data Review: Navigating the excel file

To navigate the document, open the 'Overview' tab

OVERVIEW

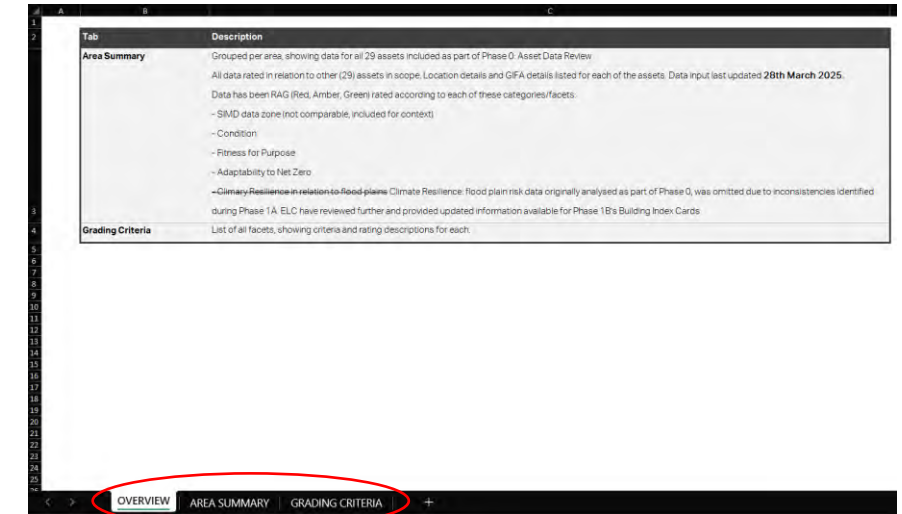
this shows a description for each of the following tabs in the document

AREA SUMMARY

Summary of all data per asset, broken down per 6 East Lothian Areas

GRADING CRITERIA

Qualitative grading criteria per facet including descriptions of each of the ratings



Tab Titles

Qualitative Grading Criteria per Facet

SIMD

Included in scorecard/dashboard dataset

quintile source: <https://simd.scot/t/simd2020/BTTTT/9/-4.0000/55.9000/>

5	Least deprived - lowest quintile according to East Lothian's SIMD database
4	second quintile according to East Lothian's SIMD database
3	third quintile according to East Lothian's SIMD database
2	fourth quintile according to East Lothian's SIMD database
1	Most deprived - fifth quintile according to East Lothian's SIMD database

Condition Rating Description (ELC Criteria)

Included in ELC issued dashboard dataset

A	Good - Performing as intended and operating efficiently
B	Satisfactory - Performing as intended but showing minor deterioration
C	Poor - Showing major defects and/or not operating as intended
D	Bad - Life expired and/or serious risk of imminent failure

Future Condition Investment Costs (pre 2024 - post 2028)

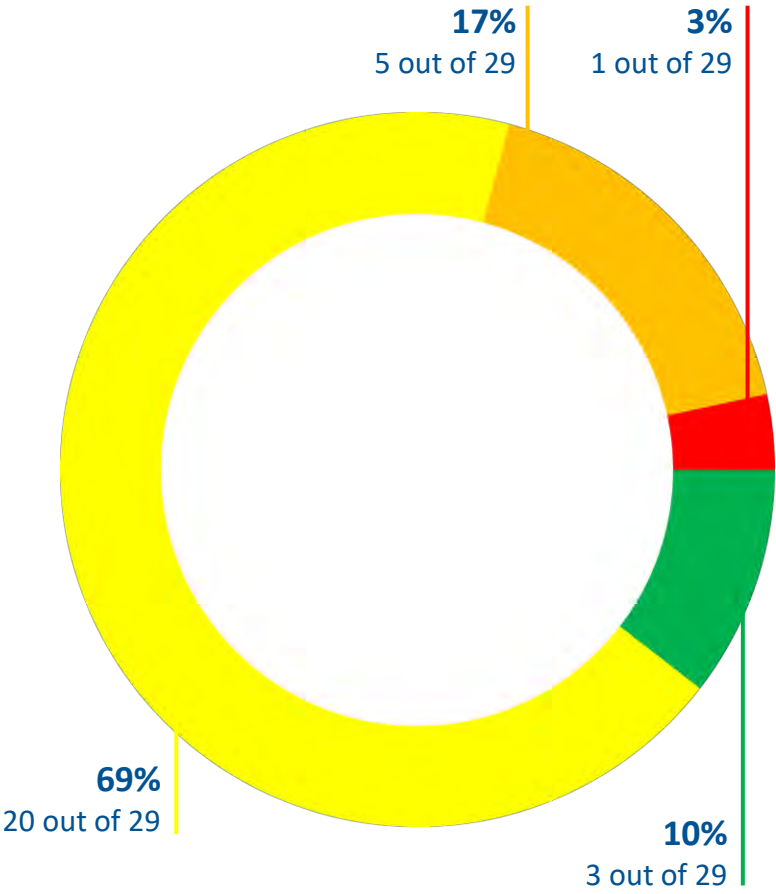
Included in ELC issued dashboard dataset, formerly referred to as 'Future Lifecycle Costs'

A	Total projected (post 2028) lifecycle replacement costs per m2 is in lowest quartile in relation to 29 assets in scope
B	Total projected (post 2028) lifecycle replacement costs per m2 is in second quartile relation to 29 assets in scope
C	Total projected (post 2028) lifecycle replacement costs per m2 is in third quartile relation to 29 assets in scope
D	Total projected (post 2028) lifecycle replacement costs costs per m2 is in fourth quartile relation to 29 assets in scope

