

POND HALL DEVELOPMENT

PROSPECTUS 1995



*Meeting the Present & Future Leisure & Recreation
Needs of the Community*

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FOREWARD

This document, which has been produced by members of the community of Cockenzie and Port Seton, describes the rationale for the proposed development on the Pond Hall site.

It has been produced for East Lothian District Council and will be used to attract funding from the sources listed on page 23. It is the first stage of the business planning process.

HISTORY

The Cockenzie and Port Seton Swimming Pool is the amazing achievement of a small fishing village during depressed times and an example of a community united in spirit, resolve and purpose (refer to Appendix C - figures one to three).

The project was the vision of Baillie Weatherhead who recognised that the Burgh lacked amenities for sport and recreation. Under his leadership, plans were drawn up. £10,000 was raised by local people, the site was excavated and the building completed by local tradesmen working voluntarily in the evenings and at weekends over a period of two and a half years. One of the original workers, Mr Joe Scott, is still alive today and living locally. He along with the rest of the community was present when this magnificent facility was opened in 1933, to be enjoyed not only by local residents, but by people from neighbouring towns and villages. Holiday makers and day trippers, year after year, visitors to Seton Sands Holiday Village, particularly from the West of Scotland, returned to Cockenzie and Port Seton, drawn by the attraction at the Pond.

THE FEU CHARTER

When it was built, the Pond Hall stood on land owned by the Earl of Wemyss. The land was sold to the Provost Magistrates and Councillors of the Burgh of Cockenzie and Port Seton and their successors, subject to the conditions of a Feu Charter, which has recently been waived.

A LEGACY

Sixty two years later, the structural soundness and integrity of the Pond and Pond Hall stands as a tribute to those men who built it, confirmed in a recent Scottish Development Agency report, a legacy for our community to treasure, cherish and look after - our 'Heritage'.

A LEGACY IN DECLINE

East Lothian District Council took over responsibility for the Pond and Pond Hall at the time of Local Government Reform in 1974. For the last 10 to 15 years, the buildings have not been adequately maintained. The swimming pond has been closed for the last 2 years and the Pond Hall buildings for one year.

LOCATION

The Pond Hall site occupies a prominent, open and scenic position on the East Lothian coastal trail overlooking Aberlady Bay. It is situated centrally and close to the shops in a Burgh whose population is increasing significantly. It is one mile from the Seton Sands Holiday Village, a busy complex having some 30,000 visitors annually. (Appendix C - figures four to seven clearly show the location and scenic qualities).

ACCESSIBILITY

This site is within easy walking distance for all residents of Cockenzie and Port Seton and for visitors at Seton Sands Holiday Village. It is on a bus route with frequent services to Prestonpans, Musselburgh and Edinburgh. The fact that it is only 10 miles from Central Edinburgh, and is easily accessible from Mid and West Lothian via the City and Musselburgh by-passes, makes it a particularly attractive destination for day trippers. The site is less than 15 minutes by car from Longniddry, Aberlady and Gullane. The A1, Edinburgh to London passes through East Lothian. The A67, A7, M8 and M9 cross-border routes are nearby. The Edinburgh to London railway line passes through East Lothian. There are railway stations in Prestonpans and Longniddry. Edinburgh Airport is 40 minutes away with flights to major British and European cities. There is also ample parking space.

SIZE

The Pond Hall site is large and open. The plans described in this document will utilise the Pond Hall and a part of the area of the swimming pool. They are seen as the first phase only. Ample space is available for further developments to be phased in to meet changing and emerging needs.

POPULATION

1991 CENSUS FIGURES

<i>VILLAGE</i>	<i>AGE STRUCTURE</i>	<i>MALE</i>	<i>FEMALE</i>	<i>TOTAL</i>
<i>COCKENZIE & PORT SETON</i>	<i>0 - 4</i>	<i>140</i>	<i>151</i>	<i>291</i>
	<i>5 - 14</i>	<i>224</i>	<i>222</i>	<i>446</i>
	<i>15 - 24</i>	<i>275</i>	<i>297</i>	<i>572</i>
	<i>25 - 34</i>	<i>386</i>	<i>364</i>	<i>750</i>
	<i>35 - 44</i>	<i>339</i>	<i>328</i>	<i>667</i>
	<i>45 - 59</i>	<i>419</i>	<i>359</i>	<i>778</i>
	<i>60 - 64</i>	<i>81</i>	<i>103</i>	<i>184</i>
	<i>65 - 74</i>	<i>183</i>	<i>230</i>	<i>413</i>
	<i>75 - 84</i>	<i>97</i>	<i>170</i>	<i>267</i>
	<i>85+</i>	<i>6</i>	<i>45</i>	<i>51</i>
	<i>TOTAL</i>	<i>2,154</i>	<i>2,259</i>	<i>4,409</i>
<i>P/PANS EAST</i>	<i>0 - 4</i>	<i>110</i>	<i>101</i>	<i>211</i>
	<i>5 - 14</i>	<i>150</i>	<i>187</i>	<i>337</i>
	<i>15 - 24</i>	<i>221</i>	<i>193</i>	<i>414</i>
	<i>25 - 34</i>	<i>207</i>	<i>239</i>	<i>446</i>
	<i>35 - 44</i>	<i>197</i>	<i>185</i>	<i>382</i>
	<i>45 - 59</i>	<i>357</i>	<i>339</i>	<i>696</i>
	<i>60 - 64</i>	<i>95</i>	<i>70</i>	<i>165</i>
	<i>65 - 74</i>	<i>139</i>	<i>198</i>	<i>337</i>
	<i>75 - 84</i>	<i>72</i>	<i>107</i>	<i>179</i>
	<i>85+</i>	<i>19</i>	<i>33</i>	<i>52</i>
	<i>TOTAL</i>	<i>1,567</i>	<i>1,652</i>	<i>3,219</i>
<i>P/PANS WEST</i>	<i>0 - 4</i>	<i>142</i>	<i>115</i>	<i>257</i>
	<i>5 - 14</i>	<i>250</i>	<i>235</i>	<i>485</i>
	<i>15 - 24</i>	<i>291</i>	<i>276</i>	<i>567</i>
	<i>25 - 34</i>	<i>245</i>	<i>269</i>	<i>514</i>
	<i>35 - 44</i>	<i>226</i>	<i>234</i>	<i>460</i>
	<i>45 - 59</i>	<i>341</i>	<i>363</i>	<i>704</i>
	<i>60 - 64</i>	<i>112</i>	<i>119</i>	<i>231</i>
	<i>65 - 74</i>	<i>156</i>	<i>172</i>	<i>328</i>
	<i>75 - 84</i>	<i>69</i>	<i>102</i>	<i>171</i>
	<i>85+</i>	<i>12</i>	<i>29</i>	<i>41</i>
	<i>TOTAL</i>	<i>1,844</i>	<i>1,914</i>	<i>3,758</i>

LONGNIDDRY	<i>0 - 4</i>	<i>83</i>	<i>78</i>	<i>161</i>
	<i>5 - 14</i>	<i>229</i>	<i>217</i>	<i>446</i>
	<i>15 - 24</i>	<i>214</i>	<i>167</i>	<i>381</i>
	<i>25 - 34</i>	<i>125</i>	<i>158</i>	<i>283</i>
	<i>35 - 44</i>	<i>256</i>	<i>285</i>	<i>541</i>
	<i>45 - 59</i>	<i>293</i>	<i>266</i>	<i>559</i>
	<i>60 - 64</i>	<i>41</i>	<i>71</i>	<i>112</i>
	<i>65 - 74</i>	<i>118</i>	<i>154</i>	<i>272</i>
	<i>75 - 84</i>	<i>66</i>	<i>88</i>	<i>154</i>
	<i>85+</i>	<i>8</i>	<i>16</i>	<i>24</i>
	TOTAL	1,433	1,500	2,933
GLADSMUIR	<i>0 - 4</i>	<i>105</i>	<i>99</i>	<i>204</i>
	<i>5 - 14</i>	<i>275</i>	<i>260</i>	<i>535</i>
	<i>15 - 24</i>	<i>267</i>	<i>218</i>	<i>485</i>
	<i>25 - 34</i>	<i>183</i>	<i>219</i>	<i>402</i>
	<i>35 - 44</i>	<i>319</i>	<i>352</i>	<i>671</i>
	<i>45 - 59</i>	<i>370</i>	<i>345</i>	<i>715</i>
	<i>60 - 64</i>	<i>75</i>	<i>90</i>	<i>165</i>
	<i>65 - 74</i>	<i>155</i>	<i>205</i>	<i>360</i>
	<i>75 - 84</i>	<i>85</i>	<i>118</i>	<i>203</i>
	<i>85+</i>	<i>8</i>	<i>18</i>	<i>26</i>
	TOTAL	1,842	1,924	3,766
DIRLETON	<i>0 - 4</i>	<i>126</i>	<i>131</i>	<i>257</i>
	<i>5 - 14</i>	<i>316</i>	<i>261</i>	<i>577</i>
	<i>15 - 24</i>	<i>353</i>	<i>299</i>	<i>652</i>
	<i>25 - 34</i>	<i>302</i>	<i>313</i>	<i>615</i>
	<i>35 - 44</i>	<i>368</i>	<i>366</i>	<i>734</i>
	<i>45 - 59</i>	<i>562</i>	<i>573</i>	<i>1,135</i>
	<i>60 - 64</i>	<i>156</i>	<i>145</i>	<i>301</i>
	<i>65 - 74</i>	<i>277</i>	<i>391</i>	<i>668</i>
	<i>75 - 84</i>	<i>174</i>	<i>246</i>	<i>420</i>
	<i>85+</i>	<i>27</i>	<i>118</i>	<i>145</i>
	TOTAL	2,661	2,843	5,504

The above Census figures represent the population within the anticipated catchment area for this development.

Cockenzie and Port Seton is no longer a quaint little fishing village, it is an expanding, vibrant community. The latest Census figures show that the population increased from 3,827 in 1981 to 4,425 in 1991 (16%). This compares with an average population rise for the district as a whole of 6.5%. The age structure of the population is similar to the district average. These figures relate to the period prior to the completion of the Miller Homes housing development at the East end of

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the Burgh and the commencement of the other major housing developments at Fishers Meadow, the Steading and Inglis Farm.

Miller Homes (East End of Burgh)

No estimate possible as it is not known how many houses were completed after Census day. The whole scheme was completed in 1992.

