

## **Blackhall Community Trust Supplementary Document 1 to Community Asset Transfer Stage 2 application**

### **Ravelston Park Pavilion: Lease arrangements and Capital Funding 1999 onwards**

The following information demonstrates the enormity of the extent to which the Blackhall Community – through Ravelston Park Pavilion Association and Blackhall Nursery – have acted as catalysts for investment in Ravelston Park Pavilion or have directly funded improvements and extensions. This information tells the story of a community ‘doing it for itself’. The huge savings to CEC over 20 years of not having to pay for a pre school centre in the Blackhall catchment have not been calculated – but they will run to hundreds of thousands of pounds of revenue and even more of capital.

**We ask – in the light of the effort that we have made over nearly 20 years – that this is recognised and respected by serious and focussed CEC commitment to both our CAT Stage 2 application, to capital funding and to the process of removing the inalienable common good restriction which is stopping us from further improving Ravelston Park Pavilion on behalf of our community!**

#### **1999**

- **Building restoration work** on the burnt-out, derelict Ravelston Park Pavilion cost **£28,368** (including architect’s fee, **£26,620** excluding it) – initially funded by a bank loan of £15K, underwritten by a local resident and a £5K personal loan from the same resident came into the equation too. It was eventually funded by Scottish Executive Education Department grant (handled by City of Edinburgh Council Early Years). 14 children were accommodated.
- There is a CEC letter saying the lease (with Ravelston Park Pavilion Association) would be for 25 years and would be rent free for the first 5 years, to reflect the volunteer effort that had gone into restoring the building. Thereafter it would be at a commercial rate, reviewed every five years. The lease never materialised, and we operated on this ‘heads of agreement by letter’ basis. We repaid the Council for the building insurance from this point onwards.

#### **2000/2001**

- **Extension 1** took place. It seems that a Scottish Executive Education Department grant was again forthcoming of c£35K. Blackhall Nursery could then take 24 children (a morning and an afternoon class ie 48 children in total).

#### **2003**

- **Extension 2** took place and was self-funded. There are invoices from builder Bruce Collie for £2820, £3172.50, £14100 and £7050 ie **£27,142.50**. We were then registered to take up to 30 children in the morning and 30 in the afternoon (ie 60 in total).

#### **2004**

- CEC asks for the back payment of rent to 1999 of £200pa as a commercial rent plus an admin fee. Dispute ensues but this is eventually paid, backdated to 2000, plus an

admin fee of £100. This is paid until 2007/2008. A standard commercial lease is sent by CEC for signing which gives the tenant responsibility for all maintenance, including for the boundary stone wall. Ravelston Park Pavilion Association refuses to sign this because of the wall and its disrepair/vulnerability to tree damage. There is an ongoing failure to understand that Ravelston Park Pavilion is a community group (a charity) and that the Nursery is too (also with charitable status). Nursery is described as 'private' sector. There is also a failure to understand that we are provided essential community services.

## **2008**

- **Extension 3 took place, costing £35,042.** Blackhall Nursery paid **£23,500.31** of this; Ravelston Park Pavilion Association paid **£5542.09** and a grant was received from the CEC Community Grant Fund of £6000.
- There is also an invoice for payment of a new hot water tank and system for **£1083.30** from Bruce Collie, paid for either by Ravelston Park Pavilion Association or Blackhall Nursery or both.
- After several years of correspondence (CEC people left, cheques went astray etc), finally CEC insisted on a lease and a rental of £41.67 per month (£500 pa). There is a letter from a local councillor, who intervened on our behalf, stating that the Council was supposed to have applied to the Scottish Government for leave NOT to charge a commercial rent, but that they had never done this.

## **2009**

- During 2009, Blackhall Nursery becomes the lessee.

## **2011**

- **Ravelston Park Pavilion Association** winds up on 9 July 2011; Blackhall Nursery continues with the lease with CEC.