

DATA LABEL: PUBLIC



COUNCIL EXECUTIVE

THE LANTHORN CENTRE, LIVINGSTON – UPDATE

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

To update Council Executive on the current position in relation to The Lanthorn Centre, Livingston and in particular the progress on the relocating of services and user groups, the engagement with community, funding support and governance and the timescales for reporting the development of the remedial works programme.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Notes the ongoing engagement with the community and the establishment of a project steering group;
2. Notes the progress made in relation to the relocation of services and user groups;
3. Notes the council's provision of funding and logistical support to enable the provision of temporary storage and to temporarily relocate user groups;
4. Notes that officers are liaising with Lanthorn Community Education Association (LCEA) on their funding request; and
5. Agrees that a further update report that will include the remedial works scope and timescales will be presented to Council Executive on 22 June 2021 for consideration.

C. SUMMARY OF IMPLICATIONS

I	Council Values	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; working in partnership
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Health and Safety at Work Act 1974. Project actions will continue to comply with corporate code of governance and the principles of best value.
III	Implications for Scheme of Delegations to Officers	None.

IV	Impact on performance and performance Indicators	Performance in relation to the services delivered for The Lanthorn Centre may be impacted during the period of relocation.
V	Relevance to Single Outcome Agreement	We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI	Resources - (Financial, Staffing and Property)	<p>The approved General Services Capital Programme for 2021/22 to 2027/28 includes £150,000 to undertake the necessary further intrusive investigations, design development options appraisal and initial relocation costs associated with user groups.</p> <p>Council Executive will be asked on 22 June 2021 to consider a report on the extent of remedial works required, the programme for implementation and associated costs.</p> <p>Revenue funding support has been requested by Lanthorn Community Education Association to enable provision of the Foodshop. Officers are liaising with the LCEA on aspects of this and will provide an update in the 22 June report.</p>
VII	Consideration at PDSP	Not applicable.
VIII	Other consultations	<p>Consultation has taken place with Housing, Customer and Building Services.</p> <p>Consultation has taken place with the Trustees, the Project Steering Group, Lanthorn Community Education Association and affected groups.</p> <p>Local elected members have been provided with a copy of the report for information.</p>

D. TERMS OF REPORT

D.1 Background

As a consequence of structural issues identified in relation to the reinforced autoclaved aerated roof at The Lanthorn Centre, Council Executive, on 23 March 2021 approved the temporary closure of the centre and the Chapel Annex.

The building has been closed from 4 April 2021 and during, the intervening weeks officers have been working closely with the Trustees, Lanthorn Community Education Association (LCEA) and user groups to manage the situation effectively and efficiently.

D.2 The Lanthorn Centre

The Lanthorn Centre was developed collaboratively by Lothian Region Council, West Lothian District Council and Livingston Development Corporation together with local churches as a community centre and ecumenical facility. Whilst ownership of the property is predominately held by the council (82 percent) the two main churches also hold nine percent ownership each. Together the council and the churches form the Trustees, who are responsible for the property.

The Centre incorporates a range of services including the Library, Community Café, meeting rooms and halls for community use. The day to day operational management and letting at the centre is conveyed to the Lanthorn Community Education Association (LCEA).

D.3 Community Engagement and Project Steering Group

Wide and extensive engagement has been undertaken by officers, the LCEA and the Trustees to ensure that all user groups and the public are aware of the closure of the centre and the commitment to work collaboratively to see the centre open again.

A project steering group has been established with representatives including council officers, four local elected members, trustees, the LCEA and user groups. The group provides a forum for collaboration and will monitor the delivery of the project from the current demobilisation phase, through construction to the remobilisation phase and eventual re-opening.

To assist with communications, a dedicated page within the council's internet site has been established to provide responses and updates, access to project information and reports, frequently asked questions and any other matters that arise during the progression of the project.

D.4 Relocation of User Groups and Demobilisation of Building

Due to the circumstances of closing the centre, the number of groups who use the centre and the easing of lockdown restrictions, the initial priority for LCEA and officers has been the identification of alternative premises to relocate existing priority users. The priority users to be relocated included the Foodshop and Neil's Hugs who have been able to operate during the lockdown due to the nature of their operations.

The Foodshop has been temporarily relocated to the Paraffin Lamp, Public House in The Centre and has been able to continue operations as previously provided from the Lanthorn by being open two mornings per week. A permanent solution for the period the Lanthorn is closed has been agreed at Crofthead Community Centre. Neil's Hugs have also been successfully relocated to Crofthead Community Centre.

Recognising the challenge of relocating the number of groups and requiring to identify options within the council's existing estate (i.e. nearby community centres, village halls and the school estate) council officers are actively working on the relocation efforts. The table included within Appendix 1 highlights the groups previously using the centre and the current status of efforts to relocate them.

Options continue to be progressed to relocate groups who still require alternative venues. These include nearby council assets such as primary schools, community centres and village halls together with third party accommodation.

Given the nature of the groups and with some flexibility on activity times, and management arrangements it is likely that the vast majority (if not all) groups can be provided with viable alternatives. It is of course up to the groups themselves as to whether they wish to take up the accommodation identified.

The council has, as part of the demobilisation of the centre, and to enable the relocation of user groups, provided management support and engaged a specialist removal and storage contractor to facilitate moves. The costs associated with this have been met by the council and will be funded from within the existing budget provision. The estimated costs for all relocations and forecast temporary storage cost for a two-year period estimated at £50,000.