CURRENT HOUSING DEVELOPMENTS

BUILDER	SIZE AND NO. OF HOUSES	ESTIMATED AVERAGE OCCUPANCY	TOTAL
<i>Miller Homes (Fishers Meadow)</i>	<i>330 Houses. No breakdown of sizes available</i>	<i>3.5</i>	<i>1,155</i>
<i>Wilcon Homes (The Steading)</i>	<i>2 x 1 Bed Houses</i> <i>9 x 2 Bed Houses</i> <i>46 x 3 Bed Houses</i> <i>13 x 4 Bed Houses</i>	<i>1</i> <i>3</i> <i>4</i> <i>5</i>	<i>2</i> <i>27</i> <i>184</i> <i>65</i>
<i>Inglis Farm</i>	<i>14 Family Homes</i>	<i>3.5</i>	<i>49</i>

TOTAL NUMBER OF PERSONS = 1,482

Taking account of the lack of information about the Miller Homes at the East End of the Burgh, it is estimated that by the time the current private house-building programme has been completed, the population of Cockenzie and Port Seton will have increased by at least 1,500 on the 1991 Census figure.

TOURISM

Cockenzie and Port Seton has been known for many years as a holiday destination. The holiday camp at Seton Sands has attracted visitors, particularly from Glasgow and the West of Scotland and many of them return year after year. The number of visitors to Seton Sands has increased significantly since 1976 when the site was acquired by Bourne Leisure, who have made major improvements to the environment, increased the number of caravans and provided additional amenities.

The General Manager of the Seton Sands Holiday Village has provided the following information:-

<i>Total Number of People Visiting Per Year</i>	<i>-</i>	<i>30,000</i>
<i>Average Number of Holidaymakers Per Week</i>	<i>-</i>	<i>860</i>
<i>Average Number of Holidaymakers Per Week (July and August)</i>	<i>-</i>	<i>2,500</i>
<i>Number of Caravan Owners at 1st August 1995</i>	<i>-</i>	<i>601</i>

In the 1950s and 1960s, Cockenzie and Port Seton was a popular destination for day trippers from Edinburgh, Fife, the Borders and beyond, the open-air swimming pond being the major attraction. At that time, the pond was marketed vigorously. World class swimmers and divers gave exhibitions. There were swimming galas, flood-lit bathing and other attractions, followed by dances in the Pond Hall. Since the 1970s, the number of visitors to the swimming pond decreased. This is thought to be due to several factors:-

- a) *The increase in the availability of cheap package holidays abroad;*
- b) *A failure to market the facility;*
- c) *Lack of maintenance;*
- d) *Lack of investment to upgrade to meet modern standards.*

It is acknowledged that large open-air swimming pools can never be financially viable in the Scottish climate. There is no wish to retain the outdoor pool. Nevertheless, Cockenzie and Port Seton has much to offer the tourist.

It has a scenic setting, overlooking Aberlady Bay. There are two attractive harbours. It is situated on the East Lothian Coastal Trail and has an interesting rocky beach which extends to the beautiful sandy beach adjoining Longniddry Bents. A large variety of sea birds, both resident and migrant, can be seen along the coastline. There is a yacht marina close by. Sailing, fishing and windsurfing are available. One of East Lothian's many golf courses is nearby at Longniddry. Seton Collegiate Church is a short walk away.

The provision of leisure facilities including an indoor heated swimming pool would help to restore Cockenzie and Port Seton's position as a popular holiday destination for caravanners and day trippers and would enhance East Lothian's overall potential for tourism.

AMENITIES

Over the last 5 years, a period of significant population growth has occurred. Amenities for the local population, however, have shown an overall decrease and now, do not meet the needs of the population.

RECREATIONAL FACILITIES PRIOR TO 1993

<i>INDOOR</i>	<i>OUTDOOR</i>
<i>Pond Hall</i> <i>Library</i> <i>Lesser Pond Hall and Kitchen</i> <i>2 Church Halls</i>	<i>Open Air Swimming Pool (Summer only)</i> <i>Putting Greens</i> <i>Tennis Courts</i> <i>Children's Play Area</i> <i>Trampolines</i> <i>Additional Grassed Area in King George V Park</i> <i>Bowling Green</i> <i>Children's Paddling Pool</i> <i>2 Football Pitches</i>

RECREATIONAL FACILITIES @ 1995

<i>INDOOR</i>	<i>OUTDOOR</i>
<i>Community Hall)</i> <i>Library)</i> <i>Meeting Room) Port</i> <i>Soft Play Area (limited) Seton</i> <i>availability)Centre</i> <i>Youth Room)</i> <i>Fitness Room (Over 16s Only)</i> <i>2 Church Halls</i>	<i>Children's Play Area (Shared With</i> <i>Special Needs Children from all areas</i> <i>of East Lothian)</i> <i>Children's Paddling Pool</i> <i>2 Football Pitches</i> <i>Bowling Green (Private)</i> <i>Crazy Golf</i>

It should be noted that the Port Seton Centre closes at 5.00 pm on Saturdays (apart from for special functions) and is closed on Sundays.

ECONOMIC ENVIRONMENT

The range and diversity of local businesses, services and housing reflect the good environmental quality of the area, together with ease of access and close proximity to major markets. Appendix A details a number of local businesses/services.

FORMATION OF THE ACTION GROUP

East Lothian District Council took over responsibility of the Pond and Pond Hall at the time of Local Government Reform in 1974. For the last 10 to 15 years, the buildings have not been adequately maintained. The swimming pond has been closed for the last 2 years and the Pond Hall buildings for one year.

Widespread outrage was felt amongst the local community at the neglect and closure of the swimming pond and hall. Ultimately, this led to a public meeting held on 10th March 1995 and was attended by approximately 200 local residents. As a result of that meeting, the Pond Hall Action Group was formed.

OBJECTIVES

The Group's objectives are:-

- *To maintain the Pond Hall site as an integral part of the Burgh's heritage, retaining it's importance as a civic presence in the village;*

- *To achieve on the Pond Hall site, the proposed development which accords with the needs and wishes of the local community and with the conditions laid down in the Feu Charter of 1935 for the site and buildings;*
- *To provide facilities for all age groups (complementing the facilities already available in the Port Seton Centre).*

SURVEY

The Group decided, in the first instance, that it wished to make sure that any action it took or plans it made in relation to the pond hall site truly reflected the needs and wishes of the local community. The Group, therefore, undertook a door-to-door survey of local opinion. Questionnaires were delivered to all households in the Burgh. The results, which are detailed in Appendix B, showed overwhelmingly that the huge majority of the residents of Cockenzie and Port Seton wish the Pond Hall retained for leisure and recreational purposes, these to include a swimming pool, together with other facilities listed.

Although a top ten has been referred to in the survey sheet, it is the intention to design and include as many of the facilities as possible taking into account multi-purpose areas and the comments received from the residents of the Burgh of Cockenzie and Port Seton. Appendix B details the survey results.

The Group then obtained the services of an architect, civil engineer, accountant and a lawyer and produced a set of architectural plans incorporating the community's views and opinions.

These plans were unveiled to the public on Tuesday, 4th July 1995 in the Port Seton Centre. The plans were exhibited in the local community for a period of 3 weeks and many comments were received. The plans were then modified to take account of a number of these comments.

The Group has been constantly working with the local community, the youth council, local businesses and the Scottish Sports Council.

COMMUNITY COUNCIL

Cockenzie and Port Seton Community Councillors unanimously endorse the community's plans. This was made public at the September 1995 meeting of the Council.

A letter of support has also been received from Pencaitland Community Council.

SITE

The Pond Hall site is ideal according to the parameters listed by the Scottish Sports Council.

AWARENESS

The site is prominent so that local people are constantly reminded that it exists and tourists are aware of it. This will help maximise usage.

ACCESSIBILITY

The site is within walking distance of local housing and the holiday village. Public transport is available with bus routes leading to the site. Car parking will be available on the site.

AVAILABILITY

The site is available with the present structure in place.

ADEQUATE SIZE

The site is large enough for the proposed centre and related parking. In fact, excess space would allow future development.

GROUND CONDITIONS

The site contains the existing pool with a sea wall in place.

UTILITY SERVICES

Water, drainage, electricity, telephone are all available at the site now.

PERSONAL SAFETY

Well lit area with adequate street lighting. Users would feel safe leaving the site at night.

In January 1989, Blyth & Blyth, Consultant Civil Engineers were commissioned by the SDA to prepare a structural report of the Pond Hall site. At that time, ELDC were considering a re-development of the area. The report is available for inspection. The main conclusion was as follows:-

“The main structural elements of the existing hall which could be seen have proved to be sound with no major defects present or other signs of distress, except the need for some ordinary building maintenance. The brickwork perimeter wall around the pond is in need of some maintenance, but is otherwise sound”.

In conclusion, the Pond Hall site is a prime site, at the sea front, with panoramic views over the Firth of Forth and on the East Lothian Coastal Trail. The site is ideal for our leisure development.

MARKET

The market for our proposed development can be split into the following categories:-

*LOCAL - Schools;
 Pre-school Children;
 Fishing Community;
 Hydrotherapy;
 Clubs and Associations;
 Business;
 Local Use.*

*TOURISM - Visitors Staying at Bourne Leisure;
 Day Trippers, Hotel and Guest House Visitors.*

LOCAL MARKET

1. SCHOOLS

Swimming lessons are important for all children in the village and surrounding areas. It should also be recognised that swimming is on the curriculum for primary education and not secondary education. Cockenzie and Port Seton is situated on the coast. Safety at the shore is paramount.

School children are very important to the swimming pool, particularly outwith the school summer holiday. The primary schools of Cockenzie, Prestonpans, Longniddry and Aberlady and Preston Lodge High School will be major users. There is a demand for swimming time from these schools.

PRE-SCHOOL CHILDREN

Two hundred and seventy six children were born in the Burgh between 1991 and 1994. Day nursery provision is already inadequate. This position will worsen as the population increases. The school nursery is limited in space and needs a refurbishment and/or replacement. The proposed day nursery, staffed by qualified nursery attendants, will provide desperately sought after places for local children.

2. FISHING COMMUNITY

The proposed pool will be essential for the practical aspects of survival training which will become mandatory for all fishermen in the near future.

3. HYDROTHERAPY

The proposed facility can be used by the local physiotherapist for treatment of acute and chronic back disorders, arthritis, joint and muscular disorders. Elderly members of the community will benefit greatly from the facilities on their doorstep.

4. CLUBS AND ASSOCIATIONS

The Pond Hall development will be available for the following existing and proposed clubs:-

- *Port Seton Swimming Club;*
- *Sub-Aqua Club;*
- *Prestonpans Yacht Club-lifesaving;*
- *AquaFit/aquaerobics;*
- *Health fitness promotion/assessment;*
- *Canoeing;*
- *Life Savers Club.*

Additional uses would be:-

- *Swimming lessons;*
- *Family sessions;*
- *Birthday parties;*
- *School holiday programme.*

5. **BUSINESS**

The development of a business centre will assist in creating more opportunities for new business and assist established small ventures. The economic data earlier in the report highlights the number and growth of small businesses in the area. The first floor of the Pond Hall will be divided into small offices and workshops, providing much needed accommodation. There will be a central secretarial area, with a fax, photocopier and other equipment available for use. This will be an invaluable resource for start-up schemes.

