



COUNCIL EXECUTIVE

WESTRIGG OLD MAN'S HUT

REPORT BY HEAD OF CULTURAL SERVICES

A. PURPOSE OF REPORT

To seek approval from the Council Executive to declare Westrigg 'Old Man's Hut surplus to requirements and proceed as soon as possible to demolition.

B. RECOMMENDATION

Committee agrees that Westrigg 'Old Man's Hut is declared surplus to requirements and is demolished soon as possible.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focussing on our customers' needs Being honest open and accountable Making best use of our resources
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Disposal of the Westrigg Old Man's Hut represents best value and will address risks to Health and Safety.
III Resources - (Financial, Staffing and Property)	None
IV Consultations	Westrigg OAP Sunshine Club Local Elected Members Craig Inn Management Committee

D. TERMS OF REPORT

- 1 West Lothian Asset Management Group in consultation with Property Services is currently reviewing the Council's property portfolio, as there are several buildings, pavilions and small-hutted units that are in extremely poor condition.

- 2 Westrigg 'Old Man's Hut' is a relatively small-hutted facility, which was only used one afternoon per week by a group of elderly people from Westrigg.
- 3 A conditions survey was carried out at the facility, which indicated that it would cost in the region of £50,000 to carry out a refurbishment programme and ensure that the building complied with the Disability Discrimination Act.
- 4 Unfortunately following the conditions survey, the building was severely vandalised, and as a result the building became unfit for use and had to be boarded up, as the building presented a health and safety hazard. Property Services have also securely fenced the adjacent sports changing pavilion.
- 5 The group of elderly people using the facility were offered and accepted free accommodation at the Craig Inn Centre, which is approximately half a mile from Westrigg. The Council agreed to transport the group free of charge until the end of March 2009. Discussions will be held with the Craig Inn Community Centre Management Committee to consider ways in which we can assist the group with future transport.
- 6 While Leader funding may have been available to develop the 'Old Man's Hut', given the extent of the vandalism, costs involved in making this facility accessible and the extremely limited low level of usage, this would not represent good value for money. Furthermore, the accommodation at the Craig Inn Centre offers a viable alternative to enable the group of elderly people to continue and indeed to develop their activities at this location.
- 7 The Local Area Committee have been consulted and they are in agreement with the recommendation contained within this report.

E. CONCLUSION

The Westrigg Old man's Hut required a substantial amount of money to carry out essential repairs. The building was severely vandalised and presents a health and safety risk to members of the public

The building was used only once per week by a small group of elderly people who have since been relocated to the Craig Inn Centre.

It is therefore recommended that the building be declared surplus to requirements and that the Council proceed as soon as possible to demolition.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: None

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Gerry Fitzpatrick, Head of Cultural Services

24 March 2009