Qualitative Grading Criteria per Facet

Asset Performance Scorecard:

Analysis headlines - Condition



- **A - Good**
Performing as intended and operating efficiently
- **B - Satisfactory**
Performing as intended but showing minor deterioration
- **C - Poor**
Showing major defects and/or not operating as intended
- **D - Bad**
Life expired and/or serious risk of imminent failure

'Condition' Overview

Whilst only one of the assets (Brunton Hall, Musselburgh) has been rated to be in a 'bad' condition, posing a serious risk of imminent failure, 4 out of 29 are showing major defects. The majority of the assets (69% - 20/29) are rated as 'B' i.e. satisfactory, performing as intended but showing minor deterioration. 3 out of 29 of the assets under consideration are shown to be in a 'good condition', performing as intended and operating efficiently – all 3 of which are located in the Musselburgh Area.

No. Of assets



Dunbar & East Linton
100% of the buildings under consideration in this Area are in 'satisfactory' condition, performing as intended but showing minor deterioration.



Fa'side
4 out of 6 of the buildings in scope in this Area are in a 'satisfactory' condition with the remaining 2 (Trevelyan Hall and Macmerry Village Hall) rated as 'poor' - showing major defects.



Haddington & Lammermuir
1 out of 4 of the in scope buildings in this Area (Nungate & Haddington Community Centre) is in 'poor' condition, showing major defects. All others are reported be in a 'satisfactory' condition.



Musselburgh
3 out of 6 of the assets under consideration in this area, are rated as 'good' - this is the most of any of the other areas. The only building rated as 'bad' across all 29 assets, - and at serious risk of imminent failure - is located in this area: The Brunton Hall.



North Berwick Coastal
1 out of 5 buildings under consideration in this area is in 'poor' condition, showing major defects (Gullane Recreation Hall). All others are reported to be in 'satisfactory' condition, performing as intended but showing minor deterioration.



Preston Seton Gosford
100% of the properties in scope in PSG are in a 'satisfactory' condition, performing as intended but showing minor deterioration.

Asset Performance Data Review:

Analysis headlines – Future Condition Investment

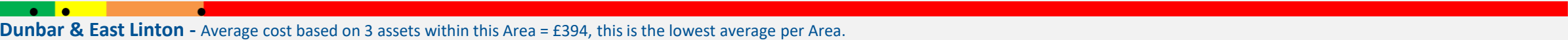
4 th Quartile	Highest cost
£6,081.52	£6,081.52
3 rd Quartile	Lowest cost
£794.71	£0.00
2 nd Quartile	Average cost
£417.57	£734.13
1 st Quartile	
£218.21	



‘Lifecycle Costs’ Overview

Predicted Lifecycle Replacement Costs from 2024-2028 range from £0.00 (Wallyford Learning Campus (WLC) and Musselburgh East Community Learning Centre (MECLC) – both of which are located in the Musselburgh area) to £6,081.52 (Brunton Hall, also located in Musselburgh). The data has been rated per quartile, dividing the dataset into four equal parts, each containing 25% of the data which show the distribution and spread of the data and highlight any outliers. Gullane Public Library, *North Berwick Coastal* (£2,668) and Brunton Hall, *Musselburgh Wallyford & Whitecraig* (£6,082) are the two notable outliers, drastically raising the average across all assets.

Please note data missing for Musselburgh Old Town Hall, the inclusion of these could alter the quartile metrics for all 29 assets.



Dunbar & East Linton - Average cost based on 3 assets within this Area = £394, this is the lowest average per Area.



Fa'side - Average cost based on 6 assets within this Area = £518



Haddington & Lammermuir - Average cost based on 4 assets within this Area = £452



Musselburgh Wallyford & Whitecraig - Average cost based on 6 assets within this Area = £1,475. This is the highest average per Area, despite 2 out of 4 of the assets showing £0.00. Please note there is no data available for Musselburgh Old Town Hall, additionally total costs for both WLC and MECLC are shown to be £0.00, this is because they both fall under PPP contracts with all maintenance responsibilities included until 2035.



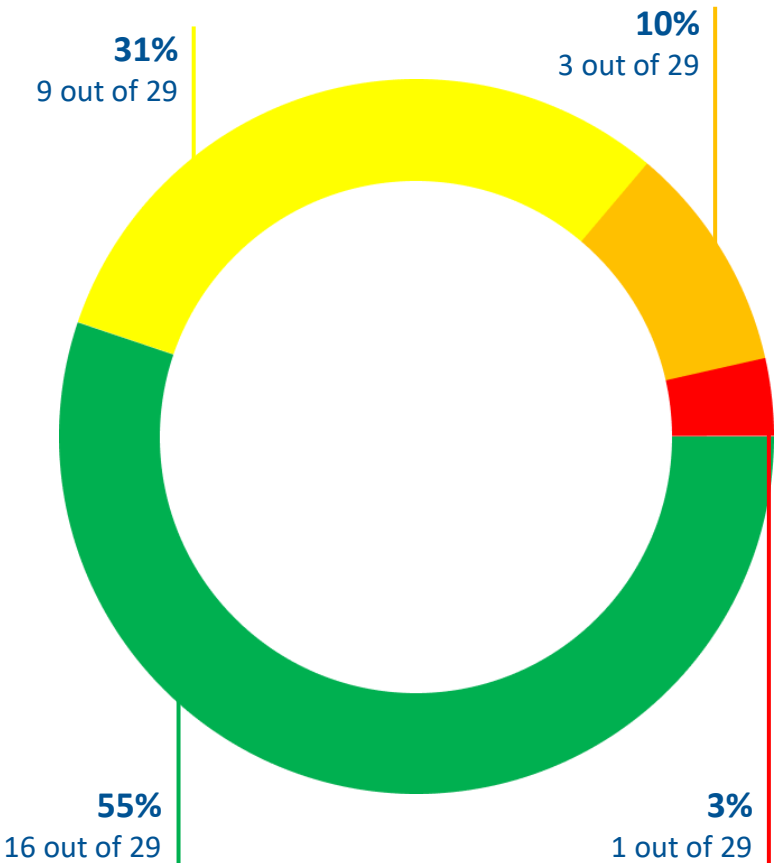
North Berwick Coastal - Average cost based on 5 assets within this Area = £970