6. **LOCAL USE**

The following factors indicate demand will be high for all proposed facilities:-

- *The size and growth in local population from the 1991 Census;*
- *The Pond Hall site is centrally situated, accessible to all the community. Commuters from Longniddry, Prestonpans and Aberlady can all reach the site within 20 minutes;*
- *There is tremendous local support and interest in the proposals from all ages;*
- *The past success of the open air pool is documented. Even with the disadvantage of no wet/cold weather protection, the pool regularly attracted crowds. The reputation and fame lives on.*

7. TOURIST MARKET

Cockenzie and Port Seton is situated on the coastline of the Firth of Forth. The importance of tourism to the local economy must be stressed. ELDC is promoting tourism in East Lothian by opening the East Lothian Coastal Trail which follows the coastline through Cockenzie and Port Seton. They envisage that in the not too distant future, the coastal trail at Portobello will be joined with others on the coastal route down through East Lothian to produce one single Trail. ELDC, therefore, is recognising the tourist potential that these picturesque places offer. The provision of an indoor recreation centre and pool would complement the scenic beauty and outdoor adventure offered by the Trail.

BOURNE LEISURE HOLIDAY VILLAGE

This holiday village is situated less than half a mile from the development. As is noted earlier, 30,000 visitors pass through the holiday village each year, on average 860 per week. With limited resources available at the holiday village, a first class indoor swimming pool, health suite and cafeteria would be popular especially in cold and wet weather.

It is difficult to estimate the number of day trippers to the area. The proximity to Edinburgh ensures that on local holidays and at weekends, crowds pour out of the city and drive to the coast. Coach parties, passing road trade, families etc are all potential users of the facilities.

We acknowledge that East Lothian has already 4 other swimming pools. Notwithstanding this, we consider that Cockenzie and Port Seton has a unique, attractive site with an historical tie, which when coupled with vibrant local and tourist markets, supports our proposals for this development.

BRIEF DESCRIPTION OF THE PROPOSED CENTRE

The new pool will be housed in a single storey building, built onto the north elevation of the Pond Hall and will consist of a curtain-walled structure with a slightly curved, stucco embossed aluminium roof. The two new wings to the East and West which house the cafeteria and the day nursery will be single storey, traditionally built, also with stucco embossed aluminium roofs. The existing pool area will be infilled and topped with soil for planting, landscaping and terraces formed to the nursery and cafeteria.

The existing pond hall building will be refurbished, new fire stairs and lift installed and will house on the ground floor, the changing areas, health suite, youth centre and a retail unit. The first floor will be fitted out as a business centre. (Please refer to figures eight to thirteen - the architectural plans).

FACILITIES

The multi-use (wet/dry/social) facilities are as follows:-

- *16.6 x 8m Swimming Pool;*
- *Toddlers Pool;*
- *Jacuzzi;*
- *Health Suite with Sauna, Solarium and Fitness Area;*
- *Cafeteria;*
- *Day Nursery with Outdoor Playground;*
- *Retail Unit;*
- *Business Centre;*
- *Youth Room.*

Ancillary accommodation is as follows:-

- *Wet/Dry Changing Area;*
- *W/Cs;*
- *Reception;*
- *Storage;*
- *Plant Room;*
- *Office.*

ARCHITECTURAL PLANS

(Refer to Appendix D - figures eight to thirteen).

BUILDING COSTS

	<i>AREA (S.M.)</i>	<i>COST (£/S.M)</i>	<i>TOTAL COST (£/S.M)</i>
<u>NEW EXTENSION</u>			
<i>"Wet Areas"</i>			
<i>Pool & Surround</i>	408		
<i>Plant Room (2 Levels)</i>	90		
	<u>498</u>	865	430,770
<i>"Dry Areas"</i>			
<i>Cafeteria/Servery</i>	159		
<i>Day Nursery</i>	159		
	<u>318</u>	595	189,210

<u>EXISTING BUILDING</u>			
<i>"Wet Areas"</i>			
<i>Pool Changing/Toilets</i>	<i>100</i>	<i>595</i>	<i>59,500</i>
<i>"Dry Areas"</i>			
<i>Youth Centre</i>	<i>39</i>		
<i>Circulation/Staff</i>	<i>113</i>		
	<u><i>152</i></u>	<i>405</i>	<i>61,560</i>
<i>HEALTH SUITE</i>	<i>139</i>	<i>800</i>	<i>111,200</i>
<i>RETAIL UNIT</i>	<i>79</i>	<i>350</i>	<i>27,650</i>
<i>BUSINESS CENTRE</i>	<i>456</i>	<i>200</i>	<i>91,200</i>
<u>ADDITIONAL COSTS</u>			
<i>JACUZZI UNIT IN POOL AREA</i>			<i>10,000</i>
<i>FIRE STAIRS (2)</i>			<i>7,700</i>
<i>PASSENGER LIFT</i>			<i>21,000</i>
<i>OBSERVATION SHELTER</i>			<i>5,000</i>
<i>REFURBISH EXISTING BUILDING/ DEMOLISH TOILETS ETC</i>			<i>41,000</i>
<i>EXTERNAL WORKS TO TERRACES, FORMER POOL, PARKING</i>			<i>128,500</i>
<i>REMEDIAL WORKS TO SEA WALL</i>			<i>45,000</i>
<i>PROFESSIONAL FEES</i>			<i>184,394</i>
			<u>£1,413,684</u>

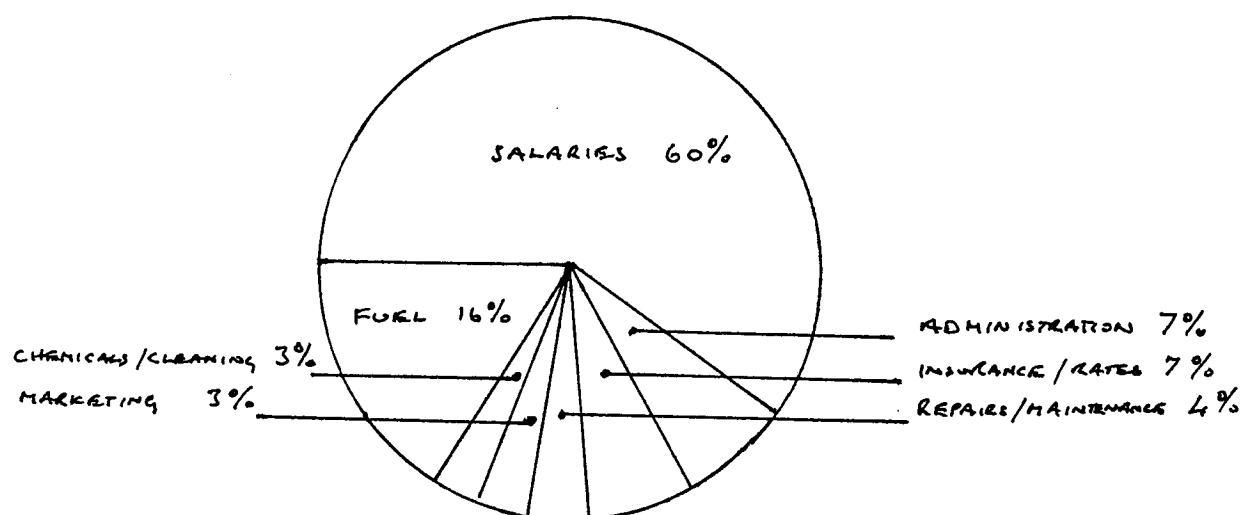
FINANCING THE PROJECT

It is widely known that swimming pools generally are not profitable activities. The need to keep a large quantity of water at a welcoming temperature and the need for a high level of expert staffing results in a significant deficit in even the best run facility.

The principle feature of the Pond Hall scheme has always been a swimming pool with other facilities provided to offset the losses incurred in running the pool. The facilities are listed earlier in the report.

Expenditure and income are influenced considerably by the size of the pool, opening hours etc. It is assumed that the building is a quality construction and has a high standard of thermal efficiency.

Working in close collaboration with the Scottish Sports Council, the annual budgeted expenditure costs for a 16.6x 8m pool have been established at £119,000 pa.



The chart shows that staffing costs and energy costs make up 76% of the total running costs of the pool. The remaining 24% cover maintenance and administration.

In order to make the project pay, the remaining facilities proposed will generate revenue. These are as follows:-

SWIMMING

Income from adults, children, spectators, equipment hire, instruction, club fees, school fees etc.

HEALTH SUITE

Income from the solarium, sunbed, health/fitness programme with assessment/promotions from staff.

CAFETERIA

Franchised to a tenant to secure a fixed income on a regular basis plus a share of profits above a certain level. Tenant responsible for heat/light etc.

DAY NURSERY

Rented to qualified nursery staff. Income generated on a regular basis.

RETAIL UNIT

Rented to tenant at an agreed amount per square foot. Tenant responsible for heat/light etc.

BUSINESS CENTRE

Small retail units/workshops rented per month to tenants. Rent to include charge towards facilities for common use.

The budgeted calculations for expected revenue are outwith the scope of this prospectus because of the limits on time and information available. Figures of number of visitors to the centre, local usage etc can be acquired from the Sports Council Facilities Planning Model. Also, charges for the facilities can be established from the Sports Council.

Once the facilities offered in this prospectus have been accepted by the community and operating strategies are known, then consultants will be employed to detail the costs and returns, taking account of the architectural detail that will then be available.

PROPOSED FUNDING

To achieve such a development and environmental improvement, the Group are actively pursuing partnership with and resources from:-

- a) All local businesses;*
- b) East Lothian District Council;*
- c) Lothian & Edinburgh Enterprise Ltd;*
- d) Lothian Regional Council;*
- e) Rotary International;*
- f) The Round Table;*
- g) The Scottish Tourist Board;*
- h) The National Lottery (Sports Fund);*
- i) The National Lottery (Millenium Fund);*
- j) The National Lottery (Heritage Fund);*
- k) Scottish Amateur Swimming Association;*
- l) Scottish National Heritage;*
- m) Bourne Leisure Group Ltd;*
- n) The Royal Society for the Protection of Birds;*
- o) The European Regional Development Fund;*
- p) RECHAR;*
- q) The Economic Development Unit;*
- r) British Coal Enterprise Ltd;*
- s) European Coal and Steel Community;*
- t) The Private Sector.*

It has become clear during the presentation of the prospectus that the backing of East Lothian District Council would greatly enhance the chances of success in raising the necessary funds. We look forward to working in partnership with the District Council.

