

VERSION 1  
23<sup>RD</sup> APRIL 2024



# Business Plan: Community Asset Transfer of the Former Auchenblae Public Toilets

AUCHENBLAE PARKS COMMITTEE



## BACKGROUND AND INTRODUCTION

### BACKGROUND

This Business plan covers the acquisition and development of the Former Public Toilet Building on Mackenzie Avenue in Auchenblae. With the council closing toilet facilities throughout the country and as one of the buildings closed for several years, there is an obvious need for public toilet facilities, especially one situated in the heart of the village.

The vision for the building is to upgrade and open a public toilet, which would be used by locals and visitors to Auchenblae.

### THE ORGANISATION

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.

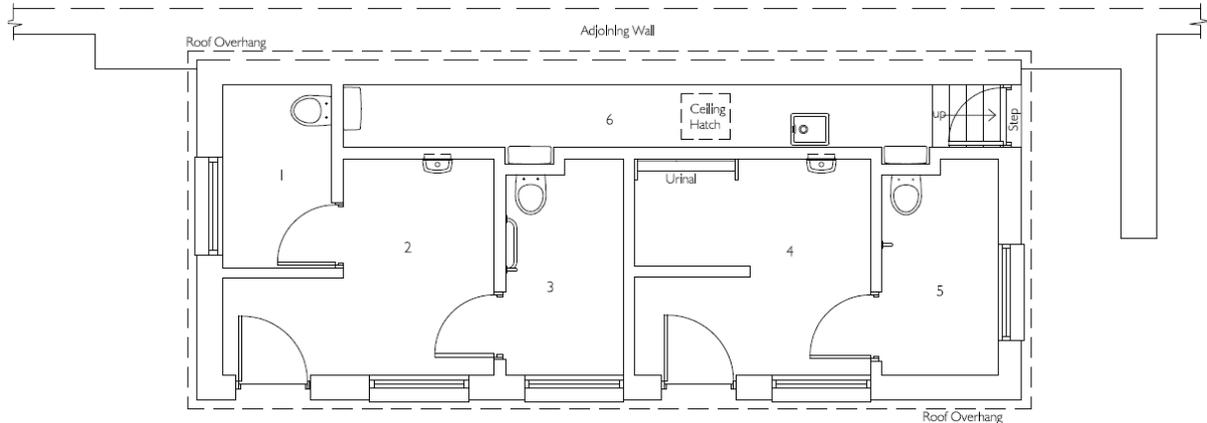
The Auchenblae Parks Committee consists of 20 committee members. Paid staff is normally 8-10, most are seasonal / part-time, with one full-time employee (Greenkeeper). Funding to maintain all these areas is primarily made possible by the income from the golf course, mainly via annual membership fees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

### THE COMMUNITY

Auchenblae enjoys relatively good infrastructure for such a remote, small community. The recreation facilities bring people to the village from far and wide. Auchenblae benefits from a wide range of assets which serve the local population and demonstrate the importance of social connections within the community. There is a community hall, pavilions, club house, tennis courts, bowling greens, golf course, pump track, football field, adventure playground, and heritage centre all run through volunteer effort. Auchenblae now has increasing visitor numbers due to the number of holiday accommodations in the village, coupled with the wedding footfall at Drumtochty Castle, bringing visitors to the village that can enjoy the facilities and benefit the local shops, café etc.

## ABOUT THE ASSET

The building is right in the heart of Auchenblae but is currently in a dilapidated state as it has been closed for several years. The sale is for the building only. The building is connected to mains water, sewerage and electricity.



	Room Description	Ceiling Height	Metres sqm	Feet sqft	Volume cubic Metres
Room 1	Cubicle	2.99	2.8	30.14	8.37
Room 2	Female Toilet	2.99	6.23	67.06	18.63
Room 3	Cubicle	2.99	3.45	37.14	10.32
Room 4	Male Toilet	2.52	7.02	75.56	17.69
Room 5	Cubicle	2.52	3.4	36.60	8.57
Room 6	Service Area	2.96	5.95	64.05	17.61
Room Total			28.85	310.54	81.19
Building Gross External Area			39.39	423.99	
Building Gross Internal Area			31.63	340.47	
Building Internal Walls Area			4.05	43.59	

### Inspection

An inspection was carried out in March 2024 by the project team, which includes structural and electrical experts, to determine its current condition and identify key areas of concern. There were signs of wear and tear mainly in the service area due to a leak in a pipe where the water had been left on, but in the rest of the building nothing of significant concern. It is likely that the floor area of the service area would need replaced or repaired.