Preston Seton Gosford - Average cost based on 5 assets within this Area = £447

Asset Performance Date Review:

Analysis headlines – Fitness for Purpose



- A - Good**
Performing well and operating efficiently
- B - Satisfactory**
Performing well but with minor problems
- C - Poor**
Showing major problems and/or not operating optimally
- D - Bad**
Does not support the delivery of services

‘Fitness of Purpose’ Overview
More than half of the assets (55%, 16/29) under consideration are rated as ‘good’, performing well and operating efficiently to support service delivery. **Macmerry Village Hall is the only asset across all 29 that is shown to not support the delivery of services.**

Note: Fitness of purpose ratings are not rated per service provided at each of the assets but collectively, based on how the building supports the delivery of its collective services

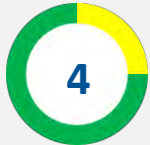
No. Of
assets



Dunbar & East Linton
2 out of 3 buildings in scope in Dunbar are rated as ‘good’ regarding their fitness for purpose. East Linton Library is the outlier, noted to be ‘Satisfactory’ with minor problems



Fa’side
Ormiston Library & George Johnstone Centre are rated as ‘good’. Macmerry Estate is the worst performing building in Fa’ Side and across all 29 assets, rated as ‘bad’ and does not support delivery of services. 3/6 buildings are ‘satisfactory’ (Ormiston, Elphinstone community centre and Trevelyan Hall)



Haddington & Lammermuir
3 out of 4 buildings in the Area (John Muir House, John Gray & Nungate & Haddington CC) are rated as ‘good’. Haddington Town House is ‘satisfactory’ performing well with minor problems.



Musselburgh, Wallyford & Whitecraig
50% of the buildings under consideration in this Area are performing well, rated as ‘good’ (MECLC, Whitecraig village hub & Wallyford Learning Campus). All others are reported as ‘poor’ and noted to be not operating optimally.



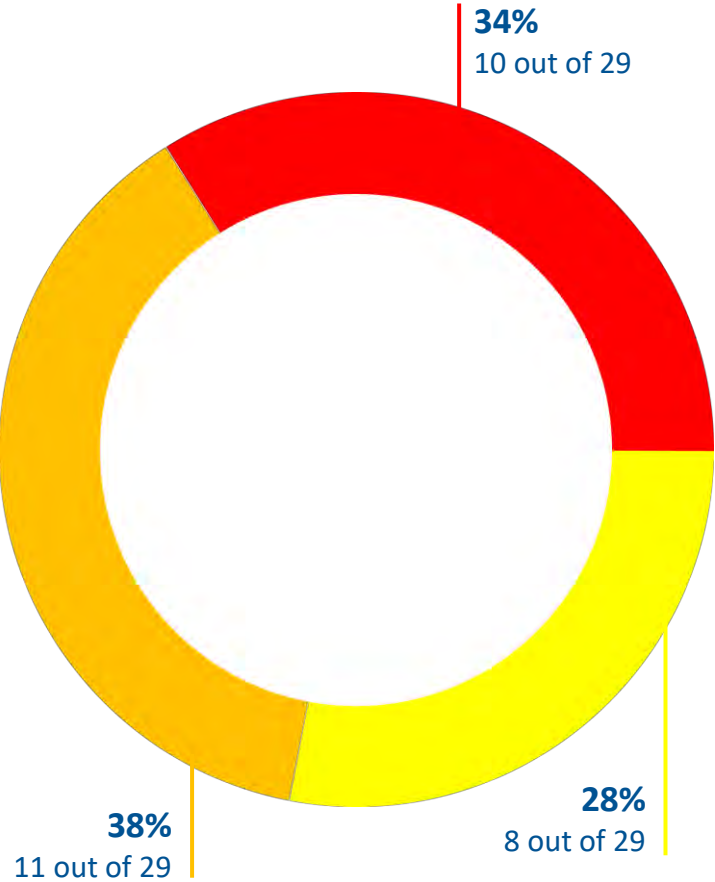
North Berwick Coastal
3 out of 5 buildings under consideration in this Area are performing well and rated as ‘good’ (Gullane Library, Hope Rooms & North Berwick Library). North Berwick Community Centre & Gullane Recreational Hall have ‘satisfactory’ ratings.



