

## **EAST AYRSHIRE COUNCIL**

**CABINET 23 JUNE 2010**

### **PROPOSED LEASE OF LAND WITHIN WOODROAD PARK, CUMNOCK TO THE WOODROAD REGENERATION FORUM LIMITED**

#### **Joint Report by the Depute Chief Executive/Executive Director of Neighbourhood Services and Executive Director of Finance and Corporate Support**

#### **1. PURPOSE OF REPORT**

- 1.1 To seek Cabinet approval to lease the two areas of land within Woodroad Park, Cumnock identified on the attached plan to the Woodroad Regeneration Forum Limited for a period of 75 years for the purpose of constructing a new Visitors/Community Centre and public car park subject to court authorisation in terms of section 75 (2) of the Local Government (Scotland) 1973.

#### **2. BACKGROUND**

- 2.1 The Woodroad Regeneration Forum Limited was formed in 2007 to enable and assist Cumnock residents in their attempts to find ways of improving the local community and surrounding areas. Representatives of the Regeneration Forum have since that time been actively raising funds and working with the Council to carry out improvements to the Woodroad Park.
- 2.2 The projects undertaken by the Regeneration Forum to date in partnership with the Council include the development of a toddler/junior playpark to provide a safe environment for children up to the age of 10 to play and. improving the aesthetics of the park by installing benches in various areas and by introducing regular litter controls to keep the park tidy. The Woodlands area has also been tidied and paths/walkways renewed. This work was undertaken in association with East Ayrshire Woodlands. The Regeneration Forum have also been successful in securing funding from Children in Need which has been used to renew playpark facilities suitable for children and young adults up to the age of 18. Upon completion of these works the Council has adopted the facilities for the purpose of inspection and future maintenance. A full summary of the Woodroad Regeneration Forum Limited's work to date and vision for the future is shown in Appendix 2 to this report.
- 2.3 The Regeneration Forum have also been investigating the feasibility of utilising the derelict building situated within the park which was previously associated with the former caravan park and contained laundry/toilet facilities for the purpose of community use. The Council has no requirement to retain this building and the building is now surplus to Council requirements.

#### **3. CURRENT POSITION**

- 3.1 The Regeneration Forum have established that it will not be feasible to utilise the existing building referred to in paragraph 2.3 of this report for their proposed community use. As a result the Regeneration Forum have been pursuing an

alternative proposal to demolish the building and construct a new Visitors/Community Facility at this location.

- 3.2 Detailed design drawings have been prepared and the Woodroad Regeneration Forum Limited was granted planning permission for the proposed erection of a community building within Woodroad Park on 27 November 2009.
- 3.3 It is proposed that the building will be on 2 levels and will include a crèche, shop, soft play area, meeting/games room and conference facilities. The construction cost of the building is estimated to be in the region of £1.2M with the internal fixtures, fittings and equipment costing a further £500,000. The cost of demolishing the existing building is reflected within these estimates.
- 3.4 The Regeneration Forum also propose to construct a new visitor's car park at the entrance to Woodroad Park to encourage visitors to walk into the park as opposed to taking their cars further into the park. It is also considered that once the new Centre is open it will attract additional visitors and that the existing parking provision will require to be increased. The design / layout of the proposed car park have still to be determined and the area of land to be leased will be restricted to the minimum area required to accommodate the proposed car park.
- 3.5 It is considered that the representatives of the Regeneration Forum have the necessary skills/support to undertake this project and the granting of the 2 leases will enable the Forum to raise the necessary finance which is required to fund the costs associated with the proposed projects. The areas proposed for the new leases are shown in Appendix 1 to this report.
- 3.6 Ward Councillors have been consulted on this proposal. One Member has responded with support for the proposal, no other comments have been received.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 All costs associated with the demolition of the existing building and the construction of the proposed new Centre and Visitors car park will be met by Woodroad Regeneration Forum Limited who will also be responsible for all associated running/operating costs which will be incurred once the works are complete. This will include all costs associated with the payment of rates, Scottish Water Charges, electricity/gas, internal/external maintenance, insurance premiums, janitorial supplies, etc.
- 4.2 In recognition of the expenditure which will be incurred by the Regeneration Forum to demolish the existing building and construct a new facility, it is proposed that the ground rent in respect of the site upon which the new Centre will be constructed will be fixed at £1 per annum, if asked, for the first 10 years of the lease with the rent being subject to review at the end of year 10 and every 5 years thereafter in accordance with the Council's Concessionary Rental Policy notwithstanding that the Centre will be used for ancillary commercial purposes which are considered necessary to subsidise the running costs associated with the non commercial parts of the building. It will be a condition of the lease that all income receivable from any commercial activities will be reinvested in either the building or the Woodroad Park.

