

Banff & Macduff Engagement Event
17th June 2013

Questions & Answers

Question	Answer
Will the facilities be council run? This is important to us, we don't want privatisation.	Currently major council facilities are run by the in-house leisure team. At this stage we would anticipate managing the proposed facilities at Myrus and Banff Academy - though there is scope for discussions on whether some facilities could be managed by the community.
Arts to be included?	Yes - we would see proposed (and existing facilities) as venues where a variety of cultural services would be delivered.
Can we have a look at the charging regime - school facilities are too expensive for some clubs?	We completed a review in 2009, although a review of charges is a possibility. We are happy to discuss charges with any community group that finds our current charges a barrier to the development of their service.
Will they be council run? How will the booking of facilities ensure equality treatment?	Where facilities are council run, they will be subject to our booking policies which we hope allow a balanced programme to be delivered. However we will be considering a range of access policies during 2013 which we hope will further improve services to the community.
Would like the ability to block book for clubs.	We do allow block bookings, however we also reserve some time for casual use.
Cost to join community facilities and active Aberdeenshire?	Active Aberdeenshire costs are £22.50 (std), £34 (couple) and £39 (family) per month. Where people are eligible for concessions there is a 50% reduction.
Accommodate different sports, there could be conflict? Are the plans deemed adequate to accommodate conflicting sports	The facilities should accommodate a wide range of sports, though some compromise (as with all facilities) will be required by sports with very specific needs.
Difficult for older residents and young families on lower incomes. Cost of bus fares?	We provide concession rates for older residents and young people.
Will there be dedicated club nights?	We will consider this as part of the programme.

Will there be trained professionals coming to the sports facilities?	This is something that could be considered
Who is going to maintain the pitches in the future?	Pitches are currently maintained by Aberdeenshire Council, and we anticipate this would continue.
How will the community facilities be managed - for independent groups	Independent groups will be able to apply for block bookings in facilities. We would also be happy to have discussions in regard to their needs prior to their application
How will community and school use the facilities on school base be balanced?	Currently, schools have use of facilities during the school day – with unused space then being available for community use. Outwith the school day – the school would have to book facilities in advance in the same fashion as other groups.
Why squash courts in Banff?	It is hoped that the squash courts will be designed to be ‘multi functional’ spaces, allowing the area in question to be used for a range of purposes including squash. We understand that there is a squash community in the Banff /Macduff who have indicated that the ability to play squash in a modern environment would benefit the sport locally.
Where would pensioners play indoor bowling in Macduff?	We could consider the purchase of indoor bowling equipment if there was sufficient demand.
How will the pitches be supported in terms of staff or janitors? (possibly too close to the cemetery)?	We anticipate the All weather pitches would be supported by leisure staff, with pitches supported by janitorial and landscape services staff.
Will a new building mean hire charges will increase?	No
Will there be job opportunities for people with special needs?	We welcome applications from all sections of the community.
Would the facility be accessed by all age groups at any time? Can adults use it during school hours, not just out of hours?	This would depend on programming, though we would want to make facilities as accessible to the community as possible – albeit recognising that there will be times when schools require facilities for the delivery of the PE curriculum.
Who will run/provide nursery provision? The council?	The Council does currently, and will continue to provide nursery classes in Banff Primary and in Macduff Primary.
What are the timescales for this project and work being completed?	It is difficult to give definitive timescales at this stage. However, there is a commitment for the work to be undertaken. The Council will reassess the options after the Banff