Preston Seton Gosford
3 out of 5 buildings under consideration in PSG are performing well and rated as ‘good’ (Longniddry Community Centre, Prestonpans & Pennypit CC Facility). Prestonpans Library & Port Seton Community Centre have ‘satisfactory’ ratings, performing well but with minor problems.

Asset Performance Data Review:

Analysis headlines – Adaptability to Net Zero



- A – easily adaptable**
Little or no work required: building already performs below operational carbon targets and requires minimal modifications to achieve NZC status.
- B – minimal work required**
The building has some energy efficient features but lacks comprehensive systems to support NZC. Modifications/upgrades are feasible without significant structural changes.
- C – major work required**
The building is energy inefficient, possibly due to outdated construction materials, poor insulation, or reliance on fossil fuels. These efforts involve substantial investment and may face structural limitations.
- D – NZC unachievable**
Unfeasible to achieve NZC due to structural or cost limits: Not possible to meet operational or embodied carbon thresholds, or no space for renewables

‘Adaptability to Net Zero’ Overview
None of the buildings under consideration are currently found to be easily adaptable to net zero. 8 out of 29 buildings (across Dunbar, Fa’ Side, Musselburgh & PSG) have some energy efficient features and upgrades are feasible without significant structural changes. 72% of the assets under consideration are unfeasible (10 buildings) or require major work to make them adaptable to net zero (11 buildings).

No. Of assets



Dunbar & East Linton
Adaptability to NZC has been found to be unachievable for 2 out of 3 of the buildings in scope in this Area (Dunbar Town House Museum and East Linton Library). The Bleachingfield Centre has some energy efficient features and requires minimal modifications/upgrades to support NZC.



Fa’side
3 out of 6 of the buildings under consideration in this Area require minimal work in order to adapt to NZC (Ormiston CC, Ormiston Library and George Johnson Centre). Major work is required for Macmerry Village Hub and potentially unfeasible work required for Elphinstone CC and Trevelyan Hall.



Haddington & Lammermuir
As a minimum, all 4 buildings under consideration in this Area require Major work requiring substantial investment. The work required for 2 of these buildings has been deemed unfeasible (John Muir House (including former court) and Haddington Town Hall).



Musselburgh
‘Minimal’ work is required to upgrade 3 of the 6 in scope buildings in this Area to achieve NZC (MECLC, Whitecraig Village Hub and Wallyford Secondary School). The work required for Musselburgh Town Hall to adapt to NCZ has been noted to be unfeasible.



North Berwick Coastal
‘Major’ work and substantial investment would be required for all 5 buildings in scope in this Area, however the work required for Gullane Recreational Hall and North Berwick Library and Museum to be able to achieve NCZ, has been found to be unfeasible.



Preston Seton Gosford
1 out of 5 buildings under consideration in this Area requires ‘Minima’ work in order to achieve NZC (Pennypit CC). 3 out of 5 require ‘Major’ work (Longniddry CC & Library, Prestonpans CC and Port Seton CC & Library). The work required for Prestonpans Library has been noted to be unfeasible.

Phase 1A:

Development & Delivery

- *Session setup*
- *Session structure*
- *Workshop questions, format of feedback gathering*

Engagement workshops 1A: Purpose

- Targeted stakeholder engagements were carried out via six in-person workshops (one per area). Local and regional stakeholders were invited, by the council, to participate in a 3 hrs workshop. The purpose of these sessions was to:
- Validate findings from the asset data
- Identify any gaps or contextual factors not captured in the data
- Explore current building use, opportunities, challenges, and potential future roles
- Understand stakeholder interest in building management or asset transfer
- The outcomes from these sessions would be used to shape the next phase of engagements (Phase 1B – Public Engagement)

Engagement workshops 1A: Session structure

Each of the six stakeholder workshops were conducted based on the following structure. Workshops were conducted in the evening after work hours and varied from 2.5-3.5 hrs. The workshop was led by Clear Futures representatives. ELC representatives were present to introduce the workshop, close out the session and answer any council specific queries that came up in discussions.

Part 1: Overview and context for discussion

- 1. Introductions and scene setting**
 - i. Introductions*
 - ii. Background and Purpose*
- 2. Programme information**
- 3. Context and data: presenting information collated**
 - i. List of the buildings under consideration for the area under consideration*
 - ii. The 6 facets:*
 - *what they mean*
 - *why are they important*
 - *How have we rated them – RAG ratings*

BREAK

Part 2: Discussion & Input

- 1. Discussion & feedback**
 - i. Understanding current building & service use*
 - ii. Exploring opportunities and challenges*
 - iv. Gauging community interest*
 - v. Exploring opportunities and challenges*
 - vi. Any further input on information collated*
- 2. Session wrap up**
 - i. Next steps (including how will we feedback output to them)*
 - ii. Contact for further comments*

Engagement workshops 1A: Questions

The following questions were covered in the six workshops. Musselburgh, Wallyford & Whitecraig – had two additional questions due to the status of Brunton Hall & Theatre.

Building & Service Use – Live Poll

- Which of the following buildings in [insert name of area] are you familiar with?
- What do you use the building for and what are other uses the building offers?

Discuss the following in breakout groups

Read through the prompts on your table to support the discussion. Make notes on the flip-chart provided on your table

- What are the opportunities and challenges for each of these buildings in the [insert name of area]?
- When considering opportunities: do any buildings lend themselves to the Hub model?*

Open Discussion

- Are there any important details you think we have missed or got wrong?