- 4.3 It is proposed that the rental for the Visitors car park be fixed at £1 per annum throughout the duration of the lease on the basis that the use of the ground is restricted to visitors' car parking only which will be free to use and that the use of the land for any commercial purposes will be prohibited.
- 4.4 Both leases will be subject to the Woodroad Regeneration Forum Limited raising all necessary finance which will be required to fund the proposed developments

## **5. LEGAL IMPLICATIONS**

- 5.1 The land associated with Woodroad Park is deemed to form part of the common good and the Council's ability to dispose of the land by way of granting a long term lease is circumscribed by statute, that being Section 75 of the Local Government (Scotland) Act 1973. In accordance with Section 75 (2) of the Act the Council will require to petition the Court for authority to alienate the land in order to grant the long term lease.
- 5.2 As it is proposed to lease the land for a period of 75 years at a concessionary rental the Council requires to be satisfied that the provisions of section 74 (2) of the Local Government (Scotland ) Act 1973 and the Disposal of Land Regulations (Scotland) 2010 have been met .It is considered in this particular instance that a lease for a period of 75 years in terms of the concessionary rental scheme being a lease for less than market rental complies with the terms of the 2010 regulations as the proposed use will contribute to the promotion and improvement of economic development or regeneration ; social wellbeing and environmental well being.

## **6 POLICY IMPLICATIONS**

- 6.1 The proposed lease is to be granted in accordance with the Council's Concessionary Rental Policy subject to Cabinet agreeing to amend the Policy in this instance only to allow the granting of a 10 years rent free period with a concessionary rental payable thereafter and to allow the proposed Centre to be used for ancillary commercial purposes which is deemed necessary to subsidise the running costs associated with the non commercial parts of the building. In accordance with the current Policy Organisations wishing to use premises/sites for commercial purposes are not eligible to receive a concessionary rental.
- 6.2 Approval of the Regeneration Forum's proposals will contribute towards meeting the aims and aspirations of the "Delivery Community Regeneration" Action Plan. The new building will require extensive community support, and the Woodroad Regeneration Forum should take every opportunity to engage with other local groups to ensure that the project fulfills its potential.

## **7. ASSET MANAGEMENT IMPLICATIONS**

- 7.1 The proposed lease of land within Woodroad Park meets the Council's Policy Objectives in respect of Asset Management.

## **8. PROPOSED LEASE TERMS AND CONDITION**

- 8.1 The principal terms and conditions which will apply to the proposed leases are as follows:-

- 8.2 The subject of let will comprise of 2 areas of land situated within Woodroad Park, Cumnock and identified on the plans in Appendix 1. The Regeneration Forum will be permitted to construct a new Visitors/Community Centre upon one of the sites and a visitor's car park upon the other site subject to the Regeneration Forum obtaining all statutory consents which may be required in connection with these proposed developments. It will be a condition of the lease that the Regeneration Forum demolishes, at the Regeneration Forum's own expense, the existing building which is situated upon the land where the new Centre will be constructed. The Regeneration Forum will be granted access over the roads situated within Woodroad Park to enable access to the leased sites.
- 8.3 Both leases will commence on a date mutually acceptable to both parties and will be for a period of 75 years.
- 8.4 The rent in respect of the land upon which the proposed new Centre will be built will be £1 per annum, if asked, for the first 10 years of the lease with the rent being subject to review in accordance with the Council's concessionary rental policy at the end of year 10 and every 5 years thereafter on the understanding that the use of the building for ancillary commercial purposes will be permissible. The rent for the land upon which the visitors' car park will be built will be £1 per annum, if asked, for the duration of the lease subject to the land being used as a visitor's car park only with use of the land for commercial purposes being prohibited.
- 8.5 Both areas of land will be let on a full repairing basis with the Regeneration Forum being responsible for all repairs, maintenance, insurance and all other issues/costs associated with the Regeneration Forum's occupancy of the building and land including the site of the car park.
- 8.6 Each party will meet their own legal fees and outlays associated with the granting of these leases.
- 8.7 The proposed leases will be subject to the Council obtaining the authority of the Court to grant long term leases as the land is held within the Common Good Account
- 8.8 Both leases will be conditional upon the Regeneration Forum raising the necessary finance to fund the proposed developments and entry to the land will not be granted until the Regeneration Forum provides evidence to the satisfaction of the Council that the required funding has been either confirmed or obtained.
- 8.9 The Regeneration Forum will be responsible for obtaining all statutory consents associated with their proposed developments and for complying with all conditions which may be attached to these consents.
- 8.10 The Solicitor to the Council will include all other conditions which may be deemed necessary to safeguard the interest of the Council