ORGANISATION

The model preferred is to have a strong community say in setting it's direction and style, while leaving the day to day work in the hands of trained professional staff. This is a sensible model for the centre. It ensures that the running of the centre reflects local needs. At the same time, professional staffing ensures the centre is run safely and competently. Although the project is for the good of the community of Cockenzie and Port Seton, it must be a fully commercial organisation that runs it's affairs in an efficient manner.

The following points should be noted:-

- *It is envisaged that the overall management of the centre will be undertaken by a partnership of the community and the local authority. This can be a company limited by guarantee, meaning that it's members would guarantee it's operation and would be liable to pay a specific sum (typically £1 per member) should the company fail owing money). The company would require a Board which represents community interests and public bodies;*
- *Membership of this company would be open to all residents of Cockenzie and Port Seton and it's surrounding area over the age of 18. Election to the Board would be by votes of members at open meetings;*

- *A number of the operations of the project may be classed as trading rather than charitable. In order to derive the full benefit of charitable status, these operations would become the responsibility of a subsidiary or subsidiaries which operate fully commercially, but which covenant their profits to the charitable company;*
- *This arrangement has been used for a number of community based projects throughout the UK and has the advantage of ensuring the community aims of the project, the proper operation of it's commercial elements and the best profile in terms of tax and the ability to raise funds from donations from charitable, private and public sources;*
- *The style of management should be sympathetic to local people encouraging local involvement;*
- *The role of community volunteers should not be neglected. It is vital that the enthusiasm of the whole community should be involved;*
- *Timetabling should reflect the needs of all users;*
- *Although the schools will be a part of the partnership, their needs should not predominate.*

This arrangement is shown in the diagram overleaf. The object is to create a facility that is "owned" by the community while ensuring the proper professional management of it's various parts.

Community of Cockenzie and Port Seton

Membership

Board

Cockenzie & Port Seton

Leisure & Recreation Company

TRADING SUBSIDIARIES

Charitable company limited by guarantee with membership open to all residents above the age of 18. All members may vote for the Board. Can achieve tax concessions and funding by private, public and charitable bodies.

Non-charitable trading organisations that covenant profits to company.

THE NEXT STEPS

The diagram overleaf shows the steps that will have to be taken to implement the project.

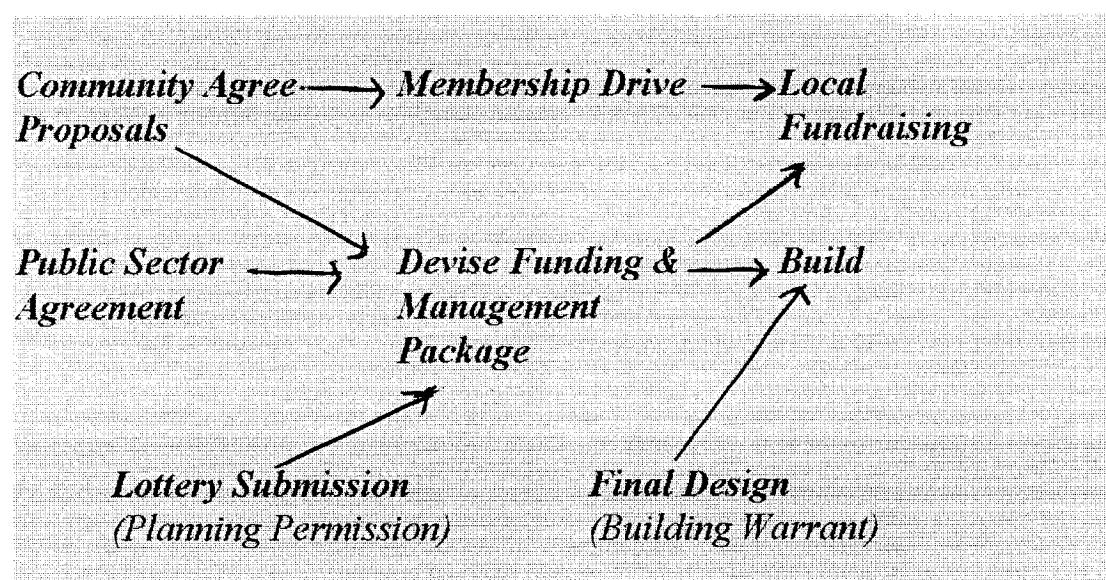
The first step is to get agreement from the people of Cockenzie and Port Seton to the project outlined in this prospectus. It is also essential that local support for the project is reflected in a broader membership for the management body - hence the membership drive. The raising of local funds through covenants and local activities should rely on this broad membership.

Agreement from the public sector is essential. The project has already been discussed with the relevant public bodies and the proposals should be seen as the starting point for future negotiations.

The project will take advantage of the possible funding that is available from the National Lottery through the Scottish Sports Council. A submission for this should be made as soon as possible.

The devising of a Funding and Management package for this project, in agreement with the public bodies, is central to the success of the project. This prospectus and the resulting exhibition should be used as ammunition in this process.

This prospectus is not the end of the process. It is the start of a programme which should involve local people and local skills. It will not be easy, nor will it happen overnight. The final goal of a local leisure and recreation centre will be well worth it!



BIBLIOGRAPHY

1. *East Lothian Holiday Guide* - East Lothian Tourist Board 1995;
2. *East Lothian Visitor Attractions & Activities* - East Lothian Tourist Board 1995;
3. *Census* 1991;

4. *Blyth & Blyth Structural Report - Contained in Port Seton Pond & Hall Feasibility Study for the SDA 1989;*
5. *Sport 2000 - Scottish Sports Council 1989;*
6. *The Complete Swimming Pool Complex - Birmingham Swimming Pools Ltd 1995;*
7. *Sport is Big Business - The Scottish Sports Council 1995;*
8. *East Lothian Local Plan 1994 - Extract from Consultation Draft;*
9. *Swim Plus - F Projects Ltd 1995;*
10. *A Guide to the National Lottery - Institute of Leisure & Amenity Management;*
11. *Small Pools Information Digest - Kit Campbell Associates;*
12. *Guidelines in the Provision of Community Pool Facilities - Seymour Swimming Pool Eng/Installers.*

APPENDIX A

LIST OF LOCAL BUSINESSES/SERVICES

MOTOR TRADE/GARAGES/DRIVING SCHOOLS

*Alba Taxis;
D D's Garage
D Allan Driving School
Links Road Garage*

*Prestonpans Motors
Scottish Morris Minor Centre
Sportstune*

PLUMBING/BUILDING/ROOFING/PAINTING & DECORATING

*T Bell
G & J Johnston
T Johnston
S Lyall
Manpower
W A Muir*

*Mulvey Builders
Pinkerton
R Rollo & Co
Seton Decorators
Smallprint*

FISHERMEN/FISH MERCHANTS/CHANDLERS

*Cockenzie & Port Seton
Fishermen's Association
Cockenzie Ship & Boatyard
W Davidson
J Dickson & Sons
D Gray
P Greig*

*A W Harkess
W Morris
D Reid
H Seafoods
J K Thomson
J Waugh*

**LIGHT INDUSTRY/MANUFACTURING/WHOLESALE/RETAIL/
PRINTING/FRUIT & VEG SUPPLIES/CONSULTANTS**

*A G B Welding
Ali McPherson
Bizzi B
C & J Blinds
Care Assistant Management Ltd
Cockenzie Newsagents
Enchanted Glass
H Consultancy
J Johnston
Knit Knax
Lammermuir Design
L M D Services
Lothian & Borders Co-op*

*McKirdy Butchers
Microprint
T Paton & Sons
P Electronics
Rose's Fruit Shop
Scottish Power
Spar
Storage Equipment Supplies
D Thomson
Topps 2
Video Wheels
W Chalamers Farm Shop*

**INNS/HOTELS/PUBS/CAFES/HAIRDRESSING/DENTISTS/
DOCTORS/SCHOOLS/RECORDING AGENTS/TOURIST
FACILITIES**

*Benji's Lounge Bar
Capital Access
Chopsticks Takeaway
Creel Hotel
Dr Pollock & Partners -
Cockenzie Health Centre
Greentrax Recording
Harbour Cafe
K W Business Consultants
James McNeil & Co -
Solicitors & Notaries
New Look Hair Studio*

*J & D Ovens Insurance Services
Post Office
R & W Dental Surgeons
Royal British Legion
Graham Russell
Self Expression
Seton Sands Holiday Village
Seton Tradelink
Ship Inn Hotel
Thorntree Inn
Topps 1*

APPENDIX B

SURVEY RESULTS

1. HOUSES SURVEYED % OF TOTAL

a)	Number of houses surveyed	1,580	100%
b)	Number of houses who (Not interested)	12	0.76%
	refused to complete survey (Demolish)	23	1.45%
	sheet		
c)	Number of houses residents not available	255	16.07%
d)	Number of forms returned	1,290	81.72%
e)	Number of forms returned - yes	1,274	98.76%
	- no	16	1.24%
	<u>TOTAL OF B, C, D, E AND F</u>	<u>1,580</u>	

2. OBSERVATION

- a) *To reflect as accurately and as fairly as possible, ie give the benefit of doubt to the "No" area, categories have been included, eg "not interested" those not fussy either way have been counted as no";*
- b) *Also included are comments on actual East Lothian District Council's plans.*
- c) *The "not available" category is where difficulty was found in getting people at home to collect forms.*

3. ADULTS AND CHILDREN COVERED IN SURVEY

a)	Number of adults covered in survey	-	2,575
b)	Number of resident children	-	768
c)	Number of visiting children	-	44
d)	Number of households who would prefer a leisure pool	-	860
e)	Number of households who would prefer a 25m competition pool	-	335

4. ADDITIONAL FACILITIES

	<i>TOP 10 NO. OF HOUSES</i>	<i>TOP 20 NO. OF HOUSES</i>	<i>TOP 30 NO. OF HOUSES</i>
1. <i>Children's Pool</i> 2. <i>Cafe</i> 3. <i>Day Centre for the Elderly</i> 4. <i>Sauna/Jacuzzi</i> 5. <i>Gala Day Facilities</i> 6. <i>Youth Centre</i> 7. <i>Badminton</i> 8. <i>Snooker/Pool</i> 9. <i>Children's Adventure Room</i> 10. <i>Flumes</i>	725 718 685 619 612 562 512 466 442 468		
11. <i>Five-a-Side Football</i> 12. <i>Crèche</i> 13. <i>Day Nursery</i> 14. <i>Heritage Museum</i> 15. <i>Function Room</i> 16. <i>Community Crafts Workshop</i> 17. <i>Trampolines</i> 18. <i>Basketball</i> 19. <i>Ice Rink</i> 20. <i>Table Tennis</i>		396 356 334 333 313 312 311 301 299 289	
21. <i>Squash Court</i> 22. <i>Restaurant</i> 23. <i>Tennis Court</i> 24. <i>Club Rooms</i> 25. <i>Licensed Bar</i> 26. <i>Souvenir Shop</i> 27. <i>Climbing Wall</i> 28. <i>Art Gallery</i> 29. <i>Model Yacht Pool</i> 30. <i>Archery</i>			271 270 258 213 171 165 149 135 124 73