Additional questions for the Musselburgh workshop

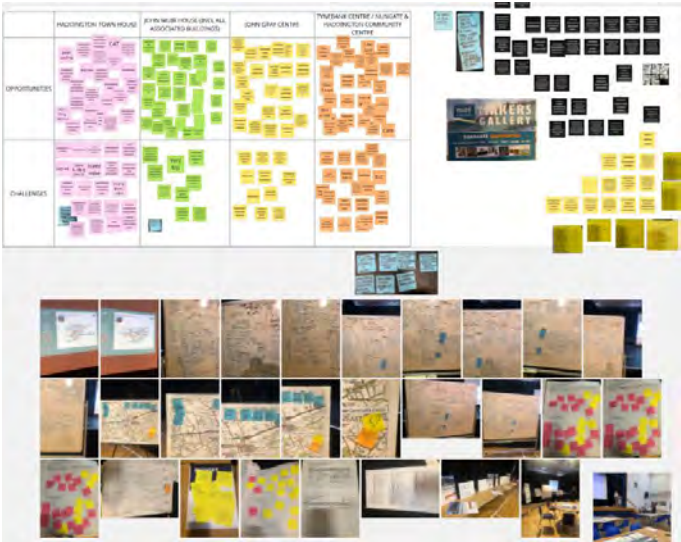
- What is needed in Musselburgh for the arts to replace Brunton Theatre?
- What are your thoughts on how this could be delivered?



Engagement workshops 1A: Set Up

Photos from various workshop settings – a mix of digital engagement (with Clear futures presenting; running digital polls via Microsoft forms and live data shown on screen) and participants brainstorming ideas in groups on paper and presenting back to the room for an open discussion.

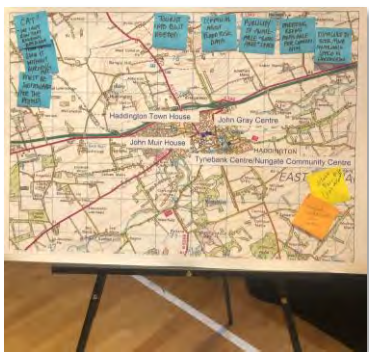
Discussions in the room were captured by a CF representative on a digital board displaying feedback in real time for the participants to see how these were being interpreted and captured. This also gave the stakeholders the opportunity to add or correct any noted being captured.



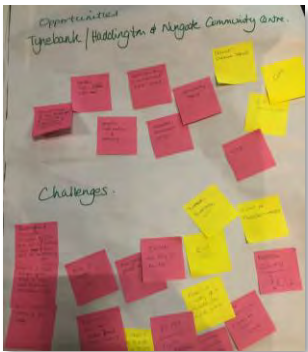
Digital board collecting real time feedback



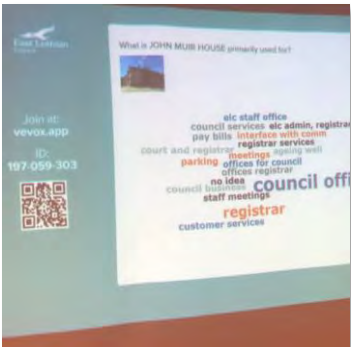
Building information cards laid out for participants to read



Area map



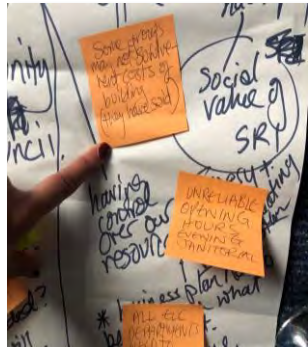
Stakeholder Engagement Workshop



Engagement data show in real time



Worksheet of one engagement group



Worksheet of one engagement group

Engagement workshops 1A: Workshop Collateral

A series of building information cards were prepared to be used in the workshop discussions (One Card per building). Each card presented:

- a) Building name, photo, area name
- b) Description with current use and list of services offered
- c) Size (Square meters)
- d) 'Red Amber Green' rating with commentary for facets including Condition; Suitability; Lifecycle Costs; Flood Plain Risk*

Flood plain risk data updated by ELC following early stakeholder feedback

Building information cards per area

Instructions on 'How to read' →

PHOTO OF ASSET

EAST OTTOMON COUNCIL AREA

BUILDING NAME

Two with first overview of assets to consider

Services & Facilities provided

Size (SqM)

Condition

Suitability

Climate Resilience

Lifecycle cost

Utilisation

***Condition**

A measure of the perceived condition of the asset, taking into account the age, the state of repair, the quality of the materials and the extent of the asset's deterioration. The condition is assessed on a scale of 1 to 5, with 1 being the best and 5 being the worst.

****Suitability**

A measure of the extent to which the asset is suitable for its intended purpose, taking into account the asset's location, the quality of the materials, the extent of the asset's deterioration, and the extent of the asset's use.

*****Adaptability to Net Zero Carbon**

A measure of the extent to which the asset is adaptable to net zero carbon, taking into account the asset's location, the quality of the materials, the extent of the asset's deterioration, and the extent of the asset's use.

******Climate Resilience**

A measure of the extent to which the asset is resilient to climate change, taking into account the asset's location, the quality of the materials, the extent of the asset's deterioration, and the extent of the asset's use.