	<p>and Macduff Community Engagement Session on 15 July. This will culminate in reports to both Banff and Buchan Area Committee and Policy and Resources Committee, most likely in September 2013.</p> <p>Thereafter, there will be commencement of designs for relevant planning applications and any legal aspects associated with the Common Good Order. In general terms, individual projects of this magnitude would take around a year to construct with at least a year for preparatory designs and approvals. The Community can be assured that every effort is being made to accelerate the timescales.</p>
<p>Are Tesco actually going to build the supermarket or turn it into a car park? Exactly where on site? Will there be a petrol station?</p>	<p>Tesco have received planning consent to build a supermarket and an adjacent car park.</p> <p>The petrol station was removed from the planning application and does not form part of the approved development. The planning application can be viewed at: Uhttp://www.aberdeenshire.gov.uk/planning/apps/detail.asp?ref_no=APP/2005/0184</p>
<p>Will we hear the 'right story' about what's happening and feedback?</p>	<p>The Community will continue to be briefed with the relevant information and the council will ensure up-to-date information is available on its website.</p>
<p>Will it be local businesses that get the contracts to build?</p>	<p>The Council has a Framework Contract with a number of large contractors. This is to comply with European Union procurement legislation. However, there is a commitment in these contracts that the local supply chain will get an opportunity to price the works and this can be evidenced by contracts being delivered elsewhere in Aberdeenshire.</p>
<p>Will there be a lift in the community facility?</p>	<p>The current plans for the options provide for a lift where there are two storeys.</p>
<p>Are existing building/facilities upgraded?</p>	<p>This will be dependent on the options to be delivered. Further details will be available at the next Banff and Macduff Community Event.</p>
<p>Long term parking is an issue – will there be more short term?</p>	<p>This question is difficult to answer as it is not specific to a facility. However, in general terms, parking is part of any planning consideration of any projects.</p>
<p>Will there be a climbing wall at the facility?</p>	<p>Consideration is being given to a climbing wall at the leisure facility.</p>
<p>Will there be parking at Myrus pitches?</p>	<p>There will be parking at the Myrus pitches.</p>
<p>Are there play areas at Myrus or just</p>	<p>The play area provision at Myrus will certainly be retained.</p>

'organised' football?	
Racked/retractable seating - how much space would be lost?	If retractable seating is required this would be recessed into a wall so no space would be lost from the sports hall area.
If run by council - easier access than at Banff primary?	The Banff Primary situation is unique in that it is a Public Private Partnership (PPP) facility and as such there is a restriction on public access. This would not apply to any new facility.
Will there be multi purpose rooms - all use flooring, messy play areas?	There will be multi-purpose rooms in the main facilities being proposed.
How do we access 1 st floor facilities from stairs?	From the adjacent corridors.
Is nursing area being accessed separately?	This will be dependent on the chosen facility. The Banff Academy facilities certainly indicate a nursery area being accessed from the ground floor.
The doors to rooms on 1 st floor seem to face the wrong direction?	Doors will be orientated to comply with Building Regulations at a detail design stage.
Is there any place for basketball for outside?	We are looking at options for surfacing the tennis courts and whether this would enable other sports, including basketball / netball /hockey, to be played on the surface.
Have we considered a flood lit all weather training area behind the Rugby Club? There will be a knock on effect with this club, the change in the proposals will have an effect.	This has not been considered.
Can we consider coaching facilities - this would mean two squash courts?	Two squash courts will be part of the options in the revised proposals. Coaching is a key aspect of any facility being proposed.
When will the Macduff facilities be built? Are the facilities being built before Tesco??	The Macduff facilities will be built as soon as we obtain planning permission. Replacement facilities must be built before Tesco can commence building of their new supermarket.
Will there be an agreement that all the facilities will be built and not stopped once all the Banff ones are built - or we run out of money?	All projects will be approved at the same stage, and will detail the extent of works.

