

Finance and Resources Committee

10.00am, Thursday, 23 March 2017

Proposed Lease of vacant and derelict public toilets in Roseburn Park to Friends of Roseburn Park

Item number	8.2
Report number	
Executive/routine	Routine
Wards	6 – Corstorphine/Murrayfield

Executive Summary

On September 2013, the Finance and Resources Committee approved that a new 25 year lease be granted to Friends of Roseburn Park (FoRP) at a peppercorn rent on condition that the tenant secured funding to refurbish the property and provide the local community with a community shelter.

As fund raising without an interest in the property has proved difficult, FoRP have requested that the lease is put in place in advance of funding being secured. The lease will be on the previously approved terms with an amendment to the use clause.

Links

Coalition Pledges	P23 , P33
Council Priorities	CP5
Single Outcome Agreement	SO4

Proposed Lease of vacant and derelict public toilets in Roseburn Park to Friends of Roseburn Park

1. Recommendations

That Committee:

- 1.1 Notes the funding challenges Friends of Roseburn Park (FoRP) have encountered.
- 1.2 Approves that the proposed lease, subject to an amendment to the use clause, can be put in place subject to other terms and conditions to be agreed by the Acting Executive Director of Resources.

2. Background

- 2.1 FoRP is a registered charity who have been working in partnership with the Council for several years on key issues within Roseburn Park. This includes the redevelopment of the park, flood prevention programme and development of a new ice rink.
- 2.2 The property, shown hatched on the attached plan, comprises a single storey building with pitched roof and block work construction. The building was formerly used as a public convenience until it was closed several years ago. The property is currently in a derelict state and is in need of repair.
- 2.3 The Finance and Resources Committee, on 17 September 2013, approved the lease of the property to FoRP, on a peppercorn rent, subject to raising funding for its refurbishment.

3. Main report

- 3.1 FoRP has estimated the cost of the refurbishment of the building to be £35,000. Funding will be sourced from a number of grant bodies and through fundraising events.
- 3.2 FoRP has submitted a planning application reference 17/000175/FUL following an initial grant of £1,000 from West Edinburgh Neighbourhood Partnership towards the costs of the planning application and building warrant.

- 3.3 The charity submitted an application to Transpennine Express Community and Environment Grant scheme for £5,000 on 30 November 2016.
- 3.4 However, one of the main requirements of grant funders is that FoRP has security of tenure for the building. For example, FoRP are currently excluded from applying to some of the bigger funders, such as Suez Communities Trust, until there is a signed lease in place.
- 3.5 To assist with further grant applications, FoRP has requested that the lease, as approved by Committee on 17 September 2013, is put in place subject to an amended use clause. Following a consultation and feasibility exercise, FoRP have concluded that the preferred future use of the building would be as a community café with disabled toilet facilities.
- 3.6 On completion of the refurbished building, the charity intend to invite tenders for an operator to run the community café. FoRP have already received two notes of interest from local businesses. The operator will pay an annual charge to cover the annual running costs of the property.
- 3.7 The amended main terms and conditions that have been provisionally agreed are as follows:
- Subjects: All and whole the former public toilets located at Roseburn Park;
 - Tenant: Friends of Roseburn Park;
 - Length: 25 years from conclusion of legal missives;
 - Rent: £1 per annum to reflect the proposed capital works;
 - Use: Community Café with disabled toilet facilities;
 - Repairs: Full repairing and maintenance obligation; and
 - Other terms: As contained in a standard commercial lease. FoRP will have the right to terminate the lease within 18 months from signing, and return the building to the Council, should they be unsuccessful in raising the required funding for the project.

4. Measures of success

- 4.1 A derelict and unused building will be brought into beneficial use and allow FoRP to refurbish the building to form a community café with disabled toilets, which will benefit the local community.

5. Financial impact

- 5.1 The rental for the public toilets will be £1 per annum to reflect the capital improvements to be carried out by FoRP.
- 5.2 The lease will relieve the Council of all property maintenance and non domestic Rates liability.

- 5.3 The Council's surveyor's fees, legal fees and costs and any additional costs arising from this transaction will be borne by FoRP.