*******Lifecycle cost**

A measure of the extent to which the asset is cost-effective, taking into account the asset's location, the quality of the materials, the extent of the asset's deterioration, and the extent of the asset's use.

*******Utilisation**

A measure of the extent to which the asset is utilised, taking into account the asset's location, the quality of the materials, the extent of the asset's deterioration, and the extent of the asset's use.

Dunbar & East Linton

THE BLACHING FELD CENTRE

Size (SqM): 1,029.6 m²

Condition: **Red**

Suitability: **Green**

Climate Resilience: **Red**

Lifecycle cost: **Red**

Utilisation: **Red**

Haddington & Lammermuir

JOHN LIBBY CENTRE

Size (SqM): 1,008.1 m²

Condition: **Red**

Suitability: **Green**

Climate Resilience: **Red**

Lifecycle cost: **Red**

Utilisation: **Red**

North Berwick Coastal

NORTH BERWICK LIBRARY & MUSEUM

Size (SqM): 975.9 m²

Condition: **Red**

Suitability: **Green**

Climate Resilience: **Red**

Lifecycle cost: **Red**

Utilisation: **Red**

Preston Seton Gosford

PENNYPT COMMUNITY CENTRE FACILITY

Size (SqM): 1,017.7 m²

Condition: **Red**

Suitability: **Green**

Climate Resilience: **Red**

Lifecycle cost: **Red**

Utilisation: **Red**

Fa'side

CHRISTIAN LIBRARY

Size (SqM): 1,017.7 m²

Condition: **Red**

Suitability: **Green**

Climate Resilience: **Red**

Lifecycle cost: **Red**

Utilisation: **Red**

Musselburgh

WHITECRAID VILLAGE HUB

Size (SqM): 1,017.7 m²

Condition: **Red**

Suitability: **Green**

Climate Resilience: **Red**

Lifecycle cost: **Red**

Utilisation: **Red**

Phase 1B: Development & Delivery

- *Drop-in sessions, online questionnaire, information deposit points and youth engagement*
- *Question set, format of feedback gathered*

Public Engagement 1B: Purpose

Building on the insights from Phase 1A, a broader public engagement exercise was conducted to gather input from the user and community perspective from wider community (engagement open to local residents) specifically seeking insights on:

- Reach a wide audience
Involve residents from across each area, not just key stakeholders, so the council could hear from a broad range of voices
- Understand community experience
Find out how people currently use the buildings, how important they are to local life, and how satisfied people are with the services and facilities provided
- Compare and Validate
Review findings against phase 0: asset data review and phase 1A: stakeholder engagements to highlight recurring insights or contradictions
- Gather ideas for the future
Ask for suggestions on new or different ways the buildings could be used to better meet community needs
- Identify issues and barriers
Learn about any problems with the buildings, such as access, condition, or suitability, that might affect how people use them
- Capture actionable feedback
Collect practical ideas and proposals from the public that could help guide decisions about each building's future

What we did: Online and in-person public engagements

The overall engagement took place over six weeks and included:

Online questionnaires hosted on the East Lothian Council consultation hub

The questionnaires (Question set on following pages) were supported by briefing and supporting documents including:

- The purpose of engagement and background around why ELC has identified a reduction in spending on assets as part of the solution and what it's looking to achieve.
- Introduce the 29 buildings under consideration and why these have been identified;
- A summary of the data collated to date on each building in the form of building information cards
- A Phase 1A stakeholder workshop summary;
- Next steps and timings setting out what we'll do with the information provided and when we'll feedback on outcomes

6 x Public Drop-in sessions

Drop-in events were hosted by the council, where people were given the opportunity to review building information and provide feedback, in hardcopy or via the online engagement platform. These were held at:

- Bleachingfield Centre, Dunbar: Tuesday, 10 June from 2-5pm
- John Gray Centre, Haddington: Wednesday, 11 June from 2-5pm
- Prestonpans Library: Friday, 13 June from 2-5pm
- Musselburgh Library: Monday, 16 June from 2-7pm
- George Johnstone Centre, Tranent: Tuesday, 17 June from 2-5pm
- North Berwick Library: Thursday, 19 June from 2-7pm

Each session had up to 4 council officers in attendance to answer questions and to assist completing the questionnaire. There were 2 pull up banners with key project information that we used for each drop in session

Information Deposit points where residents could complete hardcopy surveys or access the online version via QR code

These were points where, members of the public could collect and return paper copies of the questionnaire at all libraries in East Lothian.

As well as paper copies of the questionnaire, each library had a display board with the Placemaking project posters and the building information cards for that area.

Outwith the drop-in sessions, library staff were able to answer questions. This would mostly be about how to fill in the questionnaire rather than technical questions about the building.

Youth engagement sessions facilitated by council officers as part of their ongoing contact / programme with local youth groups

A number of youth specific engagement sessions took place. These were facilitated by the Connected Communities team and the results were uploaded to the East Lothian Consultation Hub.