What are the groups who use the facilities to do when the new ones are being built - particularly Myrus?	Existing facilities will remain open whilst the new ones are being constructed. We accept that there may be some disruption to groups and we will be contacting each of them to see what provision can be made to ensure they are able to continue to operate throughout this period.
What happens to the old site? Don't want more empty buildings. Was the Canal Park sale price index linked?	<p>Tesco will likely continue trading in their existing store until the new store opens .</p> <p>Furthermore, Tesco are required to market the existing store and Retain in Class 1 retail use but are not prohibited from considering offers for an alternative use or uses.</p> <p>The Canal Park sale price was index linked.</p>
Can the BBLC site be used for additional car parking?	If the BBLC project did not progress, there will be consideration given to the use of that site.
Will there be parking facilities for coaches?	Coaches can park on the existing bus lane at Banff Academy. A coach layby is being investigated at Myrus in discussion with the Roads Service.
Will there be investment in library - refurbishment run along with museum?	Consideration is being given to library refurbishment on Banff's High Street.
Will there be adequate storage facilities?	Yes.
Why is the new proposal more sustainable?	There is a need to look at whole life costs of the proposals and the need for rationalisation of the Council's assets. Hence the reason for the alternative options being put forward for consideration.
Right of access at end of Macduff - is right of way closed off? (looking at the right of the plans)	No – the right of access is maintained.
Longer distance (past the tennis courts) Where will the assembly point be?	Assembly point may require to be relocated if the tennis courts are fenced – possibly to proposed new car park at community facility.
Why is the store split into 3? (it's never big enough for getting equipment in or out)	Stores can be designed to meet a detailed brief from community groups.
Can facilities still exist in the Royal with a smaller community setting at the academy?	A number of options will be put forward to the Community to form an opinion.

How will the council ensure school based facilities are safe for communities to use day/evening?	Currently school based facilities are used for communities and the appropriate measures will be set in place to ensure the safety of all individuals and users.
How will 1 st floor nursery facilities be accessed?	There will be access from the ground floor at the rear access.
What is the capacity of the different facilities? (could concerts be supported?)	Capacities are usually determined by the Fire Service for one-off events.
Looking to the future how does local development plan fit with these plans if a 30 year lifespan is envisaged?	Location of the new facilities will be taken into account by the Planning Service in the development of the next Local Development Plan.
Is the Tesco site fixed?	If the question relates to the sale of Canal Park – yes the disposal has been agreed with Tesco.
Ground floor rooms needed to be completely flexible, is this an option?	Moveable partitions are being investigated to allow flexibility in room sizes.
There is too much emphasis on sports facilities and not enough community education groups. Will there be more consideration for this?	The revised proposals take cognisance of this issue.
Is the atrium necessary, it could be a community room instead of a waste of space?	Atrium allows for seating to view the various sports and is expected to encourage people to try different activities – a model that works well at Aberdeen Sports Village.
Would there be a community social area, like a town square?	The central café and atrium areas are anticipated to be a social hub.
How secure would it be for people with special needs accessing toilet facilities alone?	All rooms and toilet facilities will be designed to be fully accessible.
Would the new building attached to the academy enable the community to use some of their facilities?	Yes

What fire exits would be put in place on first floor for anyone but especially people with special needs and the infirm?	Fire exits would be in line with building regulations.
Is there a need for more pre-school rooms, would be better used as multi-purpose. Disabled toilets, changing facilities. Aerobics better upstairs. Use the ground space for elderly and disabled	Discussions are ongoing regarding the use of the rooms to maximise flexibility. The upper floor is also accessed from ground level at the car park side as site levels slope up.
Will the car park at Macduff drop in be made larger? Automated doors for easy access with prams and wheelchairs	Car park will be enlarged in accordance with the Planning Service guidelines. Front doors will have power assisted opening devices.
Will the kitchen area be accessible for disabled people? Community groups to use kitchen facilities to cook?	Particular needs can be taken account of at the detail design stage on consultation with the groups.
Sensory room to be large enough for purpose, need for sensory rooms to be accessed evening and weekends. Willing to pay for out of hours, will there be a safe room with resources for disabled use?	Sensory room size still to be confirmed along with storage requirements. Facility will be open at evenings and weekends as required.
Have you considered Bridge Street location for possible location for a cinema/cafe. For youths to take them off the streets. But will accommodate all age groups. No cafe in the area that opens late. Old chicken factory on Tannery St is possible venue	The Bridge Street Community Centre is being disposed of along with Canal Park for Tesco. There is currently a cinema at Banff Castle Community Centre. Whilst consideration is being given to a cinema elsewhere in the proposals at the Macduff Arts Centre. The old Chicken Factory on Tannery Street is not owned by the Council.
Will there be WIFI in the buildings? Will it be free parking for all the facilities?	Wi – Fi will be available in selected rooms / areas. Parking will be free.
Will the proposed development have good infrastructure round it?	The detailed development proposals are required to identify the impacts that it will have on the local transport network and potential mitigation in the same manner as any

	<p>other development. This includes consideration of the manner in which road traffic junctions operate as well as the pedestrian and cycle links serving the site and the proximity to public transport routes. The relevant officers within the Council liaise on these issues on a regular basis and will be doing so going forward on this proposal</p>
<p>Can you make it on the bus route - passes academy</p>	<p>See reply above</p>
<p>Safe route between Macduff and Banff - bridge – Will there be a path over bridge?</p>	<p>There are no plans to alter the current arrangements in terms of pedestrian provision across the bridge.</p>
<p>Transport issues to use facilities out of hours – will this be addressed?</p>	<p>Operational aspects of any new facility will be considered within the wider supported passenger transport network on a regular basis and through Area Bus Forums. This approach would allow access to the new facility out of hours to be balanced against other needs. The approach taken for the Fraserburgh Leisure Centre is an example of how this process works.</p>
<p>Will PRSCT have control over any of these facilities if it is moved to the academy?</p>	<p>No, the facilities will be owned and managed by Aberdeenshire Council.</p>
<p>Would PRSTC still run if BBLC is built? Where does this leave coaches, clubs etc? What say will we have?</p>	<p>The council will take the views of the community into consideration and there will be full engagement with PRSCT on this issue.</p>
<p>What will be done to encourage people into town centre from Tesco?</p>	<p>Aberdeenshire Council have recently appointed a consultancy firm called HRI Architects to work with local groups to look specifically at the challenges facing Banff town centre. Part of this work will be to consider opportunities for new approaches to create a viable town centre within Banff. The Canal Park development will play a key part in this.</p>
<p>What do we mean by drop-in? - need to discuss with a group of young people to find out what they want.</p>	<p>The original plans showed a flexible space for young people within Macduff where they could simply drop in and engage in activities which were of interest to them and support them to make positive life choices. It is clear from the initial public consultation that this concept is dated and has attracted little support. As a result of community feedback the original plans at Macduff Primary School are under review and a new option suggests an enhanced facility at Myrus.</p>

What is the drop-in centre for in Macduff? Doodle bugs and car parking?	See above.
Why did tennis and squash clubs not get invited to this meeting?	The initial meeting was open to all members of the community. The event was widely publicised via the local press and residents were encouraged to attend as individuals as well as representatives of various organisations.
What happens if Co-op/Sommerfield closes? Will it be derelict space?	There is no indication at this time that the Co-op has any plans to close.
The PRSCT - will this still be funded?	Aberdeenshire Council will continue to work with a cross section of appropriate third sector organisations. Groups can apply for a range of grant funds from Aberdeenshire Council; we also regularly purchase the delivery of services via third sector organisations.
How do we consult with the younger generation given that the majority here tonight is 40+?	Young people attended the session and the council will continue to offer young people the chance to provide us with their views. The council will develop youth engagement activity to ensure their views are properly taken into account if it is required.
Future consultation with user groups, young people and children.	As above
Consultation with Princess Royal Trust - has this taken place, how will the council go forward with the trust	Princess Royal Sport and Community Trust continue to be a valuable stakeholder in this process, as do many other sports and community groups. Aberdeenshire Council will continue to work with a number of third sector organisations through the procurement of services and where appropriate the provision of grant funding.
What facilities stay with the Princess Royal?	The original option remains one for the consideration of the community. However, council officers maintain concerns in relation to the economic viability of this. In relation to the new options there are no proposals to further develop the Princess Royal site.
Will the library remain where it is in Banff and if so will there be regeneration money to do it up?	Based on community feedback the revised proposals show the library will remain in its current location. The council is looking at the development and enhancement of library provision across Aberdeenshire to ensure our customers receive the best possible service. This is also a key element in providing mixed uses within Banff town centre to ensure we have a viable and sustainable High Street.
What will happen with the site at Deveron	It will return to farm land.