5. **OTHERS - ITEM 32 ON SURVEY SHEET**

5.1 **YOUTH ORGANISATIONS**

- a) *Cub and scout hall.*

5.2 **PUBLIC FACILITIES**

- a) *Toilets and toilets for the disabled.*

5.3 **ADDITIONAL FACILITIES (INDOOR)**

- a) *Roller Skating Rink*
- b) *Adult Type Youth Bar - Soft Drinks*
- c) *Fitness Room/Gym (Bicycles, Treadmill, Solarium, Weights, Rowing Machine etc)*
- d) *Tuition Golf Range*
- e) *Pistol/Rifle Range*
- f) *Hockey/Uni-Hockey*
- g) *Ten-Pin Bowling*
- h) *Skittle Alley*
- I) *Indoor Bowling*
- j) *Bingo Hall*
- k) *Physiotherapy*
- l) *Pets Corner*
- m) *Post Office*
- n) *Bank*
- o) *Supermarket*
- p) *Book Exchange Shop*
- q) *Drama Practice*
- r) *First Aid Facility*
- s) *Blind Facility*

5.4 **ADDITIONAL FACILITIES (OUTDOOR)**

- a) *Recreational Gardens*
- b) *Putting Green*
- c) *Crazy Golf*
- d) *Miniature Golf Course*

- e) *Go Carting*
- f) *Football Pitch*
- g) *Submarine Pen*
- h) *Safari Park*
- I) *Seven and a Half Inch Gauge Steam Train*
- j) *Permanent Children's Fairground and Space for Summer Rides*
- k) *Skateboarding*
- l) *Training for Road Users*
- m) *Amusement Arcade*
- n) *Pitch and Put*
- o) *Public Open Space and Promenade*
- p) *Band Stand*

5.5 COMMENTS ON ACTIVITIES

- a) *Combine crèche and day nursery;*
- b) *Function room longer than Port Seton Centre;*
- c) *Sculptures/paintings in corridors;*
- d) *Day centre sited towards harbour*
- e) *Cater for serious swimmers*
- f) *Same area for badminton, basketball, five-a-side football, tennis court*
- g) *Access for the disabled;*
- h) *Yacht pool - accommodate radio control models*

5.6 COMMENTS ON E.L.D.C. PLANS

- a) *As is;*
- b) *Sheltered and affordable housing;*
- c) *Housing for the disabled;*
- d) *One and two bedroomed council rented bungalows.*

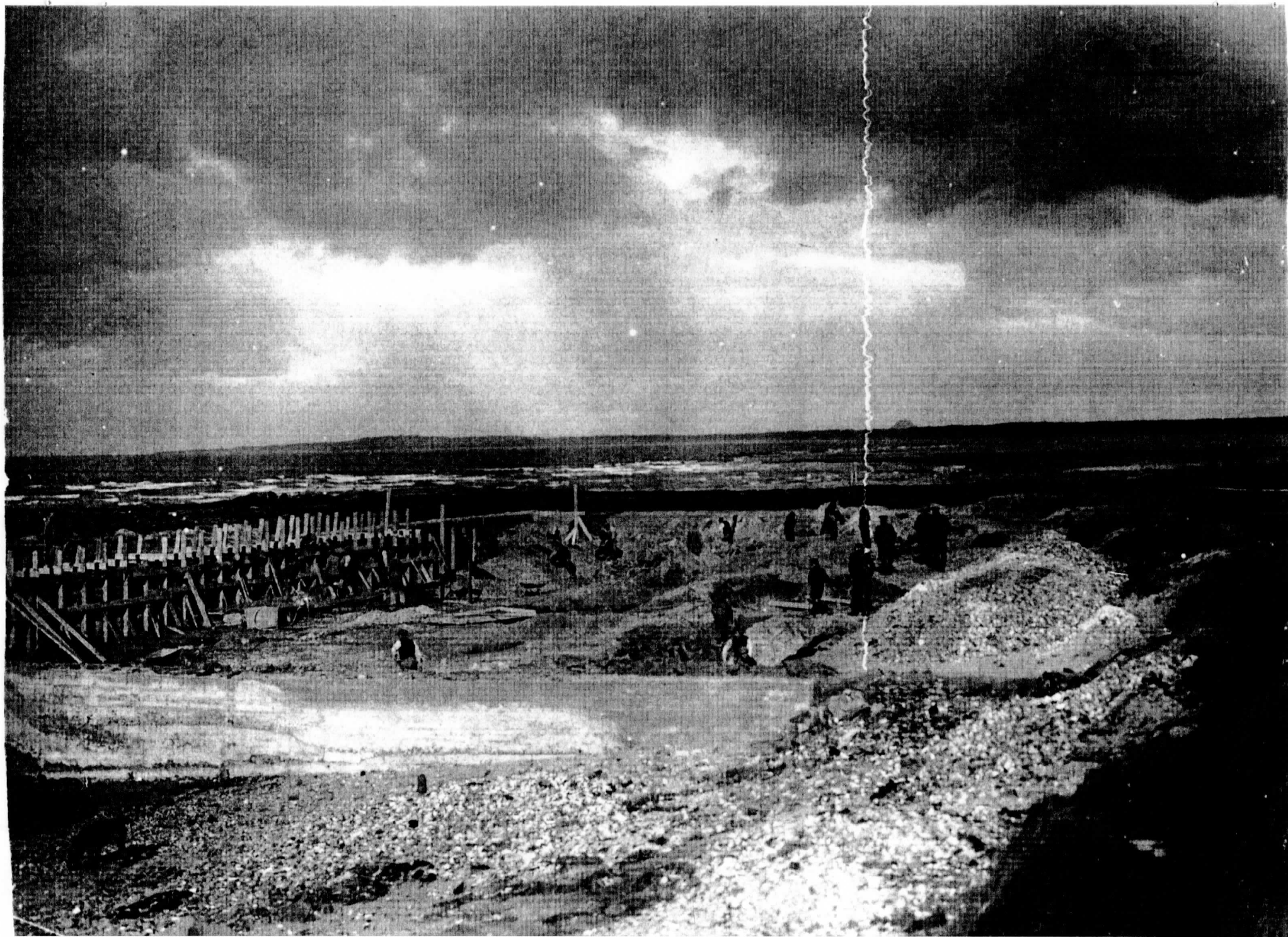
5.7 OTHER COMMENTS

- a) *Must not be used for housing;*
- b) *Some facilities could be in Port Seton or links at Cockenzie Power Station;*
- c) *Activities for the elderly;*

- d) *Adults with learning difficulties;*
- e) *Cater for holidaymakers;*
- f) *Re-claim land at the back of the pond;*
- g) *Job Centre*