How we delivered: Online and in-person public engagements

Publicity:

Two press releases were made in 2025 announcing the placemaking project and the council's plan to engage with communities ahead of Phase 1A workshops on the 12th March 2025 and again on 19th May 2025 ahead of Phase 1B public engagements

Published 12th Mar 2025:

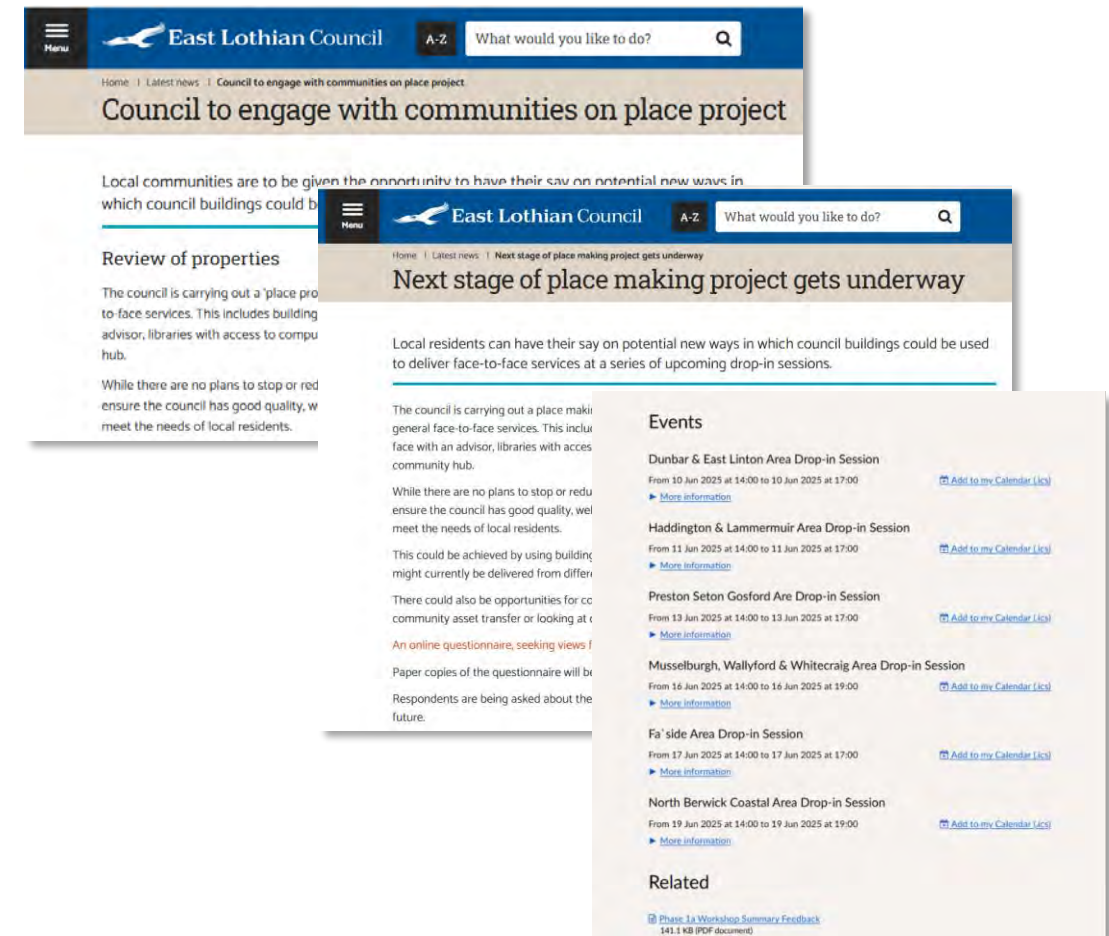
<https://www.eastlothian.gov.uk/news/article/14475/council-to-engage-with-communities-on-place-project>

Published 19th May 2025:

<https://www.eastlothian.gov.uk/news/article/14517/next-stage-of-place-making-project-gets-underway>

Other publicity initiatives include:

Social media linking to ELC hub website with uploaded info; posters on buildings under consideration with QR codes linking to ELC hub website. Additionally, advert taken out in East Lothian Courier publicising the drop in sessions



Phase 1B standardised question set per building

The question set below was used for engagements on all buildings excluding Brunton Hall & Theatre and those that are mothballed.

Q1. How often do you use the building and what for?

Q2. Why is this building important to you and your community? Consider what is working well and what value it provides.

Q3. Are there any particular problems you have encountered when using this building and services it provides? If so, do you have ideas for how things could be improved?

Q4. In your opinion, are there any ways of making savings or increasing / generating income at this building that could be explored?

Q5. Do you have any other comments about this building and the services it currently provides or could provide in the future that you think we should take into consideration?

Q6. Do you have any comments on the information we have collected to date and presented on this building and the services provided? Are there any details you think are important that we have missed or got wrong?

Phase 1B Mothballed building question set

Applies to:

- Musselburgh Town Hall
- Haddington Town House
- John Muir House Former Court (floorplan highlighting mothballed area to be included)

Q1. What uses should the council consider for this building?

Q2. How would you describe the value this could bring to you and the local community?

Q3. Do you have any comments on the information we have collected to date and presented on this building and the services provided? Are there any details you think are important that we have missed or got wrong?

Phase 1B Brunton Hall & Theatre question set

The questions below were used for Brunton Hall & Theatre

Q1. Prior to some services being relocated due to the presence of RAAC, - how often did you use the building and what for?

Q2. Do you still use the building? If so, what for?

Q3. Does the Brunton Hall and Theatre provide value to you and your community? If so, how? If not, why not?

Q4. Were there any particular problems you encountered when using this building and services it provides? If so, do you have ideas for how things could be improved?

Q5. Do we need to replace the Brunton Hall & Theatre? If yes, with what?

