

AUCHENBLAE PARKS COMMITTEE

PUBLIC TOILETS COMMUNITY ASSET TRANSFER

[REDACTED], 28TH AUGUST 2023

The Auchenblae Parks Committee (APC) is responsible for maintaining a wide range of recreational facilities in and around the village of Auchenblae. These facilities are used by a wide and diverse group of people of all ages, backgrounds and abilities. Facilities currently maintained include - the football pitch, pump track, adventure playground, outdoor gym, children's play area, bowling green, two tennis courts, 9-hole golf course, various walks and outdoor areas etc. These areas provide Auchenblae with a unique range of facilities for such a small village, all the areas are owned in trust by the committee and managed on behalf of the village and the surrounding area.

The Auchenblae Parks Committee consists of 20 committee members. Paid staff is normally 8-10, most are seasonal / part-time, with one full-time employee (Greenkeeper). Funding to maintain all these areas is primarily made possible by the income from the golf course, mainly via annual membership fees with additional income from green fees. There is additional income in the form of Bowling and Tennis Club Memberships & Fees.

PROJECT AIM

The APC desire to take on the ownership and management of the Former Public Toilets Building situated on McKenzie Avenue in the centre of Auchenblae. In the short term, meeting the needs of some of the other community groups as a store, with a medium term aim to refurbish and implement a green sustainable income generating project to fund the opening of a unisex toilet, open to the public all year round. The central location of the building is such that we want to enhance the facility in keeping with the conservation area status of the village.

Track Record

The Auchenblae Parks Committee has been around since 1860, with the fundamental guiding principle of serving the collective interests of the community, to provide leisure and recreational opportunities for the village and surrounding area. The APC already own and manage several buildings (Football Pavilion, Tennis & Bowls Pavilion, Golf Pavilion, two Golf Outbuildings) and are self-sufficient in funding the running costs, maintenance and upgrades through club memberships, fees and project related external funding. The APC have partnered with all the local community groups as a commitment to further enhance the experience of people living in the area and using the facilities. Over time, strong links have been developed with numerous trades including Electrical Contractors, Groundworks, Fabrication, Joinery and Fencing companies etc. Not to mention the various local volunteers and support from the local agricultural base.

OBJECTIVES

If successful in the Community Asset Transfer, we would look to achieve the following objectives:

- **Need #1: Provide an immediate storage solution for the Auchenblae District & Community Association and the Auchenblae Parent Council**
- **Need #2: Refurbish the building in line with the Auchenblae Conservation Status and improve the Aesthetics of the area**
- **Need #3: Explore green sustainable projects that could self-fund the opening of a single unisex toilet for the public**

COMMUNITY SUPPORT

We have already engaged the local population and community groups. The project objectives have received a huge amount of support from the following:

- Mearns Community Council
- Auchenblae Community & District Association
- Auchenblae Parent Council
- Auchenblae Parks Committee Members
- Auchenblae Tennis Club
- Auchenblae Bowling Club
- Auchenblae Golf Club
- Auchenblae Football Club
- Several Hundred Unique Social Media Users have supported the project on Facebook (~150 public messages of support and hundreds of “Likes”)

PROJECT DRIVERS

Toilets

The Public Toilets have been closed for several years, and there is a self-evident need for public toilet facilities in the area. The residents on the High Street and Shop are regularly taking visitors and tourist in to use the private toilet facilities. In addition to that, the toilets are still sign posted causing further confusion for visitors and tourists alike.

Storage

There is an immediate need for storage for community equipment. For example, there is a new kitchen being temporarily stored privately which will be installed in the Community Hall. There are also shared community equipment that could be stored there easily accessible for events such as the Gala etc. This

immediate need is for short term storage solutions and should there be a longer term need then that could be incorporated into the design of any future projects.

Sustainable Project

We are currently exploring opportunities for the revenue generation that would ensure a public toilet is open all year round. The main project currently being looked at is for a rental e-bike station to increase mobility in the community and to provide an income to operate and run a toilet. Other potential projects may involve micro-generation fed into the grid, or electric car charging stations.

Conservation Area

Currently the building is in a dilapidated state, and as it is right in the centre of the village, we want to restore/refurbish/regenerate the building to a state that it meets the heritage and conservation status of the village.

RESOURCES & PROJECT DELIVERY

The APC would assign a Project Coordinator who would be responsible for raising funds and managing subcontractors and project delivery.

Deliverable	Description
Building Assessment	Develop Plan to address immediate building requirements to make suitable and safe, identify any regulatory, conservation and planning requirements
Storage Solution	Solution to meet short term storage needs
Sustainable Project Plan	Identify and formalize funded project plan for green, sustainable public toilet solution

Project Execution

The project execution incorporates proven approaches used to deliver successful projects in the past, competent personnel and subcontractors, coupled with a highly responsive and community focused approach to managing deliverables.

Timeline for Execution

Key project dates are outlined below. Dates are best-guess estimates and are subject to change.

Description	Start Date	End Date	Duration
Project Start (Phase 1)	1 st October 2023	31 st May 2024	8 Months
Building Assessment		31 st December 2023	
Building Repairs		31 st May 2024	
Phase 1 Complete	1 st June 2024		
Sustainable Project (Phase 2)	Immediate	31 st December 2024	17 months
Identify Funded Project Scope	Immediate		
Execute Project Deliverables	1 st June 2024		

COSTS

The following table details the estimated short-term costs associated with the project:

Description (Phase 1)	Cost
Utilities *	£600 Per Year
Building Repairs **	£5,000

*The APC currently has a budget excess in its operating expenses, which means that any additional costs for utilities (electricity etc.) can easily be absorbed by the APC.

** Initial Building Repairs will be carried out by APC Volunteers and funded from existing available cash where possible. The APC has a strong proven record of raising funding via multiple sources, especially considering the driving ethos is for community benefit.

EXAMPLE: Sustainability Project

Description (Phase 2)	Cost
E-bike Station	£15,000 - £20,000
Building Refurbishment, inc. Single Unisex Toilet	£25,000