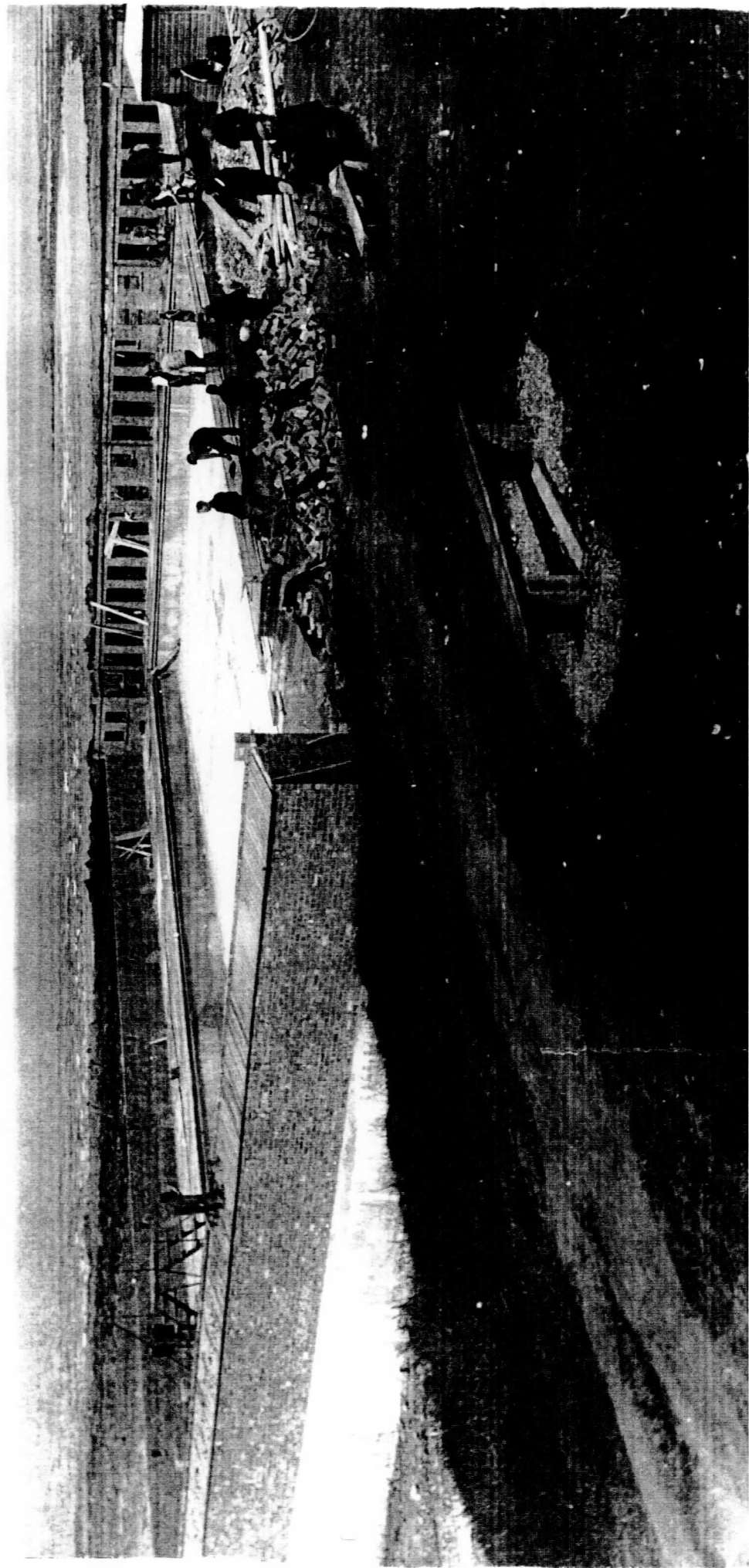
APPENDIX C



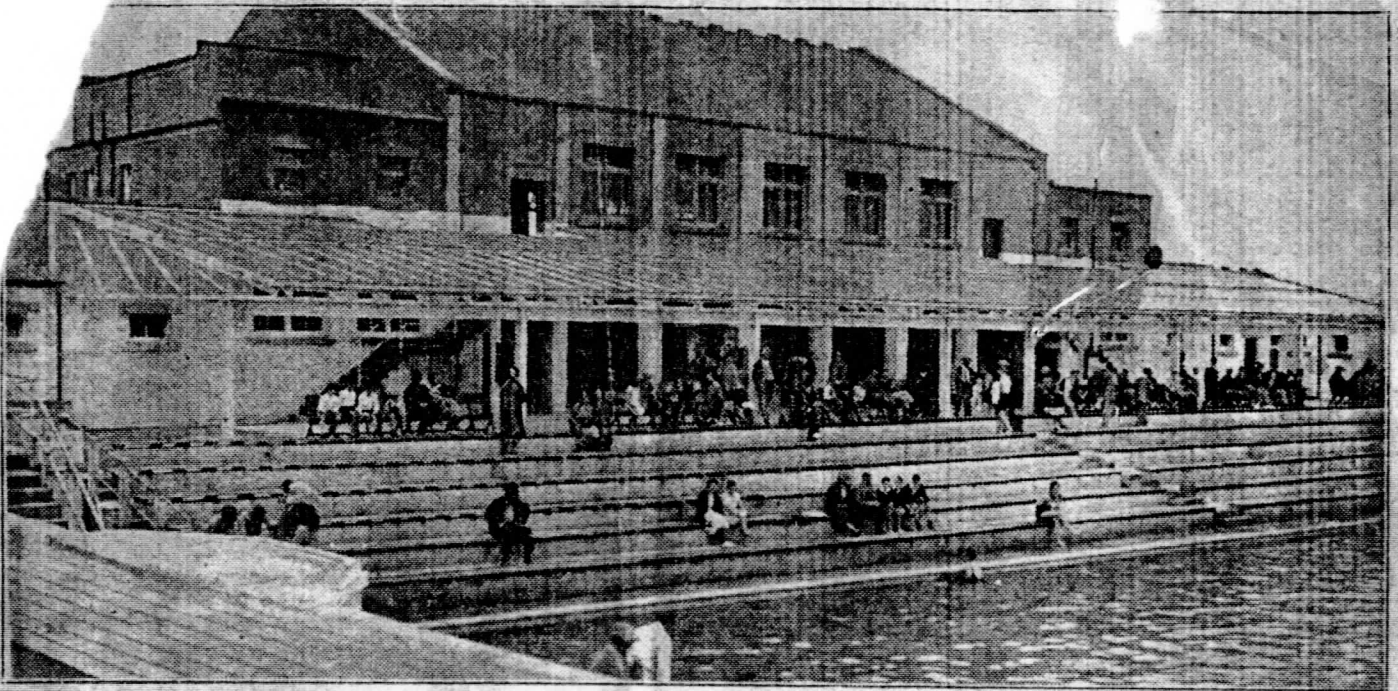


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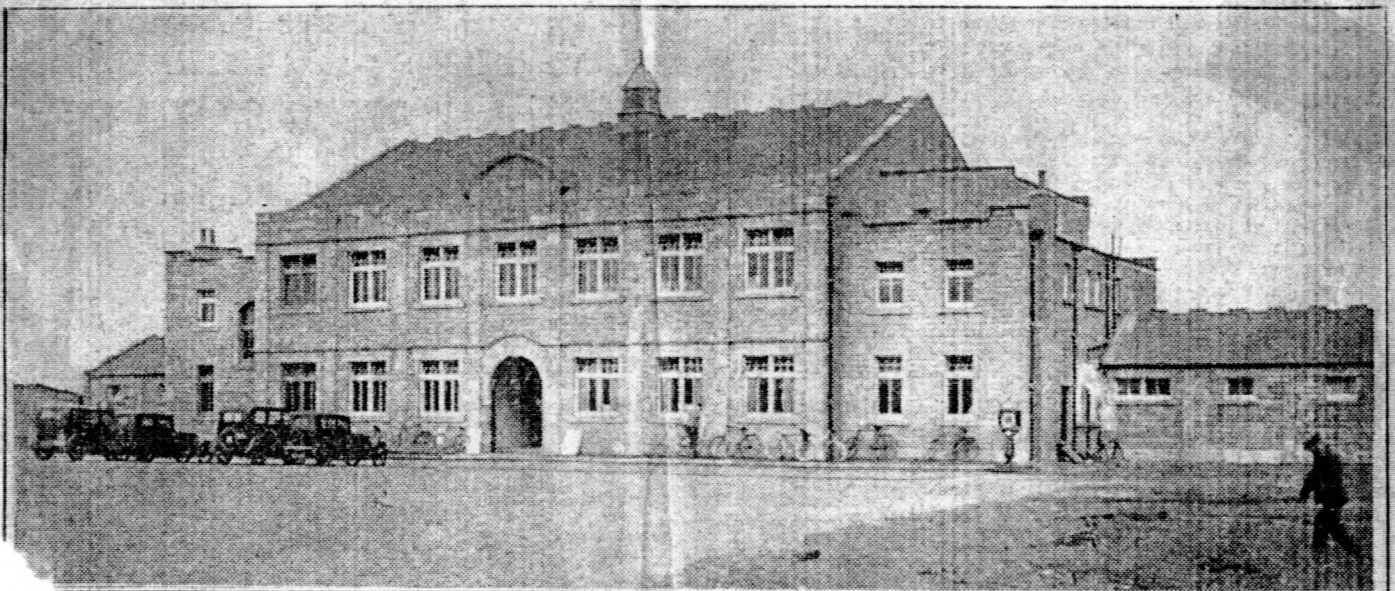
Fig. 2.



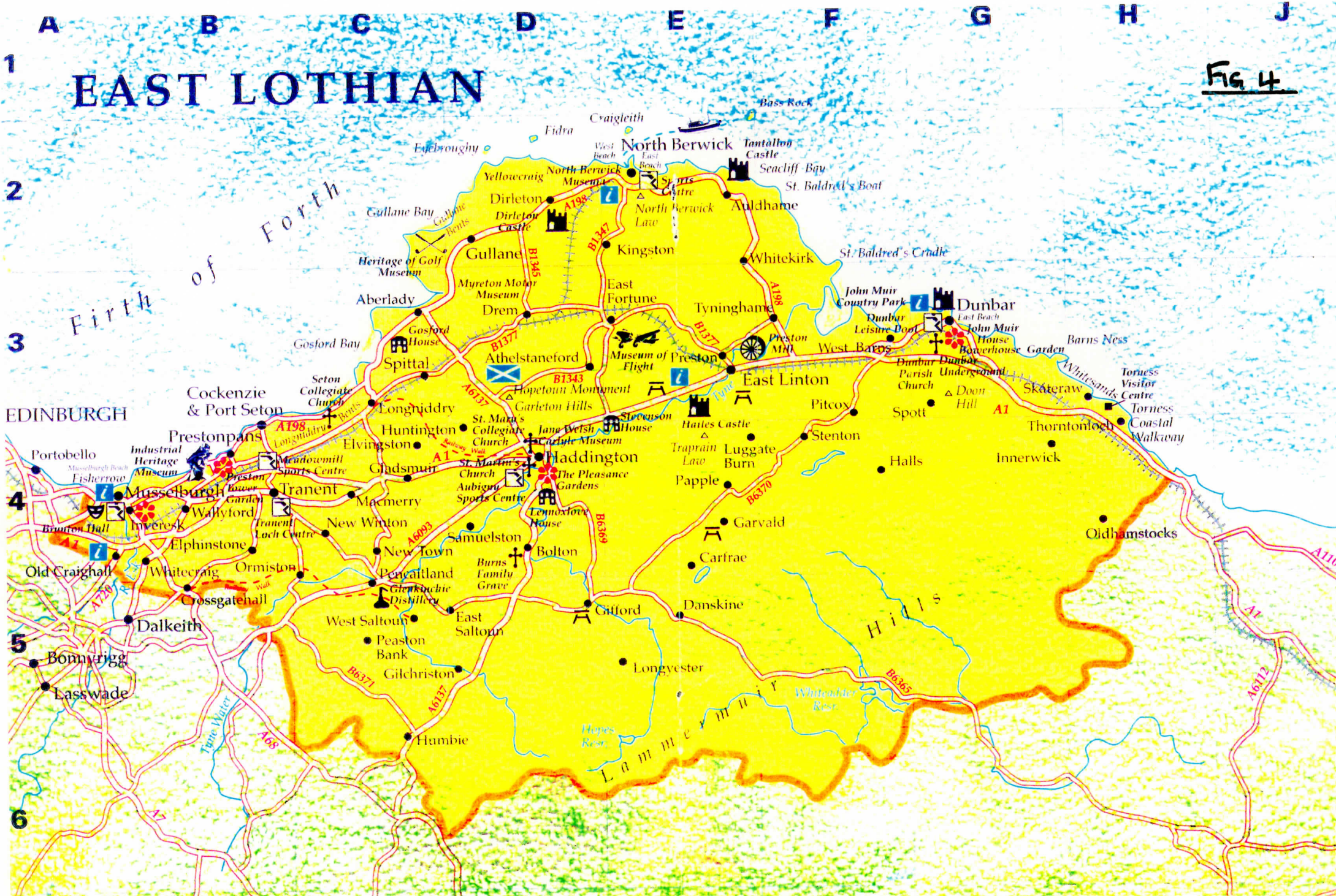
PORT SETON'S BATHING POND COMPLETED



Port Seton's £10,000 swimming pond has been completed with the erection of the central block of buildings, including a recreation room accommodating 800, tea rooms, stripping boxes, &c. The pond was constructed last season.



The outside of the handsome building, through which bathers and spectators pass to the pond.



EAST LOTHIAN

Fig 4



Fig. 6.