Externally, there are a couple of areas of requiring patching in addition to damage to the service area door.

## SOCIAL NEED

- There are currently no public toilets, with visitors using nearby private housing and the private toilet in the shop.

## SUPPORT FOR COMMUNITY OWNERSHIP

- 78% Support (\*Corrected to 89%) from the Public Representations Survey Response Report
  - \*One of the objections actually supported the community asset transfer but not for use as a storage area which is now removed from the business plan.
- Several Hundred Unique Social Media Users have supported the project on Facebook (~150 public messages of support and hundreds of “Likes”)
- Email of Support from Mearns Community Council
- Auchenblae Community & District Association Unanimously support
- Auchenblae Parks Committee Unanimously support the proposed community asset transfer (including Auchenblae Tennis Club, Auchenblae Bowling Club, Auchenblae Golf Club and Auchenblae Football Club)

## DELIVERING THE PROJECT

### *Organisational Capacity*

- The Auchenblae Parks Committee has 20 members, with skills in Fundraising, Engineering, Facilities Management.
- A toilet transfer subcommittee project team (four members) meets weekly, and encompass multiple relevant skills required to undertake the project.
- The APC has an existing appropriate structure to deliver this project.
- The APC is operating with positive cashflow meaning that the running costs can be absorbed into current operating and maintenance budget.
- The APC already maintain, clean and operate toilets in the tennis pavilion and golf club.

### *Fundability*

- The project vision meets all the criteria set out within the Fred Olsen Midhill Wind Farm Fund which has approx. £45k available exclusively for Auchenblae projects annually (2023 £75k).
- The project vision meets all the criteria set out within the Tullo & Twinshiels Wind Farm which has approx. £100k+ available exclusively for Mearns projects annually (2023 £196k).
- Macphie Community Fund is always generous to Auchenblae Parks Projects.

# WHAT WE WILL DO

## VISION

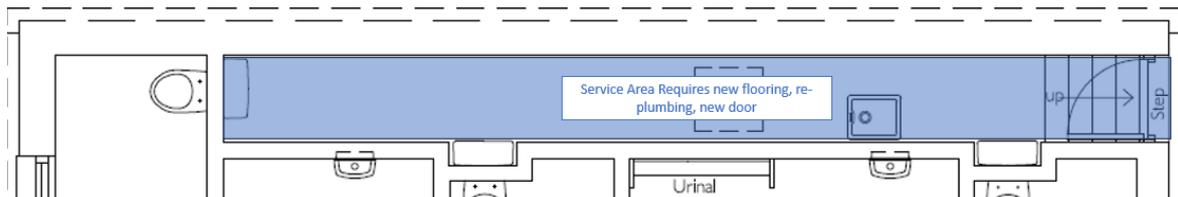
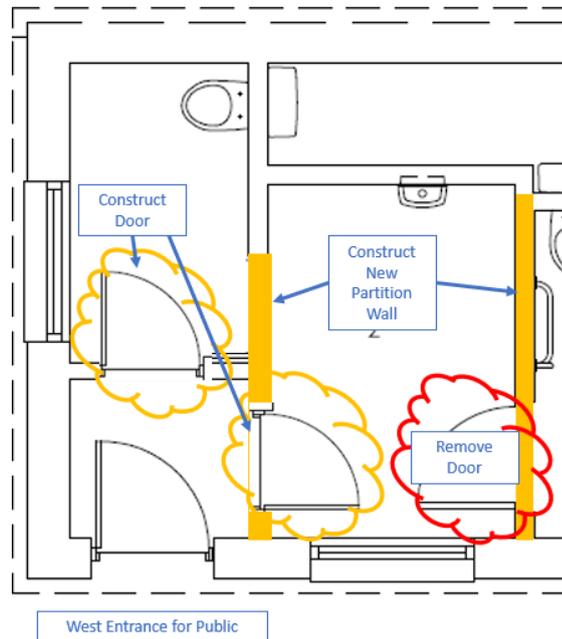
The overall goal for the project is to provide a valuable service to the public and to secure the building as an asset for the local community while ensuring that the renovation is in keeping with the surroundings and the project helps to improve the entire area for all.

## THE SITE

### Proposed Plan

An area within the building will be sectioned off to create the toilet space. This will create two toilet rooms, one basic and one with baby changings and wheelchair access.