D.5 Lanthorn Community Education Association Funding Support

The LCEA has requested funding support to sustain some of their activities and in particular the provision of the Foodshop. Officers are currently considering the request and will report on the support that may be provided as part of the 22 June report to Council Executive on the wider delivery of the remedial works programme. The report will outline the total costs associated with not on the remedial works and any other associated costs relating to the project.

D.6 Next Stages and Updates

Officers will continue to engage with the LCEA, Trustees and Users to identify opportunities for users who remain to be successfully re-homed and will continue to provide logistical and management support. Engagement on the funding request from LCEA will continue and the outcome will be reported to Council Executive.

The design and scope of the remedial works, the total costs associated with project and the programme completion and re-opening of the centre is intended to be reported to Council Executive 22 June 2021 for consideration.

E. CONCLUSION

Following the temporary closure of the Lanthorn Centre were unfortunate and could not be planned, the effective collaboration and efforts of officers, LCEA, Trustees and users has successfully enabled the relocation of a large number of groups. A project steering group has been established to oversee the key stages of the project and there is confidence that the vast majority of user groups will be successfully offered viable alternative premises and relocated.

Support from the council has been provided to enable groups to relocate. This has included extensive logistical support and funding to support removal and temporary storage costs. The request from the LCEA for funding to primarily support the Foodshop and other associated management costs is currently being considered and will be reported to Council Executive 22 June 2021.

It is intended that a report on the wider project including proposals for the remedial works, the total project costs and the programme for implementation will be presented to Council Executive on 22 June 2021.

F. BACKGROUND REFERENCES

The Lanthorn Centre, Livingston – Significant Structural Issues. Report by Head of Finance & Property Services to Council Executive, 23 March 2021:

Appendices/Attachments:

Appendix 1 – List of user groups and relocation status

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Donald Forrest,
Head of Finance & Property Services
8 June 2021

APPENDIX 1 - GROUPS TO BE RELOCATED /

Group
Foodshop
Neils Hugs Foundation
St Philips
Bowlers
DGNN - Craft Club
DGNN - Lunch Club
DGNN Office
Galaxy Dance
Jo Jingles
Karate
Livingston South Community Church
Slimming World
WL History Society
LCEA Staff Office
Sha's Kettlercise
Boys' Brigade (Thurs)
Boys' Brigade (Fri)
Boys' Brigade Band (Sunday)
Dedridge Carers Support Gp
DGNN - Mother & Toddlers
Girls' Brigade
Kings Church
Lanthorn Mother & Toddlers
Lanthorn Music Makers (Lanthorn Mother and Toddlers)
LCEA Café
Art Club
Back Into Circulation
Badminton
Haven Love & Light
Livingston Battleground

Margaret Lothian (IT)
Margaret Lothian (Photoshoot)
Pink Ladies (Craft Group)
Ability Outreach (WLC)
Cllr Surgeries (WLC) - if required
Community Inclusion (Boccia) (WLC)
Community Inclusion (cooking) (WLC)
Community Inclusion (IT) (WLC)
Community Inclusion (Zumba) (WLC)
Zen Yoga

AND STATUS

Location Options Update (as at Tues 25 May 2021)	
LIST OF GROUPS RELOCATED TO DATE	
Paraffin Lamp, Crofthead	
Crofthead	
Currently at St Theresa's, East Calder / Schools being considered longer term	
Braid Health & Wellbeing (Howden)	
Crofthead	
Crofthead	
Crofthead	
Murieston Scout Hall	
Craigsfarm	
Mid Calder Community Centre	
Murieston Village Hall	
Geddes House	
Torridon House	
Crofthead. Explore options for office space.	
Venue unknown, confirmed relocated.	
LIST OF GROUPS NOTIFIED TO WLC AS CURRENTLY SOURCING ACCOMMODATION	
Schools	
Schools	
Schools	
Crofthead, Bellsquarry, Murieston Scout Hall.	
Crofthead	
Schools	
East Calder, Mid Calder, West Calder, Murieston Scout Hall	
Bellsquarry, Murieston Scout Hall	
Bellsquarry, Murieston Scout Hall	
None; Viability to be considered further by LCEA.	
LIST OF GROUPS STILL TO APPROACH WLC (CONSENT TO COMMUNICATION)	
East Calder, Mid Calder	
No communication received	
Craigswood Xcite, East Calder Xcite, Blackburn PC, Stoneyburn CC, Armadale PC. Schools.	
No communication received	
Crofthead and Livingston Station	

Forestbank
Forestbank, Almondbank Centre#
Crofthead - Tack Room
WLC GROUPS
Forestbank, Carmondean, Mid Calder (tbc)
Crofthead / On-Line
Various Options being considered
Livingston Station CC
Forestbank CC
Mosswood CC
NOT RELOCATING
Confirmed not looking for accommodation at this time

Average Attendee Numbers
40
8 meeting plus 1 to 1
200 for Sunday service / up to 50 for other activities
10
8
30
2
25
40 children plus adults
25
35
50
12
3
30
20 - 30
25
6 - 20
28
25 children plus adults
20 - 30
70
20 adults / 30 children
10 adults / 20 children
50
9
32
8
35
5

6
12
4
6
very low attendance often 0
6
4
6
7 - 25
8