Fig. 7

APPENDIX D

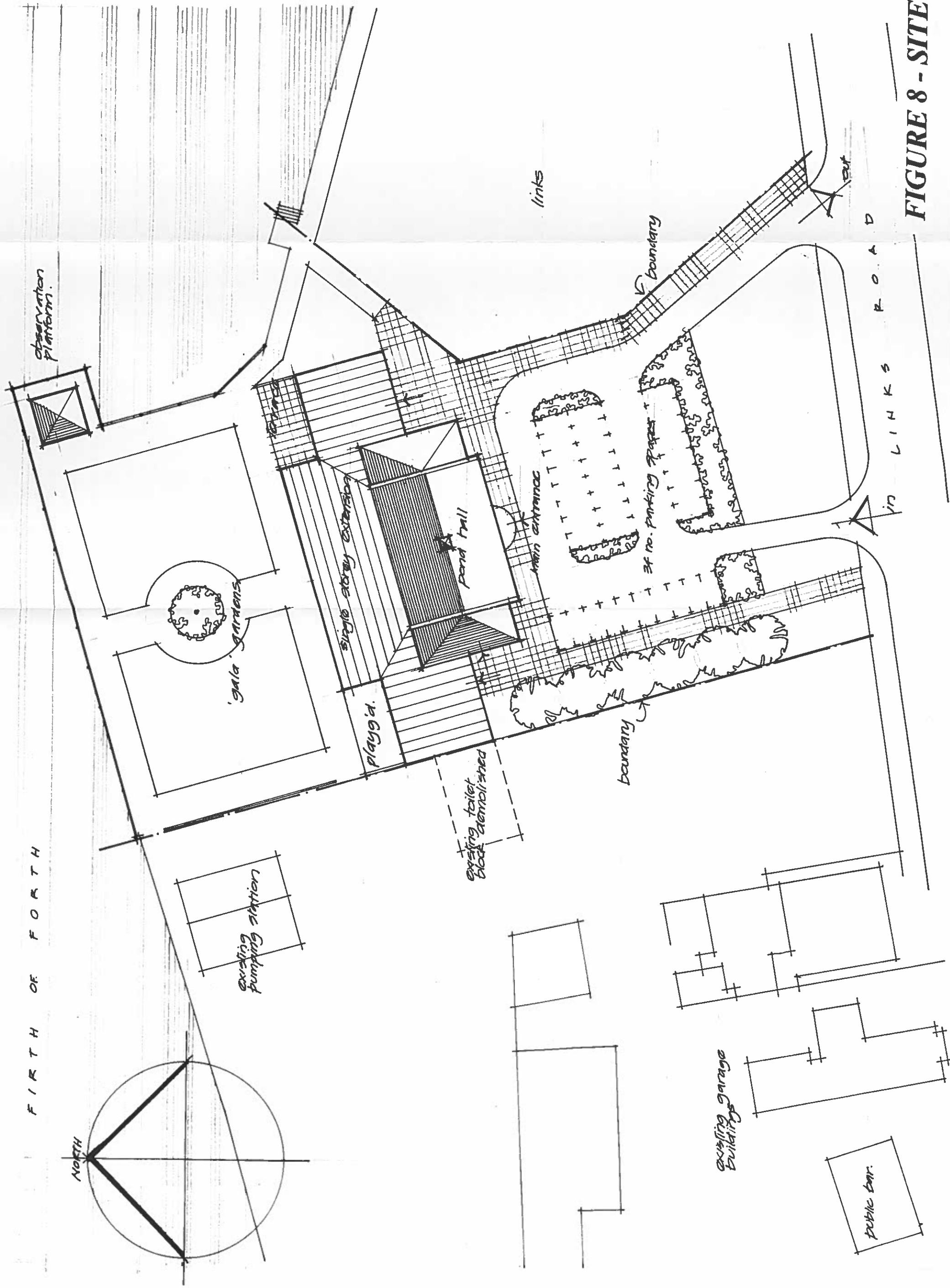


FIGURE 8 - SITE PLAN

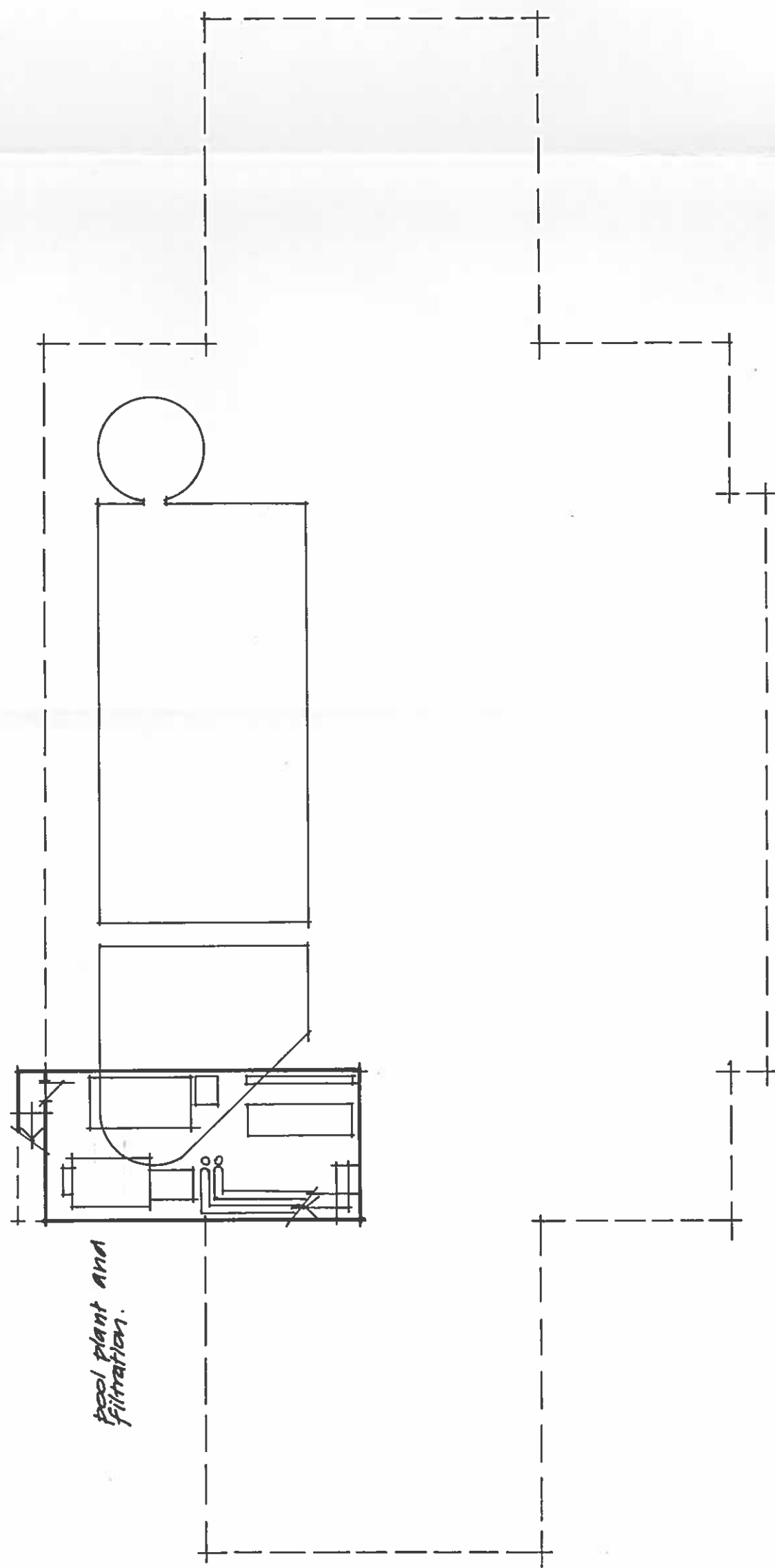


FIGURE 9 - BASEMENT

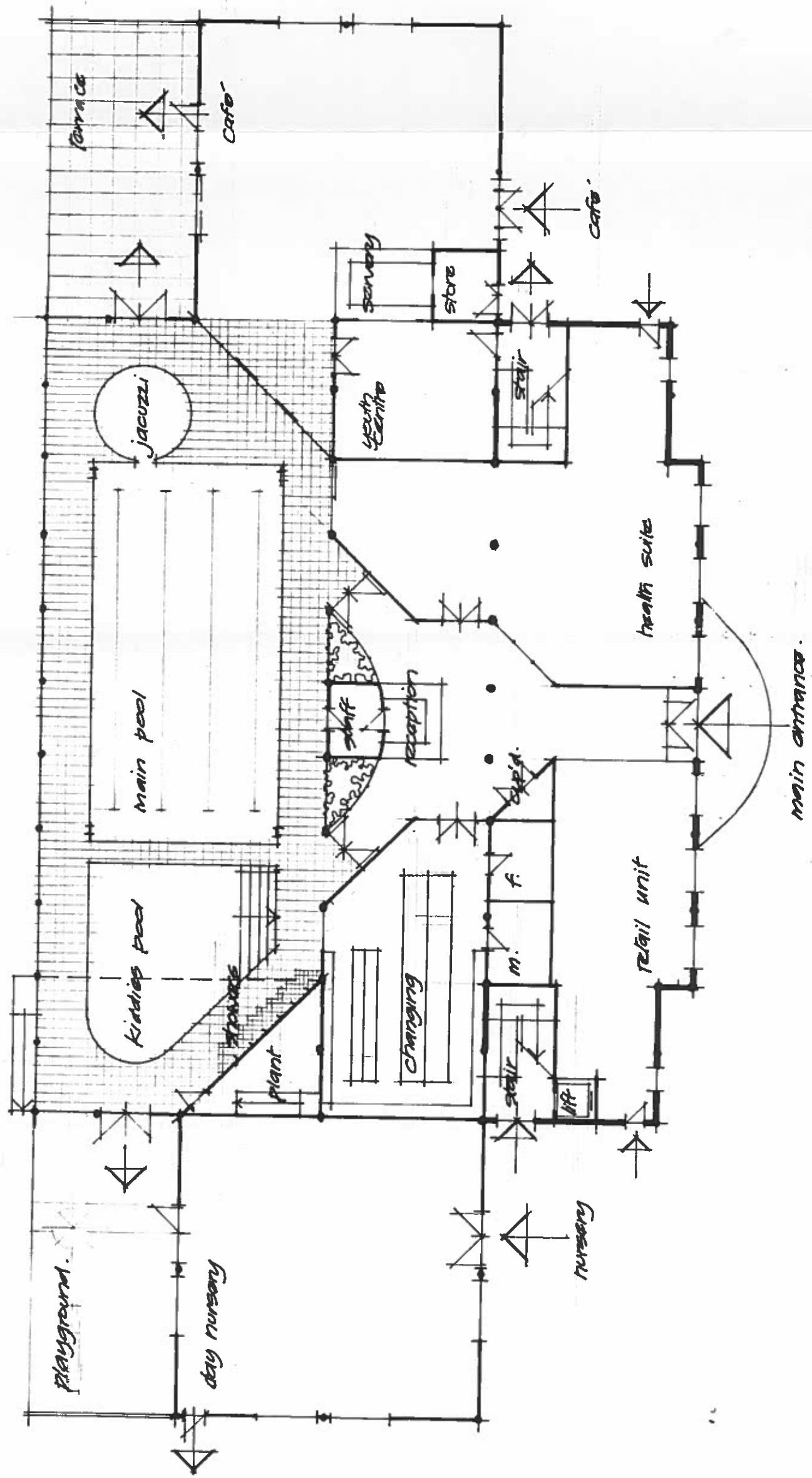


FIGURE 10 - GROUND FLOOR

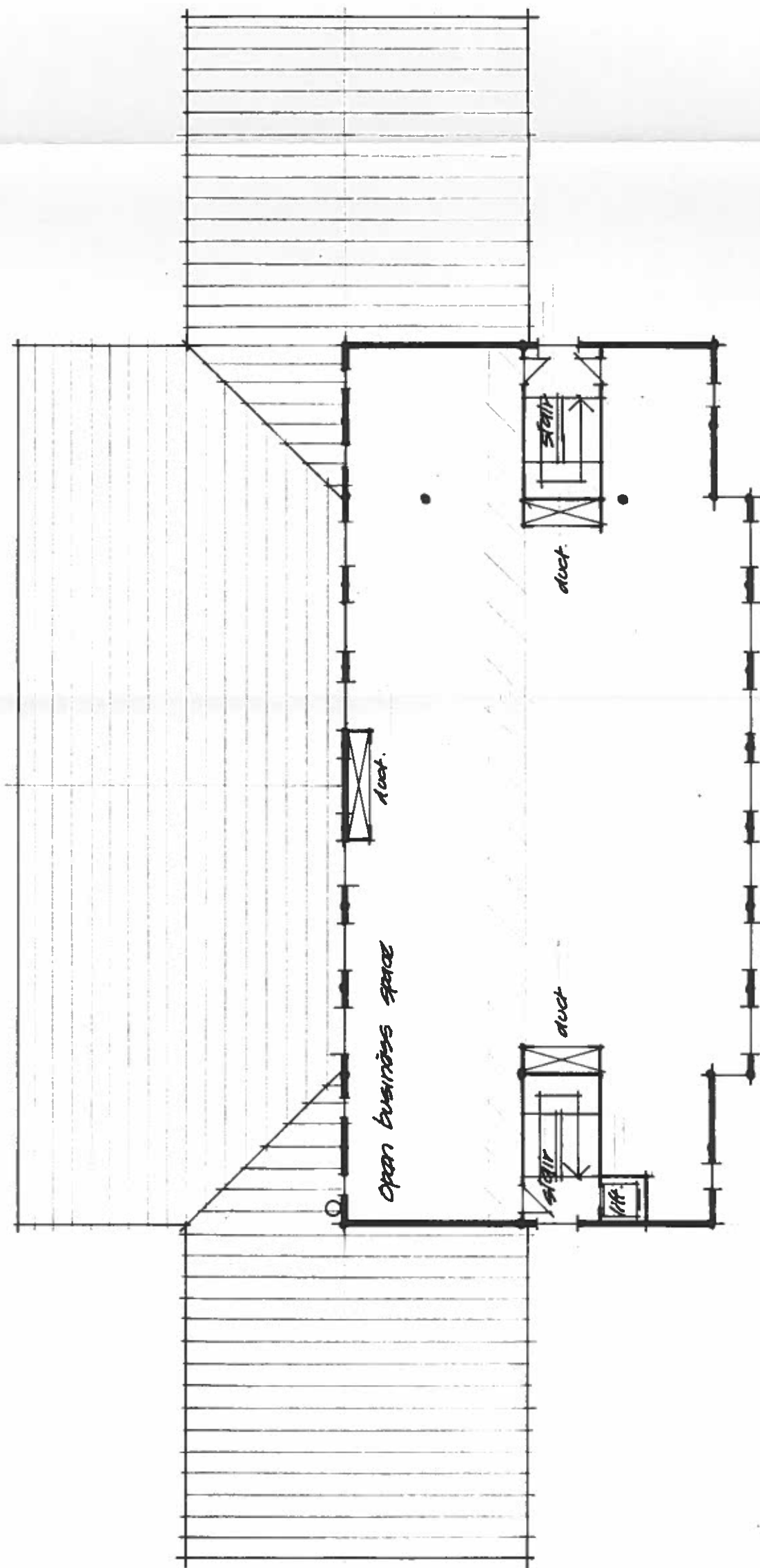