6. Risk, policy, compliance and governance impact

- 6.1 This is a revised lease extension due to a change in the proposed use of the refurbished former toilet block. It is considered there is little or no impact on risk, policy, compliance or governance.

7. Equalities impact

- 7.1 The improvement, refurbishment and modernisation of the public toilets will promote effective use of a derelict building (material assets) and will maintain and improve opportunities for FoRP, local community groups and members of the public to access the community café and upgraded public toilet facilities.
- 7.2 FoRP is a local community volunteer group and their aims are to improve and safeguard the Greenspace at Roseburn Park. By granting FoRP a 25 year lease it will enhance their Legal security and enable the group to seek grant funding to renovate the building and provide a community café which will improve Individual, family and social life in the local community. The physical security of CEC asset will be enhanced through occupation and repair of the building.
- 7.3 Leasing the building to FoRP rather than letting on the open market could potentially infringe the rights of others who may want to lease the building. Given the positive impact detailed above, this approach is proportionate and justified.

8. Sustainability impact

- 8.1 There are no sustainability issues arising from the recommendations of this report.

9. Consultation and engagement

- 9.1 FoRP co-ordinated and undertook a Feasibility Study in April 2016. The group distributed flyer through the door of the local community, the group offered a number of suggestions for the building and community café received the most support from the local community.