## **9 RECOMMENDATIONS**

- 9.1 It is recommended that Cabinet:-

- (i) Agrees to amend the Concessionary Rental Policy in this instance only to allow the granting of the lease in terms of that policy on the basis that part of the proposed Visitors Centre is to be used for ancillary commercial purposes;
- (ii) Authorises the Solicitor to the Council to petition the Court for authorisation to alienate the land in terms of section 75(2) of the Local Government (Scotland) Act 2003 as it is held within the Common Good Account to allow the granting of long term leases and;
- (iii) Approves the proposal to lease two areas of land within Woodroad Park, Cumnock to the Woodroad Regeneration Forum Limited for the construction of a new Visitors/Community Centre and public car park in accordance with the terms and conditions identified within this report and subject to obtaining the authorization of the Court in terms of section 75 (2 ) of the Local Government (Scotland) Act 1973 instructs the Solicitor to the Council to conclude matters on behalf of the Council

Elizabeth Morton

**Depute Chief Executive/Executive Director of Neighbourhood Services**

Alex McPhee

**Executive Director of Finance and Corporate Support**

EM/JAG/SMcV/PM

15<sup>th</sup> June 2010

#### **LIST OF BACKGROUND PAPERS - Nil**

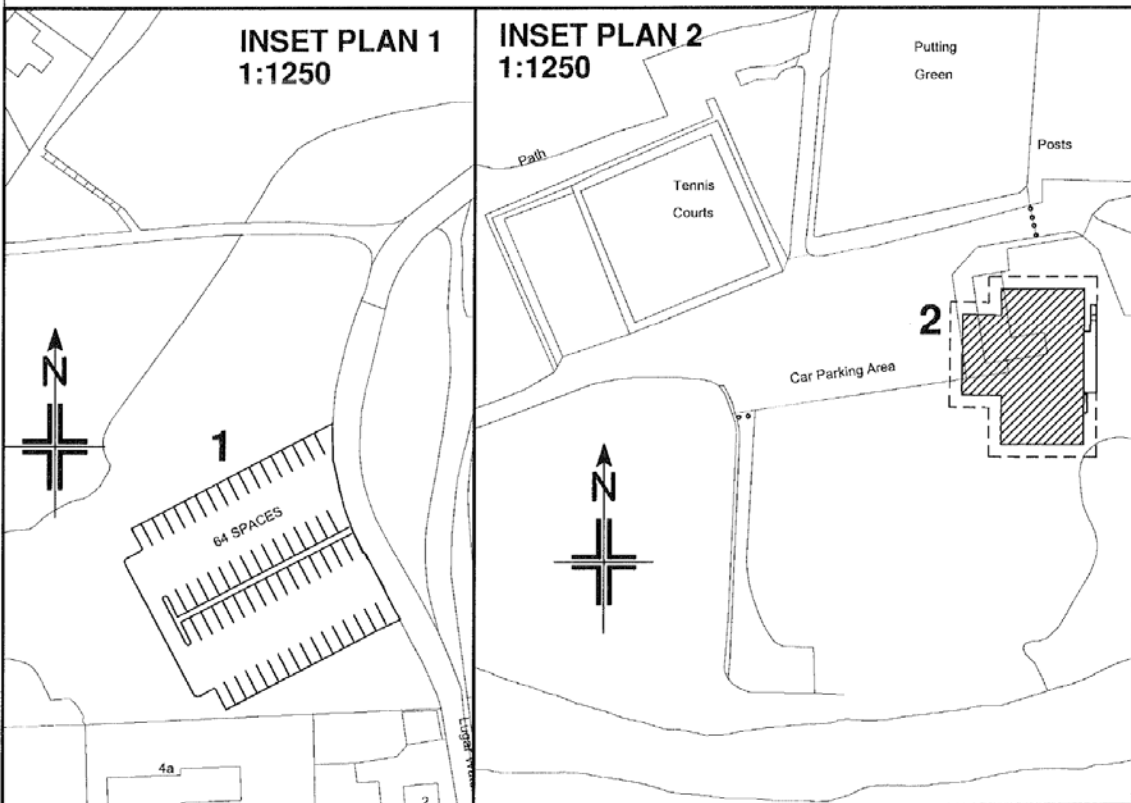
Members wishing further information should contact John Griffiths, Head of Leisure Services, Anna Gallagher, Team Leader – Conveyancing, and Sam McVie, Estates Manager

