

Property Demolitions

Report by Garry Sheret, Head of Property and Facilities Management

1 Purpose of Report

This report has been prepared to advise the Council of the planned demolition of two premises:

- Newbattle High School
- Newbattle Pool

Following the opening of the Newbattle Community in May 2018.

2 Background

2.1 Council Meeting 25 June 2013

At its meeting on 19 December 2017 the Council considered a report on Services to Community Property Rationalisations.

At this meeting, the Council agreed to:

- a) Note the work of the Services to Communities business transformation work streams, as reported regularly to the Business Transformation Steering Group since 2014;*
- b) Confirm that closure of the Newbattle Pool and the Mayfield Leisure Centre will take place at the point of the opening of the pool at the new Newbattle Community Campus.*
- c) That, as part of the programme for the closure of these buildings, there is engagement with service users and community representatives to ensure that information and assurance are provided to assist in the smooth transfer of services to the new Campus,*
- d) That Council considers the future of the buildings that currently accommodate the Newtongrange Leisure Centre, the Newtongrange Library, and the Newbattle Community Learning Centre when it receives the final draft report on the proposed Newtongrange Town Centre masterplan and;*
- e) That all service users currently accommodated in the facilities which are to close, be accommodated in the new community campus at roughly the same times as present.*

2.2 Newbattle Pool

The Director Resources has confirmed the following indicative timetable as it relates to the closure of Newbattle Pool.

Week Ending	01 Apr	08 Apr	15 Apr	22 Apr	29 Apr	06 May	13 May	20 May	27 May	03 Jun	10 Jun	17 Jun	24 Jun	01 Jul	08 Jul	15 Jul	22 Jul
Newbattle Pool open																	
Transfer to Newbattle Community Campus																	
Newbattle Community Campus Open																	
Demolition of Newbattle Pool																	

Furthermore, the Councils Healthy Living Manager and his team has engaged with service users and Community Groups to ensure a smooth transition of classes to the new Newbattle Centre.

2.3 Mayfield Leisure Centre

The Director Resources has confirmed the following indicative timetable as it relates to the closure of Mayfield Leisure Centre and transfer of services to Newbattle Centre.

Week Ending	01 Apr	08 Apr	15 Apr	22 Apr	29 Apr	06 May	13 May	20 May	27 May	03 Jun	10 Jun	17 Jun	24 Jun	01 Jul	08 Jul	15 Jul	22 Jul
Mayfield Leisure Centre open																	
Transfer to Newbattle Community Campus																	
Newbattle Community Campus Open																	
Demolition of Mayfield Leisure Centre																	

Furthermore, the Councils Healthy Living Manager and his team has engaged with service users and Community Groups to ensure a smooth transition of classes to the new Newbattle Community Campus.

2.4 Newtongrange Town Centre Master Plan

As set out on the December 2017 Council report, it was agreed that the future of:

- Newbattle Leisure Centre
- Newtongrange Library
- Newbattle Community Learning Centre

be considered when the draft report on the Newtongrange Town Centre Masterplan is completed.

The Director Education, Communities and Economy advises that the Newtongrange Town Centre Masterplan will be presented to a future meeting of the Council.

3 Resource

As previously reported the closure of Newbattle Pool and Mayfield Leisure Centre in the spring upon the opening of the Newbattle Community Campus the realised savings for 2018/19 and thereafter will amount to:

Facility	2018/19 Impact	Full Year
Newbattle Pool	£294,000	£340,000
Mayfield Leisure Centre	£175,000	£202,000
TOTAL	£469,000	£542,000

Accordingly, based on the anticipated opening date, it is envisaged that additional costs of £73,000 will be incurred in 2018/19 and no financial impact thereafter as it is already in the base budget.

Demolition costs will be met from the contingent value in the existing Newbattle Community Campus budget.

The land of both sites could be subject to a Community Asset Transfer under part 5 of the Community Empowerment (Scotland) Act 2015. Any application would need to present a robust business case to the Community Management Assessment Group and seek formal council approval.

3.1 Risk

The major risk assessed with unoccupied buildings is that of possible vandalism and arson.

Accordingly, the demolition of Newbattle Pool and Mayfield Leisure Centre upon becoming vacant shall mitigate this risk.

3.3 Single Midlothian Plan and Business Transformation

Themes addressed in this report:

- Community safety
- Adult health, care and housing
- Getting it right for every Midlothian child
- Improving opportunities in Midlothian
- Sustainable growth
- Business transformation and Best Value
- None of the above

3.4 Impact on Performance and Outcomes

The Financial Strategy facilitates decision making on how Council allocates and uses its available resources and as such has fundamental implications for service performance and outcomes in the community. The opening of the multipurpose site at Newbattle community Campus will provide facilities, which contribute, to the health wellbeing and education to the community.

3.5 Adopting a Preventative Approach

Whilst the proposals in this report do not directly impact on the adoption of a preventative approach, an effective Financial Strategy allows resources to be prioritised to support prevention.

3.6 Involving Communities and Other Stakeholders

A recommendation included in the previous report to Council is for engagement with service users and community representatives to provide information and assurance as part of the transfer of services from those current buildings to the new Newbattle Community Campus. The Council's Healthy Living Manager confirms that classes can be accommodated with the timetabling of the Newbattle Community Campus.

3.7 Ensuring Equalities

This was set out in the December report to Council.

3.8 Supporting Sustainable Development

There are no direct sustainability issues arising from this report.

3.9 IT Issues

There are no direct IT implications arising from this report.

4.0 Recommendations

The Council is instructed to:

- a) Note the timetable for the opening of the Newbattle Community Campus;
- b) Note the accommodation of user groups from the existing Mayfield Leisure Centre and Newbattle Pool to the Newbattle Community Campus;
- c) Note the intention of the Director Resources to demolish;
 - Newbattle Pool
 - Mayfield Leisure Centre

Upon the transfer of services and classes to the Newbattle Community Campus.

8 March 2018

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Background Papers: