

Minutes of meeting between Queensferry District Community Council working party members and QCCC members. Venue and date : The Haven – Monday 15th January 2018

Attendees: QDCC - Keith Giblett (Chair QDCC) , Neil McKinlay, Graeme McKinley, Anne Mitchell , David Flint. QCCC- Gillian Smith & Pamela McLaughlan.

Apologies: Laura Sexton

The aim of the meeting was to discuss a possible option of developing a respite centre on the parcel of land and funding that is being donated to the local community by a Trust that owns this land on the Ferrymuir site.

Gillian and Pamela explained that a recent survey undertaken by QCCC had the provision of a respite centre very much at the top of the “wish list” as a needed asset/service for the local community including South Queensferry , Ratho, Kirkliston and Dalmeny.

Keith explained the background to the land and funding being donated to the community and explained that the Community Council are in the process of considering a number of options for the use of the land and funding. The overall aim is to select an option that would be of most benefit to the community as well as being financially viable not only covering the development/build stage but also financially viable/sustainable in the long run i.e. income generated must be sufficient to cover ongoing running/repair and maintenance costs.

Keith provided Gillian and Pamela with detailed architect drawings of the parcel of land at the Ferrymuir site. Keith pointed out that the site includes the provision for car parking and mentioned it may be possible to increase the size of building “footprint” through some adjustments to the car parking facility. Keith also pointed out that Link Housing will be developing another 40 “assisted dwelling” flats , some for purchase and others for rent on the Ferrymuir site so the provision of a respite centre adjacent to these flats would be seen to be complementary.

In addition Keith mentioned that a building firm who are likely to be involved in housing developments in the town for some years to come may be prepared to offer “pro bono” expertise for any organisation seeking develop the parcel of land thereby defraying costs. AMEY may also be willing to offer some expertise on the same basis.

Gillian and Pamela explained QCCC could potentially operate other services from within the new building. It was recognised that some form of Social Enterprise Trust would need to be established to develop and operate the new centre and contact details have been provided to enable QCCC to obtain further information in establishing such a charitable body.

Next steps/actions

QCCC will undertake a further evaluation of the site in conjunction with the architect who drew up the plans to ascertain if the site is “fit for purpose”. If it is Pamela will lead on the production of a business plan to ascertain if the whole venture is achievable and financially sustainable, it is envisaged that this will take about 3 months to produce.

In the interim Keith will provide Pamela with the contact details for the architect.

Once the business plan is received from QCCC the Community Council working team will make a decision on which option to pursue. By that time business plans for any other viable options for the site will require to be drawn up for consideration. The recommended option will then be put to community not as a “done deal” but with a strong steer. Keith explained that this could be done by way of drop in sessions or something similar.

The meeting concluded and all agreed that both parties now had a lot better understanding of their respective needs and aspirations.

Prepared by Neil McKinlay 18th January 2018