Implementation Officer – [Anna.Gallagher@east-ayrshire.gov.uk](mailto:Anna.Gallagher@east-ayrshire.gov.uk)

# CABINET PLAN



LOCATION PLAN SCALE 1:5000



Ground to be leased to Woodroad Regeneration Forum Limited:

1. Overflow Car Park—1754 sqm (64 spaces)
2. Community Centre 934sqm.



## LAND SURVEY

Malcolm Rouleton  
Head of Information Technology  
& Asset Management

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TITLE LEASE OF GROUND FOR PROPOSED VISITOR / COMMUNITY CENTRE, WOODROAD PARK CUMNOCK



**Woodroad Park**  
**Auchinleck Road**  
**Cumnock**  
**Improvement Programme**  
**May 2010-2015**

*Nature's Gift to Cumnock*

*Cumnock's Gift To You*

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# Woodroad Park Welcome

## Location and Access

We hope you find the information contained in this report both of value and assistance when considering any future lease and the development of the Woodroad Park.

As a group we are totally committed to the future of this park and to working along side East Ayrshire Council to regenerate this park to its former glory.

Without the assistance and guidance of Outdoor Amenities, many of the projects carried out would not have been possible and we take this opportunity to extend our thanks to both Outdoor Amenities and East Ayrshire Woodlands whose advice and continual support has been invaluable to our project.

We believe that that Phase 5 is both achievable and vital for the regeneration of the Woodroad Park and Cumnock as a whole. We believe that there has never been a more important time in the life of Cumnock for East Ayrshire Council to support such and inspiring project and we believe that this will give a much needed boost to our local economy.

Thank you for taking the time to read this report and should you wish to ask any questions then please email us at [woodroadpark@aol.com](mailto:woodroadpark@aol.com) or telephone 07879 010175.

Trustees – Woodroad Regeneration Forum.



Woodroad Park (NS 565 204) is a municipal recreation area which lies at the north end of Cumnock, the second largest town in East Ayrshire. The entrance to the park is off the B7083 Cumnock Auchinleck road and is just two minutes from the bus station and town centre facilities. An extensive network of footpaths takes in all of the main areas of the park and a public right of way links the park to nearby farmland.



# Ancient Woodlands

The Woodlands in the Woodroad Park are remnants of the ancient forests which once covered most of Scotland and date back as far as 1743. In the Woodroad Park, the River Lugar changed its course and is now separated from its steep banks by a floodplain.

The floodplain is used intensively for recreation and leisure. The woodlands were managed for timber in earlier centuries and today are used primarily for public enjoyment and nature conservation. In places the trees are literally holding the bank up. Footpath routes have recently been rationalised, to avoid problems such as erosion and disturbance in the most sensitive parts of the park.

Despite the pressures a good range of Woodland plants and animals survive - around 200 species of plants and over 40 bird species including resident species such as song thrush, blackbird, robin, great spotted woodpecker and tawny owl. The beautiful sweet sounds of summer warblers such as willow warbler and blackcap and the winter visitors, fieldfare and redwing.



# Lugar Viaduct

One of the first features of the Woodroad Park is the magnificent Viaduct which has served as a backdrop to the park for almost 160 years.

In the middle of the 19<sup>th</sup> century, local industry was striving with the landscape covered in pits and iron works at Lugar. These industries needed to ship their products in great bulk and quickly to serve other industries and consumers around the country. Railway was the quickest, best and easiest way to do this. The Glasgow, Paisley, Kilmarnock and Ayr line was extended in 1850 it was extended south from the Muirkirk Junction at Auchinleck to Cumnock linking with the line that was being constructed up Nithsdale from Dumfries but one major obstacle on this route was the Glen at Templand Mains which would require a large viaduct to be built.

John Miller designed and engineered the Viaduct which stands today and credits the Lugar Viaduct as one of his finest pieces of work ever completed due to the fact that the area was an old coal workings and gave the builders great trouble. Special attention was paid to the footings/foundations as the area was once an old mine.

