

CASCT Communication Update – May 2007

In February, Edinburgh architects, Reiach and Hall, were voted as the winners of the Collieston Community Centre Architectural Competition. The company is delighted to have been chosen and is looking forward to working with our community to develop the design that is right for us – even volunteering **to begin again with a blank sheet of paper.**

More recently, on 26 March, a User Group Forum was held with representatives from Amenities, WRI, Play Group, Over 60s, CATs etc. all invited. Several topics were debated:

- 2-way communication between CASCT and the community
- Working with the architect
- An update on the Rivie purchase

Full minutes, including a list of attendees, will be available in due course.

Two important decisions were taken by those present:

- The upcoming Architectural Workshop on 12 May should be a **Public Meeting**
- A vote (by show of hands) should be taken on the purchase of the Rivie

One important poll was also taken – Is everyone here in favour of a new hall? The result was a unanimous **YES!**

As a result you are invited to attend the Public Meeting: Architectural Workshop from 10 am – 4 pm, in the Community Hall on Saturday 12 May. This workshop will be facilitated by Sarah Menzies of CADISPA (Conservation and Development in Sparsely Populated Areas), who also facilitated our successful Business Plan Workshop last year (18 March, 2006). Please make every effort to attend this important meeting.

Please also review the following slides on the terms, pros and cons, and risks and mitigations of purchasing the Rivie. They will be discussed as part of the agenda.

Rivie Purchase - Terms



- £5000 plus legal fees
- Offer is all Rivie or nothing
- Slains Estate to preserve development rights via development security (100% clawback in perpetuity) i.e. any profit from future development goes to them
- Terms are not negotiable unless we wish to offer more for the Rivie

Rivie Purchase – Pros & Cons



Pros	Cons
<ul style="list-style-type: none"> • New building optimally sited • Allows part or all of existing building to be preserved → safety net for project and allows community use during build • Provides car parking at hall • Prevents future development of Rivie by 3rd party • Opens Rivie for community use 	<ul style="list-style-type: none"> • Exposes CASCT to potential liabilities: <ul style="list-style-type: none"> – coastal path erosion – landslides – maintenance

Rivie Purchase – Risks & Mitigations



- Escalating legal fees
 - Sheila Ritchie to monitor/challenge Slains Estate fees; her fees agreed at ~£450
- Liabilities:
 - Land slips etc. – take out public liability insurance
 - Maintenance – none needed based on last few years (except for coastal path)
 - Coastal path erosion – take out public liability insurance / work party / include in scope of works for project / investigate funding options
- Uncertain boundaries leading to disputes etc.
 - If Land Registry grants title then there is no issue. Common Law states that those lower on a hill must support those higher up.
- Not buying Rivie
 - Being limited to existing site could compromise sustainability and limit outdoor space (garden area and parking) – buy the land
 - Slains Estate keen to sell to another party, presumably for development - buy the land and prevent future development
 - Existing buildings must be demolished, no hall during demolition/construction, no safety net if project goes bust
- **Not making the decision to buy in time**
 - Slains Estate may lose patience and push to market the Rivie to another party

The 2nd Annual General Meeting of Collieston and Slains Community Trust Limited will take place at 7.30 pm, in the Community Hall on Friday 1 June, 2007.