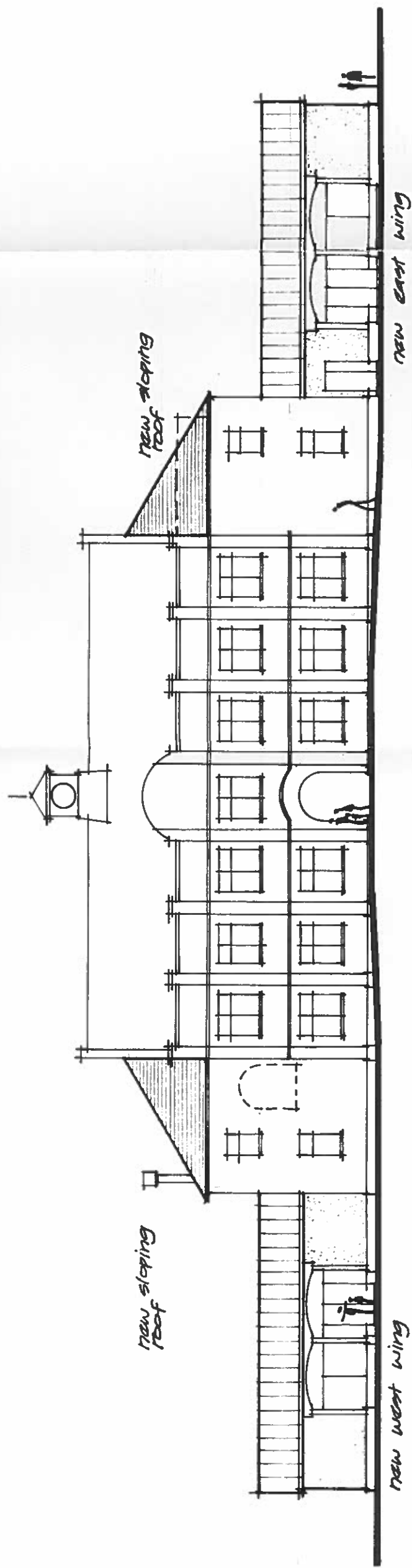


FIGURE 11 - FIRST FLOOR



south

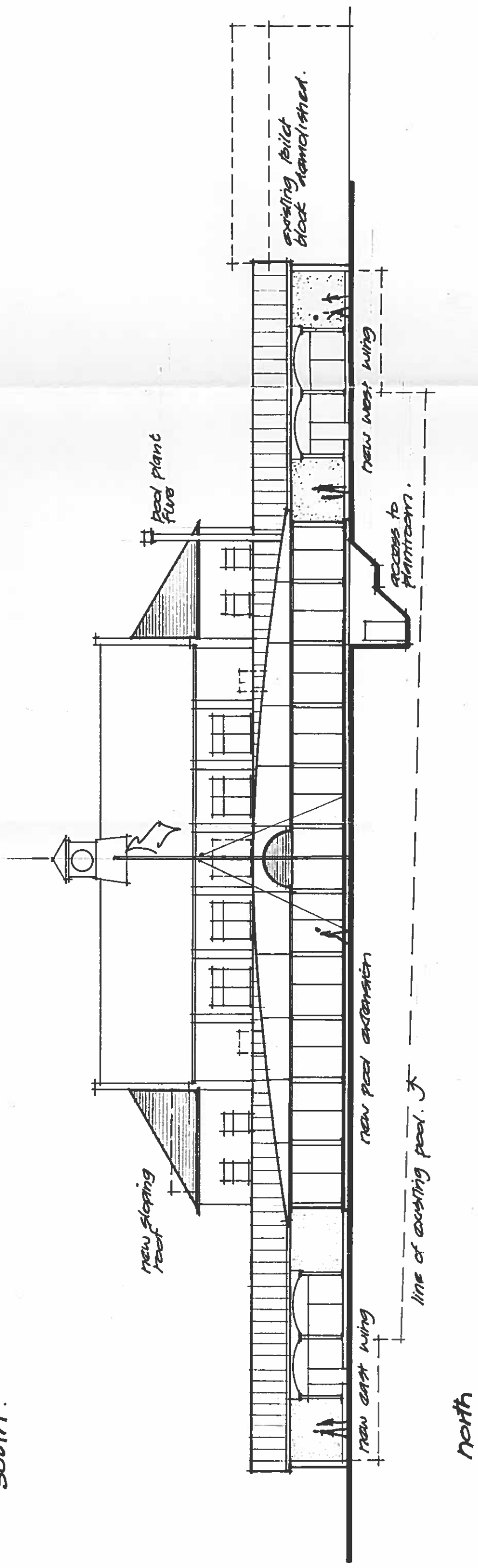


FIGURE 12 - NORTH & SOUTH ELEVATIONS

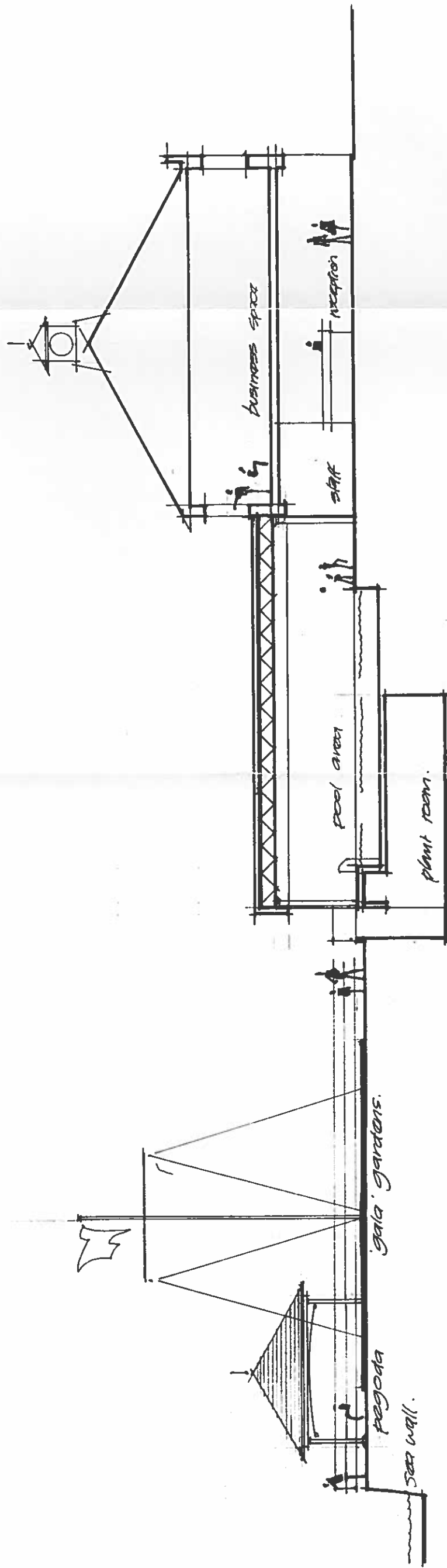


FIGURE 13 - CROSS SECTION