In 1848, work began on the Templand Viaduct which is also known as Bank, Lugar and Woodroad. It took just two years to build and when one considers the techniques used, sourcing of material which would have to be carved and the sheer volume of work this in itself is a remarkable achievement.

When completed the viaduct has nine main arches between pilasters with pediment tops, two approach arches at each end which makes thirteen in all with the middle one 175 feet.

This year the Woodroad Regeneration Forum has begun working with Network Rail to ensure the long term future of this viaduct. A programme of works is planned for the upgrade of the Viaduct and in September of this year, we will be unveiling a plaque in memory of John Miller to mark the 160<sup>th</sup> Anniversary of his achievements.

# Woodroad Park before the Forum

In the 90's, the Woodroad Park was packed with things to do. The outdoor swimming pool opened in June 1936 was the main feature of the park and in it's hey day, attracted hundreds of visitors to the park year on year.

The pool cost £5,500 to construct – approximately £180,000 in monetary value today.

Following on from this, tennis courts were introduced, a putting green and in the late 1950's the round table donated a play park.

The caravan park followed and remained until closure in early 2000.

A series of meetings, discussion and decisions took place from 1991 to the early 2000's and the results of the decisions were visible to all by 2005. What followed was a great deal of apathy within the Cumnock and surrounding areas and the residents felt badly let down.

A detailed report carried out in 1991, carried out a full assessment of the Woodroad Park and made various suggestions including:

- ❖ The recreational facilities within the park are dated and require upgrading. Additional and improved facilities would greatly increase the recreational and tourist potential.
- ❖ The caravan park is not used to its maximum potential and offers opportunities for development dependent on investment availability.
- ❖ The existing vehicular access to the park is constrained and unassuming. A new sign at the entrance to the park, together with information boards are required.
- ❖ The open air swimming pool is a very considerable asset to the town and is much used and appreciated by local people, the facility being well maintained by the Authority each year.
- ❖ There are a number of access points to the park which while being advantageous to those wishing to enjoy the facilities also provides opportunity for vandals to obtain easy access and escape from the area. Policing of the area is therefore difficult and the Committee are again asked to consider providing gates on the pedestrian accesses.

It is clear that the majority of suggestions were not realised and this may have been due to funding availability.

Budget constraints followed and the amount of money spent on the Woodroad Park was reduced. By 2000, recommendations were made to close the Caravan Park. A further report carried out in 2000 was initiated to advise the local committee of future development proposals for the Park.

## **BACKGROUND to Closures.**

A report on future development proposals for Woodroad Park, Cumnock was requested at the Cumnock Area Local Committee on 25th May 2000.

The decision to close the Caravan Park within the Woodroad Park was taken by the Community Services Committee on 19<sup>th</sup> March 2000.

## **3. CONSIDERATIONS**

In 2000, there were no firm future development plans for the park. It was agreed that the existing tennis courts, putting green and swimming pool continue to operate as normal.

*A possible project to address the shortage of 7-a-side football pitches in the area through use of a former caravan park site and conversion of the toilet block into changing rooms was suggested but this was never realised.*

It was clear from the report in 2000, that ultimately, the future of the outdoor swimming pool depended on the success of the Cumnock and District Leisure Group and it was noted that if successful, the outdoor pool in Woodroad Park would require to be reviewed.

Skip forward to 2004, and the Community Services Committee, February 2004

There was submitted a report dated 16 January 2004 by the Director of Community Services which sought approval for the permanent closure of the Cumnock Outdoor Swimming Pool.

It was agreed:-

- (i) to approve the closure of the outdoor pool in Woodroad Park, Cumnock; and
- (ii) otherwise, to note the contents of the report.

The report concluded that:

- 3.4 If the pool is to close, the buildings would need to be demolished and the site reinstated to maintain safe conditions for visitors to the park. Consideration should also be given to the provision of alternative facilities within the park in due course.

## **4. FINANCIAL IMPLICATIONS**

4.1 The closure of the pool would save both repair and maintenance costs and the revenue cost of operating the pool.

## **Summary of Findings and Conclusions.**

**It is clear from the information available and the appearance of the park over the years that the money invested into the Woodroad Park has reduced rapidly year on year.**

# **Economic and Market Assessment**

## **September 2008**

This report compiled by Jura Consultants investigated Cumnock Town Centre and compared this to other Towns in Scotland. Cumnock came second only to Stranraer in terms of deprivation.

