

Lumsden Community Public Conveniences Business Case

August 2018

Executive Summary

Lumsden Community Association, on behalf of Lumsden Community, is applying to Aberdeenshire Council to take over ownership, management and maintenance of the existing Lumsden Public Conveniences. The PCs were closed by the Council due to funding cuts and will not be reopened by the Council. Toilets are a basic welfare requirement for the community, being used by people enjoying the market stance playpark (soon to be refurbished) and football pitch amenities, community events and passing traffic / tourists.

It is proposed that the Council transfer ownership of the asset to the community free of charge in their current condition.

The timetable of the transfer is dependent upon the legal procedures that will be a requirement of the transfer itself. The LCA would need all legal costs to be met by the Council, although if a token of partnership is a requirement of the proposal, LCA would investigate the possibility of raising funds through the usual grant funding streams available to a community charity such as LCA. LCA have a good track record of applying for and managing grant funded projects.

Organisation and Management

Lumsden Community Association's is a registered charity (SCIO). Its purposes are:

1. The advancement of community development
2. The provision of recreational facilities, and the organisation of recreational activities
3. The advancement of the arts, heritage and culture
4. The advancement of environmental improvement

LCA have a good track record of applying for grant funding and managing projects with grants awarded. The £20k 'Storytelling Lumsden' project, financed in part by Big Lottery finished on time, to scope and within budget. A further £4k projects for hall kitchen upgrades was also completed with no non-compliances to report.

LCA are currently managing a £90k Market Stance improvement project and a £28k intercommunity participatory budgeting 'paths' project.

LCA have a good track record of managing existing community assets, the Hall and Market Stance (the Square). LCA have recently carried out maintenance of both assets and has plans to continue to do so, bringing them up to standard and developing them for future use.

The catchment area for Lumsden Community is largely accepted to be the same as the boundaries for the Lumsden Primary School catchment – however, Lumsden Community includes anyone worldwide with connections to the area. In addition, Lumsden Community is an honorary corporate associate of the House of Lumsden, by permission of the Chief of Lumsden.

Project Background

Lumsden Public Conveniences have been closed by the Council and are not going to be re-opened. Lumsden Community and Lumsden Community Groups, passing motorists and tourists all need access to basic welfare facilities – there are no other options in the village. LCA propose this CAT transfer as a solution to the problem. The PC would be owned, maintained, run and managed by the community, for the community.

Project Resources Detail

No staff are required to run the toilets. The ownership and management of the asset will fall under the responsibility of the existing LCA. The cleaning, opening, closing and general maintenance of the toilets will be carried out by the existing hall cleaner, the additional cost of which will be added to annual fundraising targets. LCA will manage the project finances alongside the other assets they manage on behalf of the community.

The Asset

LCA have a vision that the toilets may be developed over the next 5-10 years into a public toilet and a changing room / small pavilion for use by those groups utilising the play fields. Appropriate planning requirements will be considered at that time as required. The current intention is to reopen an existing facility as-is, therefore there are no planning restrictions. Main risks to the project are vandalism and lack of volunteers. Vandalism will be deterred through use of CCTV. Lack of volunteers is considered a low risk – should it occur and the asset has to close as a result, the community would be left no worse off than it is at the moment with the facility currently being closed.

Project Plan

The timetable for the project is directly related to the Council's own legal processes. LCA needs the council to undertake the legal work required to transfer the ownership.

Management Plan

Long-term management of the facility will be undertaken alongside the existing management requirements of the community hall and the community owned central square. Any costs for future refurbishments or major repairs will be funded through future grant applications.

Financial Appraisal

It is estimated that the financial outgoings for the asset will be £1,750 annually. These addition annual costs will be added to the existing £4,000 annual fundraising target for other LCA asset revenue costs.

Annual Running Costs are estimated as follows:

Salary costs £1000

Maintenance £250

Electricity £300

Water £0 (charity exempt)

Insurance £200 (estimated)

Council Tax £0

Annual income is estimated as follows:

Fund Raising activities £1,750

Grant funding for improvements / development £as necessary

Marketing and Communications Strategy

The toilets will be signed from the roadside as per usual for public toilets.