10. Background reading/external references

- 10.1 N/A

Hugh Dunn

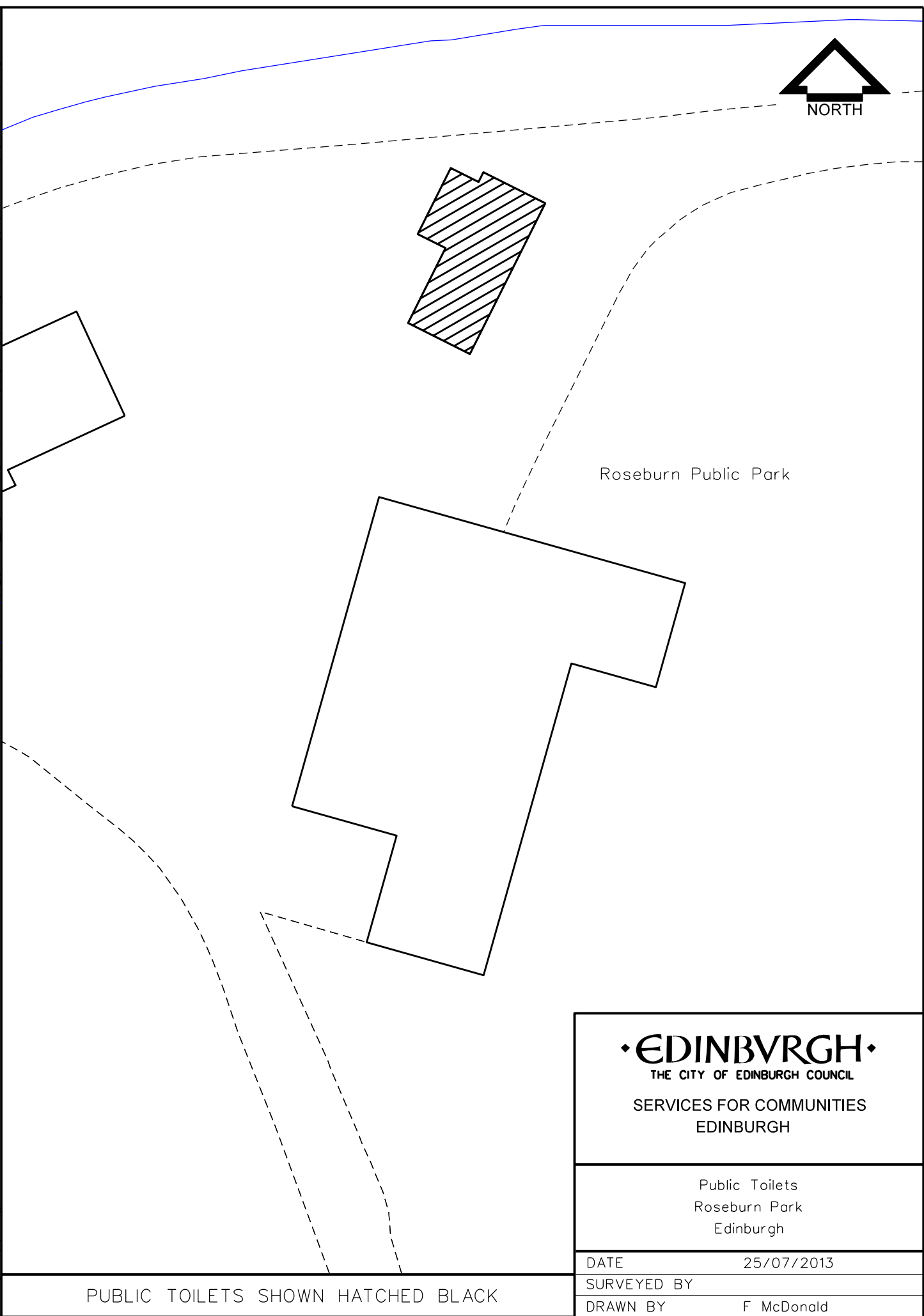
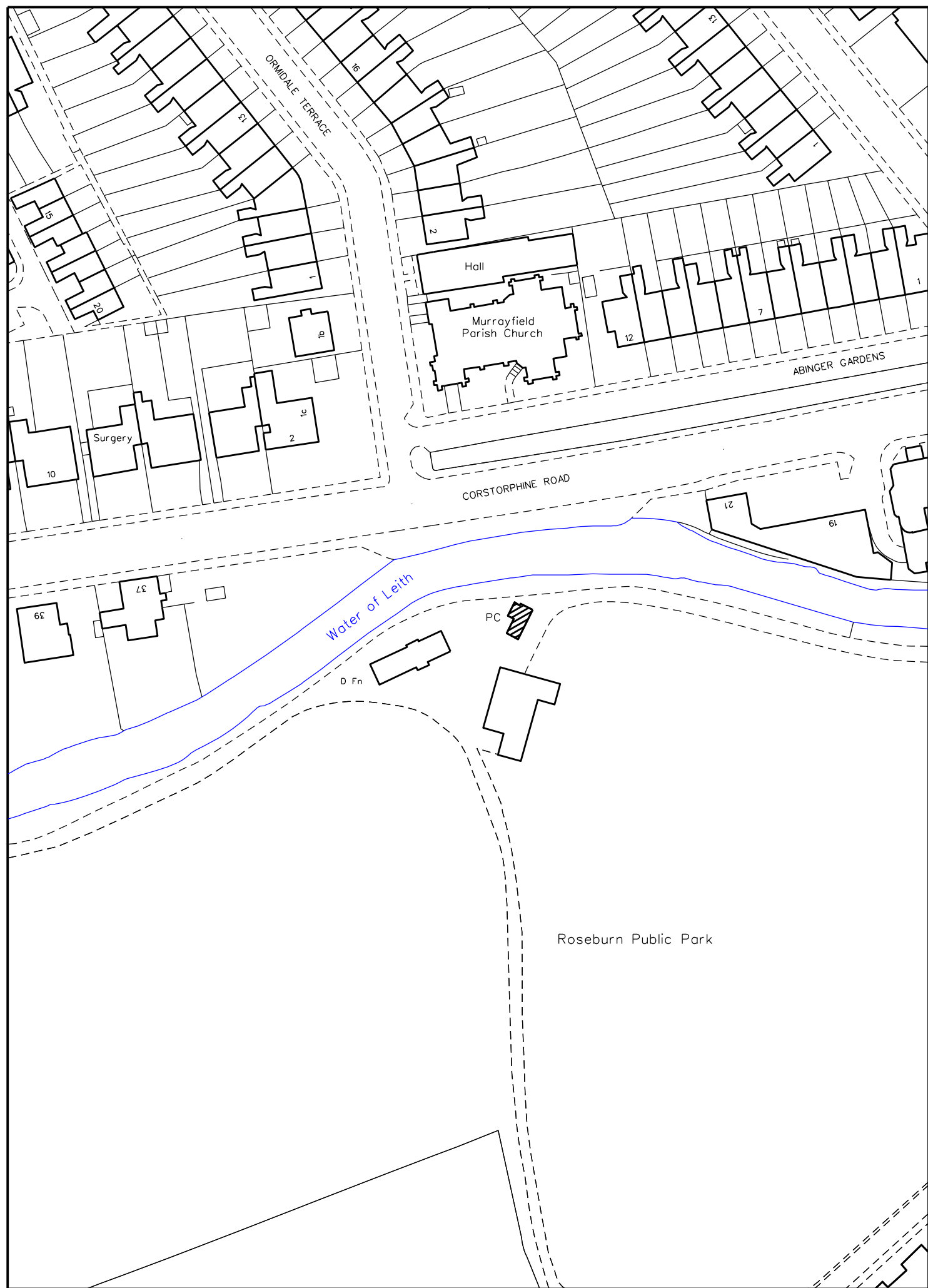
Acting Executive Director of Resources