### **Overall Conclusion**

Cumnock is experiencing significant economic difficulty at present, as a range of indicators clearly demonstrate. Unemployment is high, economic activity is low, education attainment is low, property prices are low and there are crime and health problems. The town centre is experiencing particular difficulty in generating economic activity and will almost certainly continue to do so without public intervention. The area has clearly experienced decline with many empty retail units and visibly low footfall through the main areas. Such intervention, if channelled appropriately, has the potential to make a significant difference to the town centre. There are plans to regenerate the town centre, of which, the CARS is an important part. Not only would this scheme be beneficial in its own right, it will also help maximise the impact of the other regeneration activity in the area. This will help improve the lives of the people who live there, the people who trade there and the people who use the town centre generally.

# Background to the Woodroad Regeneration Forum

The Woodroad Regeneration Forum was set up in 2007 by a group of like minded individuals who could see the potential within the Woodroad Park and sought to regenerate this for the enjoyment of all.

The group consists of local residents within the Cumnock and surrounding areas and the group is open to all ages.

At present we have a management team of 10 individuals from all walks of life who include ex miners, bankers, company directors, carers and child care workers. We have an excellent youth steering group who meet on a regular basis to ensure that we are meeting the needs of our core market which are the children within the area.

In March 2007, we met with the local council, elected members and council officials and presented our business plan and visions for the future of the park. These were met cautiously but with admiration for the group and we were given the initial support we needed to move the project forward.

We have an excellent working relationship with the local council and in particular outdoor amenities and are continually grateful for the support, advice and good guidance delivered by Outdoor Amenities.

Over the past three years, we have forged excellent relationships with the Education Department and the local schools within the area. We have successfully run competitions and involved the children in such activities as litter pick events with great success.

We have forged relations with many groups such as Visions, Yip World, Four Connections, Elderly Forum, Town Centre Regeneration and Cumnock Highland Games. We have an excellent working relationship with Cumnock Community Police and have the support from Inspector Ireland and his team for this project.

We now have well over 250 friends of the Woodroad Park and we believe that we have a proven track record for success in our project. Achievements to date include:

**2008 – Roseanne Savage voted Citizen of the Year for her work in the project.**  
**2009 – Winner of the Best Local Charity in the West Sound Community Awards**  
**2010 - Winner in the BT Community Awards. Group won a laptop 1 yr free internet.**

# Project Overview

Like all good projects, you first need to test your market and research your product to see if there is an actual need for the project in the first place.

We have continually over the past three years through surveys and consultations ensured that we are indeed meeting public aspirations within the Cumnock area.

Over the past three years, we have carried out and produced the following:

- ❖ An initial business plan and model carried out by MC Associates
- ❖ An external Public Consultation carried out by MC Associates
- ❖ A full feasibility study of the park carried out by David Wilson Architects
- ❖ A more robust business plan and financial projections based purely on the building carried out by William Duncan & Co Accountants.
- ❖ Instructed an architect and engineers to provide drawings and architects reports for the building carried out by John Mair Architectural Services.
- ❖ Planning Application to East Ayrshire Council
- ❖ Development and Management of the Woodroad Website [www.thewoodroad.co.uk](http://www.thewoodroad.co.uk).  
Developed and managed by Vital Web.

The above costs which amount to over £35,000 were essential to the success and delivery of phases one to four and initial preparation for phase 5 and have shown our funders that we have taken a very well balanced and business minded approach to this project. Our website has received excellent feedback from our funders.

# Phases 1 and 2

## Phase 1

It was readily agreed that to not only raise awareness of the group but to provide a sustainable end product, that we would initially install a toddler/junior play park.

After a great many funding applications, raffles and our first fun day in September 2007, we raised the funds to deliver Phase 1.

On a wonderful but rainy Saturday afternoon, the Toddler/Junior Park was officially opened.

Our biggest funder in Phase 1 was the Minerals Trust and we owe a great deal of thanks to this Trust as they have most certainly paved the way for other funders to support us.



**Logo Winners 2008**

**Reece Dillon – Logan Primary**

**Euan Davidson – Greenmill**

## Phase 2

We as a group continually try to do litter picks and keep the park generally tidy. It has to be added that is with the assistance and guidance of Outdoor Amenities who manage the park on a day to day basis.

The feedback from surveys we have received state that the general public have noticed a marked increase in the look of the park.

To date Phase 2 which is ongoing includes:

New benches throughout the park including 2 oak benches

Removal of old band stand area

Removal of old swing park

Commission of six picnic tables

Painting bollards, existing benches and old building.

Removal of old tennis court fencing and remedial work to area.