Terrace if not developed?	
Can contact details for someone in the council be provided?	Area Manager for Banff & Macduff Margaret-Jane Cardno is the primary point of contact for the community in relation to this development Margaret- Jane Cardno Area Manager (Banff & Buchan) St Leonards Sandyhill Road Banff, AB45 1BH Tel: 01261 813300
Have younger people been given a say? Brownies/academy pupils.	See above
Is there any thought given to stage performances and talks with large audiences? (cinema too?)	It is clear from the community feedback that the development of dance, music and other performing arts are important elements which need to be considered. In addition to this there was a considerable amount of feedback in relation to the development of new facilities whilst some buildings are currently underused. There is already a vibrant cinema provision at Banff Castle and we would wish to work with this organisation to enhance this facility. However, as a result of the community feedback the amended proposals which will be on display on the 17 July will show an enhanced facility at Macduff Arts Centre. It is hoped that investment in the existing Arts Centre will support the development of performing arts within the area.
Concerns over new businesses wanting to come into town and being refused. By allowing permission would lead to sustainable regeneration, by stopping locals leaving the area.	This is part of the discussions that will take place over coming months about the regeneration of Banff and Macduff and how to ensure that the towns become more economically vibrant and buoyant.
How will the cost be paid for? Tesco capital receipt and prioritise the council capital plan?	The cost will be met from the Tesco capital receipt. If this does not cover the whole cost of the project, the balance will be met from the Council's capital plan. The Council will also explore whether any external grant funding is available.
Could some of the money be put to a trust to	No. A capital receipt can only be used for capital purposes. In terms of the common

support ongoing revenue costs for sports clubs?	good order, the capital receipt must be used to provide replacement facilities.
What is the costing and how does that compare with what Tesco are paying? Compared to the original plans what does the new proposal cost?	The actual cost of the facilities is not yet known and won't be known until after tenders are returned. The estimate is around £10 - £11 million, a similar figure to the original plans. Money from Tesco will be used, with the anticipated gap in funding met by the Council. These figures will be confirmed throughout the process.
Why is the council using money from the sale of canal park to provide facilities if they should be paying for it?	In terms of the common good orders, the capital receipt must be used to provide replacement facilities. The Council had no plans to replace the facilities and is only doing so at this time because of the sale of Canal Park.
Does all the money need to be spent now? Could it be invested for future proofing/development?	All of the receipt from the sale of Canal Park will be spent in accordance with the Common Good order for replacement facilities.
Are the new proposals affordable and sustainable?	Yes. This is an essential part of the criteria for delivering appropriate, affordable and sustainable facilities.
As the money is common good money there needs to be accountability and transparency. Need some sort of committee of general public/users to ensure transparency. General public should be told how the money is spent.	Costs will be fully monitored and reported to the appropriate Council Committee
Any matching funding? What is being provided by Tesco?	The Council will also explore whether any external grant funding is available. Financial arrangements with Tesco are commercially sensitive and not in the public domain.
Are costs available now for proposals?	These are not yet available. (see answer above)
Is this money going to be spent on capital projects? There should be a fund administered by the community councils which will support young people to attend national youth theatre, orchestra etc	Yes. A capital receipt can only be used for capital purposes. In terms of the common good orders, the capital receipt must be used to provide replacement facilities.