- Add door to existing wall
- Build New Walls including a new door
- Retain Main Door as entry point
- Install new toilets (1 in each room)
- Install Baby Changing Unit
- Install Basin
- Install disabled rails



Service Area required refurbishment due to long standing water leak.

- Replacement floor and joist repair
- New plumbing (pipework and fittings)
- New Door

### Additional Scope

- Re-painting (inside and outside)
- Remove boards from windows
- Repair/Replace Guttering
- Install low energy lighting



## PROJECT FINANCIALS

There is an almost identical project situated at Memorial Park, Laurencekirk, and they have provided all of the costs associated with their community project.

### *Running Costs*

Description	Cost	Source
Utilities	£600 Per Year	APC Budget (see latest accounts)
Cleaner	£400 Per Year	APC Budget (see latest accounts) Existing Cleaner shared by Community & District Association and Auchenblae Parks Committee
Consumables (Soap, Cleaning Products, Toilet Roll etc.)	£500 Per Year	APC Budget (see latest accounts) Already bulk buy these materials for the Tennis and Golf Pavilions

### *Refurbishment Costs*

Description	Cost	Source
Toilet Equipment (inc. disabled toilet, sink, drier, dispenser etc.)	£2,500	Costs from Memorial Park Project
Joinery (Fit Wall, Re-floor, New Doors)	£3,800	Costs from Memorial Park Project and Estimate Based on Previous Jobs
Plumbing (Internals, Guttering etc.)	£1,400	Costs from Memorial Park Project and Estimate Based on Previous Jobs
Exterior Repairs (Painting, Harald Repair)	£800	Estimate
<b>Total</b>	<b>£8,500</b>	

Note: Labour Costs will be minimized using the Toilet Asset Transfer Project Team volunteer hours



### OUTCOME: WELL-MANAGED

The APC have a high degree of skills and competence on the board, including multiple personnel involved in the maintenance, upkeep and operations management of the existing pavilion toilet facilities. We are confident that our committee and charitable structure can sustain this project in line with the passionate commitment thus far.

### OUTCOME: SUSTAINABLE

The APC have decided by opening a multi-purpose toilet that it will minimise the running costs and maximise the potential for staying open long-term. Additionally, the remainder of the building provides huge potential for further community development in the future.

### GOVERNANCE AND MANAGEMENT

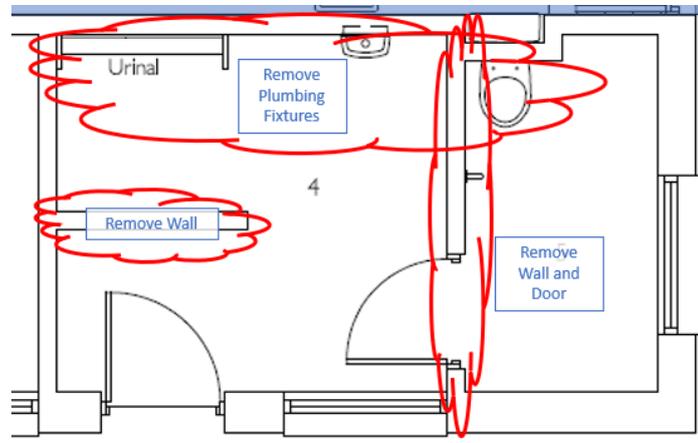
Description	APC	Assurance
GOVERNANCE		20 Members, Fundraising
LEGAL STRUCTURE		Established Charitable Organisation
VOLUNTEERS		Successful track record of mobilizing volunteers (Den Day, Pitch Refurbishment etc.)
STAFFING		APC currently employs up to ten staff (part-time, full-time and seasonal)
OPERATION, POLICY AND PROCEDURES		The community asset transfer will be managed alongside existing similar infrastructure

## PHASE 2

### COMMUNITY STORAGE

The other half of the building will be modified to allow for a storage area for community use. Recently the Auchenblae & District Community Association and Parent Council have had issues with available storage. The football pavilion is currently used by Heritage Centre, Scouts, Cubs & Beavers and Community Association to store various equipment that cannot be stored elsewhere.

- Remove all plumbing equipment (urinal, sink and toilet)
- Remove two walls
- Repair walls
- Remove window boards
- Decorate as required



Description	Cost	Source
Joinery Work & Materials	£1000	Estimate
Labour & Decorating	Free	The project team will undertake most of the work here and try to maximise the use of existing materials (timber, paint, tools etc.) owned by the Parks Committee
Running Costs	n/a	The running costs are factored into the toilet figures