Q6. If you answered yes to the above question, what are your thoughts on how this could be delivered? Consider how this could be funded and ways of generating income from the building

Q7. Do you have any comments on the information we have collected to date and presented on this building and the services provided? Are there any details you think are important that we have missed or got wrong?

Phase 1B Optional demographic questions

Q1. Your Details – Name & Postcode

Q2. Are you responding as an individual or on behalf of an organisation?

Q3. If you are answering on behalf of an organisation, what is the name of it?

▼ [Why we need this information and how it will be used](#)

The Council uses this information to ensure responses to this survey are genuine and that each person is submitting only one response.

The Council will publish all responses received to this survey, but will not publish individual names or postcodes. We will publish the names of organisations.



East Lothian
Council

CLEAR FUTURES

Place Making Project Proposals

Appendix 3: Summary of Proposals per Area

Area	Property	Proposed Asset Designation	Proposal
Dunbar & East Linton	Dunbar Town House	Community Hub	Officers should engage with community representatives to establish the feasibility and benefits of asset transfer/greater commercialisation of Dunbar Town House
	East Linton Library	Community Library/Hub	Core library services delivered from Dunbar Library (Bleachingfield Centre). Work with community partners and adjacent lease holders to consider alternative service delivery model for library.
	The Bleachingfield Centre	Library & Area Hub	Proposed Library & Area Hub
Fa`side	Elphinstone Community Centre	Return to school	Re-designate community centre space In Elphinstone Primary School to school provision to address future pupil roll increases.
	George Johnstone Centre	Library & Area Hub	Proposed Library & Area Hub
	Macmerry Village Hall	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
	Ormiston Community Centre	Community Hub	Engage with management committees and/or representatives of the community to establish

Area	Property	Proposed Asset Designation	Proposal
			the feasibility and benefits of implementing revised operating model
	Ormiston Library	Community Library/Hub	Core library services delivered from Tranent Library (George Johnstone Centre). Work with community partners to consider alternative service delivery model for this library. Continue supporting Lily's Ormiston CIC who are currently operating in the community rooms at Ormiston Library
	Trevelyan Village Hall	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
Haddington & Lammermuir	Haddington Town House	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model. Council Chambers relocated to John Muir House.
	John Muir House & Former Court Building	Area Hub/ Possible Library & Area Hub	Future development considered as part of Haddington Place Based Development Project feasibility. Council Chambers relocated to John Muir House.

Area	Property	Proposed Asset Designation	Proposal
	John Gray Centre	Library/ Possible Library & Area Hub/ Possible commercial opportunity	Future development considered as part of Haddington Place Based Development Project feasibility exploring relocation of library to John Muir House (adjacent to current customer services). Vacated ground floor library space could be used for commercial purposes to generate revenue income.
	Nungate Community Centre	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
Musselburgh, Wallyford & Whitecraig	Brunton Hall	Arts Facility	Future considered as part of Musselburgh Place Based Development Project but proposed location for arts facility. Council agreed carry out initial market testing to identify potential opportunities to deliver this.
	Musselburgh East Community Learning Centre	Community Hub	Future of this asset should be considered as part of the PPP hand-back strategy.
	Musselburgh Library	Library	Future considered as part of Musselburgh Place Based Development Project. Possibly surplus if it can be integrated into the Library & Area Hub within Musselburgh Old Town Hall.

Area	Property	Proposed Asset Designation	Proposal
	Musselburgh Old Town Hall	Possible Library & Area Hub	Future considered as part of Musselburgh feasibility study to determine costs, opportunity and multiple benefits of creating Library & Area Hub in this building.
	Wallyford Learning Centre	Community Hub	<p>The current community use arrangements at Wallyford Learning Centre require to be reviewed and improved.</p> <p>This projected pressure on local services should be carefully monitored and addressed within the Musselburgh feasibility study to ensure that, if needed, additional capacity can be supported through coordinated access to services across these three distinct communities</p>
	Whitecraig Village Hub	Community Hub	<p>Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model</p> <p>This projected pressure on local services should be carefully monitored and addressed within the Musselburgh feasibility study to ensure that, if needed, additional capacity can be supported through coordinated access to services across these three distinct communities</p>

Area	Property	Proposed Asset Designation	Proposal
North Berwick Coastal	Gullane Library	Community Library/Hub	Core library services delivered from North Berwick Library. Work with community partners and adjacent lease holders to consider alternative service delivery model for this library.
	Gullane Recreation Hall	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
	North Berwick Community Centre	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
	North Berwick Library & Museum	Library & Area Hub	Proposed Library & Area Hub
	The Hope Rooms	To be determined following feasibility study	Officers should engage with community representatives to establish the feasibility and benefits of relocating NB Youth Project to former nursery at NB CC.
Preston Seton Gosford	Longniddry Community Centre & Library	Community Hub/Community Library	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model for Community Centre.

Area	Property	Proposed Asset Designation	Proposal
			Core library services delivered from Prestonpans Library. Work with community partners to consider alternative service delivery model for library.
	Pennypit Centre	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
	Port Seton Community Centre & Library	Community Hub/ Community Library	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model for Community Centre. Core library services delivered from Prestonpans Library. Work with community partners to consider alternative service delivery model for library.
	Prestonpans Community Centre	Community Hub	Engage with management committees and/or representatives of the community to establish the feasibility and benefits of implementing revised operating model
	Prestonpans Library	Library & Area Hub	Proposed Library & Area Hub