# Phases 3 & 4

## Phase 3

The Woodroad Park is surrounded by Ancient Woodlands which date back to around 1743. The group recognised almost immediately that to improve the Woodroad that all aspects including the Woodlands needed to be considered. The Woodlands Area had become a dumping ground by both young and old alike. Once a safe habitat for the wildlife of the area, it had become dangerous and no longer a safe to enjoy.

As a group we are delighted to have forged excellent relationships with East Ayrshire Woodlands and with their help, assistance and delivery, East Ayrshire Woodlands have transformed the Woodlands Area. We raised over £10,000 to invest in the Woodlands area and this has been spent wisely by the Woodlands Team and difference is remarkable.



## Phase 4

It was always included in our plans to extend the Play Park to include equipment suitable for older children and inclusive play.

In April 2009, Phase 4 was completed and we were delighted to have on hand our biggest funder for Phase 4 – Pudsey himself and the BBC who attended this event.

The extension to the playpark has been met warmly by residents and in particular a great many after school cares use the facility both in Cumnock and from surrounding Villages. We have had excellent feedback from these groups and many others including Lainshaw Lions After School in Stewarton to Daldorch House who use the park on a regular basis.



# Phase 5

## Phase 5

As a group we believe we have delivered a great deal in just over three years. We took from our very first meeting with the council a positive approach to the whole process and believe that we have shown great commitment to both the residents of the area and East Ayrshire Council.

Phase 5 is a new beginning for the Woodroad Park. We believe that we can produce a long term sustainable building which will not only boost the local economy but increase tourism and footfall in both the Woodroad Park and the Town Centre. We are working alongside the Town Centre Regeneration to ensure that the Woodroad Park compliments and enhances the Town Centre.

Part of our building criteria set out by our Architects is that local businesses/trades people will be used to deliver the building. This will ensure a boost to our local economy at grass roots level. We will use as much as possible local materials to fulfil the contract.

When the building is operational, local jobs will be created which we estimate could be as many as 15 part/full time positions throughout the building as a whole. The building itself consists of:

### **A DDA compliant building which will host:**

#### **Ground Floor**

Reception Area

Coffee Shop

Shop selling local items and showcasing traders from the town centre

Kitchen/storage

Soft Play Area with the addition of sensory play

Toilets to include disabled and baby changing

Self Contained Child Care facility

#### **The Upper floor will host:**

Private meeting rooms and office space suitable for hire facility.

Fully equipped first aid room which will also double up as Rangers Office

Toilets as above and Storage Areas

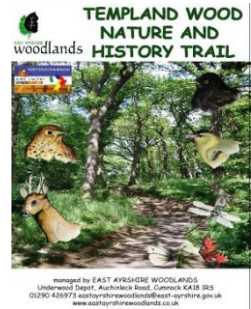
Kitchen and Function Facility

Games Area/Function Suite.

## Phase 5 contd.

When considering the building, we have tried to utilise every available space without compromising our vision and to have multiple uses for the facilities where possible. For example, the conference/meeting facility can also double up as a small party room. This will maximise the profitability generated from the building and will give a profitable return which will in turn be re invested into both the building and the park.

By working with East Ayrshire Woodlands, EA Rangers and the Education Department, we believe we can deliver an excellent woodlands educational programme and actively encourage the youngsters in the area to take pride in both the woodlands area and the park as a whole.



The building itself will be run by the Woodroad Regeneration Forum. We are delighted however to have already secured an external caterer for the Coffee Shop Area as well as the function suite and the terms as per our financial projections have been agreed with them.

We have also secured the Management Team who will run the Child Care Facility and met with the Child Care Commission. This team will be managed by Lisa McGinn who is a registered Child Minder and has a wealth of experience behind her.

**It is vital for the wellbeing of the park to emphasise that the building will be an environmentally friendly building and where possible we will use alternative fuel sources in order to lower the carbon footprint of the area.**

A brief synopsis of both Associates follows.

# Our Vision for 2011-2015.

Like all good business, we have a vision for the future of the Woodroad Park. This vision is not ours alone but the vision of the many residents in the area who support and visit the park on a regular basis.

This information has been gleaned from surveys, consultations and from visits to local schools primary and secondary. Below is a summary of some of the needs and aspirations of the residents of Cumnock and the need for further improvement to the park.

## **Gates closing off the entrances to the park and closed at between 9.00 and 10.00pm at night.**

The residents of the area believe that this would make the park a safer place and reduce under age drinking in the area and reckless vandalism. This has been further supported by both Strathclyde Fire Brigade and the Cumnock Community Police Officers.

## **Tennis Area**

Again the residents (particularly the school children questioned) have identified the need for an enclosed area to play football, rounder's, cricket and other sporting activities.

## **Increased security in the Park including improved lighting and CCTV**

Over 92% of those questioned believed that EA Council did not do enough to improve the lighting in the area or provide adequately security. Residents believe that there should be CCTV in the park coupled with the gates.

## **Putting Green.**

Over 85% of those questioned believed the putting green should be resurrected or similar type of facility.

## **Sensory Area**

Over 55% suggested a sensory area and we hope to realise this in the building.

## **Toilets and Cafe**

Over 95% of those questioned believed that the lack of toilets was a major factor in people not visiting the Woodroad Park. A similar number believed that there should be adequate provisions particularly in good weather to have facilities for refreshments particularly for children and older individuals.

## **More Play Equipment, Fitness Equipment, Bike Trails and Trampolines.**

These are just a snapshot of the many suggestions which have been made to the Woodroad Forum and we hope to at least consider and perhaps realise some of these before 2015.

# Child Care Provider

The crèche will offer a service between 7.30am – 6pm, Monday to Friday for children aged 6 weeks to 11 years. The children will be separated into 4 groups, 0-2 years, 2-3 years, 3-5 years and 5+ years. Each group will have a varied and well balanced activity programme which will be delivered by qualified and experienced staff that will ensure that it is accessible to each individual child.

All staff will have relevant checks made through Disclosure Scotland and go through an induction before becoming employed within the setting. On-going training will be important and will be obtained through East Ayrshire Council and our own in-house training will be organised to ensure all staff including myself keeps up to date with current practise in particular first aid, child protection and food hygiene.

The crèche will be a place for the children to discover and learn through play whilst providing their parents with reliable, trustworthy and high quality childcare. The park setting will also be a great advantage for the children and we will endeavour to incorporate our surroundings into our daily routine and planning. All clients will be asked to provide their children with a packed lunch and in compliance with the Scottish Executive, the service will provide healthy snacks and drinks.

The aim is to maintain good relations and have on-going liaisons with governing bodies such as health care professionals and staff within local schools, particularly, the schools as the crèche will offer a pick up service for children attending nurseries and schools in this area, although through my current business I have already forged good relationships with the schools and nurseries that the children in my care attend.

The crèche will be registered with Care Commission Scotland who will carry out mandatory inspections to allow the service to meet legislative requirements and maintain a high level of care given to service users. I will also be registering with the Scottish Social Service Council.

The childminding service I operate at the moment is currently full and has been since I set up nearly 4 years ago, I also have a small waiting list for places. I have kept myself very much up to date with current practise through training opportunities and legislation. Care Commission inspections have awarded my current establishment grades 5 and 6.

My current clients are all extremely happy with the service I provide which has been proven with their continued loyalty over the years and the support they have shown for this new project. They are all delighted that they will become apart of the new crèche facility as clients and are also very pleased with the benefits that this much needed facility, as well as the over all building will bring to the town of Cumnock.

# J C Catering

JC Catering is a family run business. As a local man with over 25 years experience within the hospitality field, I started my own bar and catering business in 2006. My first venture was to lease Ayr United Hospitality Rooms. At that time, they only had a few functions every month and I have since built this up to a thriving business where the function suites are now fully booked for football hospitality, bar lunches, weddings and parties and this has become one of Ayr's most popular venues for functions.

I am now ready for a new challenge and see the Woodroad Visitor's Centre as an opportunity to provide Cumnock and surrounding areas with a good quality café/bistro and a function suite set within the beautiful surrounding for the woodlands. Jobs would be created and this would be a boost for the local economy.

The café will provide a wide range of meals and snacks with a conscious awareness towards health at affordable prices for local community to enjoy. We would also offer a Bistro style restaurant in the evening where people can enjoy good quality hospitality very competitively priced and in a suitably relaxed atmosphere.

The café itself will have magnificent views of the Woodroad Park as well as views towards the play area. The building as a whole will be DDA compliant and the café will have adequate room and provision for disabled and wheelchair users.

We will be working with local organisations and hope to forge relationships with such groups as Riverside to provide a community involved café which meets the needs of all residents within the area.

The function suite has the potential to be East Ayrshire's premier venue for weddings and other functions. Given the location, beautiful surroundings and competitive prices, we believe this café/bistro is exactly what is needed to boost the local Economy.