Contact: Contact: Deborah Bruce, Estates Surveyor

E-mail: deborah.bruce@edinburgh.gov.uk Tel: 0131 469 3931

11. Links

Coalition Pledges	P23 – Identify unused Council premises to offer on short low-cost lets to small businesses, community groups and other interested parties. P33 – Strengthen Neighbourhood Partnerships and further involve local people in decisions on how Council resources are used.
Council Priorities	CP5 – Business growth and investment.
Single Outcome Agreement	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Appendix 1 – Location Plan. Appendix 2 – Business Plan/Feasibility Study from Friends of Roseburn Park



Roseburn Public Park

Roseburn Public Park

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

SERVICES FOR COMMUNITIES
EDINBURGH

Public Toilets
Roseburn Park
Edinburgh

DATE 25/07/2013

SURVEYED BY

DRAWN BY F McDonald

SCALE Plan to scale @ A3

NEG. NO. NT 2273/A3/1378

PUBLIC TOILETS SHOWN HATCHED BLACK

LOCATION PLAN

SCALE 1:1250

SITE PLAN

SCALE 1:250

Business Plan
For conversion of
Toilet Block
to Café with Public Toilet
in Roseburn Park



BEFORE



AFTER

Pete Gregson
Chairperson
Friends of Roseburn Park [SCIO]
Scottish Charitable Incorporated Organisation #SC044659
www.friendsofroseburnpark.org.uk
28th Sept 2016

Contents

SUMMARY	2
Location	3
The Wanderers	5
History of Toilet Block	6
Background.....	7
A Cafe for Roseburn.....	7
A New Public Toilet.....	7
The Proposed New Floorplan	8
The Rent and Terms of Lease	10
The Future Proprietor.....	11
The Income Accruing from the Let	11
Market - demand.....	12
The demographics	13
The competition	14
Appendix- News Cutting & Events flyers.....	15

SUMMARY

The Roseburn Park toilet block is degenerating and either needs to be demolished or refurbished. The Friends of Roseburn Park (FORP), a charity committed to improving the park for all users, would like to refurbish the building and let it to a local entrepreneur who would run it as a business. The refurbished building would contain a café and a public toilet with a separate door opening directly onto the park. The café owner would be responsible for keeping the toilet clean and open when the café was open, which would be at a minimum of 5 days a week, from Wednesday to Sunday, but more likely 7 days.

Given the current state of the building, the new use will help to generate an activity stream, breathing life back into the building which will indirectly sustain its upkeep and longevity. It is well known that if a building has a viable purpose with a sustainable use, the building is more likely to be properly maintained in the future. Without this refurbishment work, the building is likely to fall into a further state of dereliction and become hazardous to park users.

FORP seek to apply for a lease on the building and will obtain grant funding to undertake the required improvement works. FORP believe that if appropriate care and attention is given to the refurbishment of this historical shelter and it is reinstated to its former glory, then it will stand to represent the aspirations, the care and the energy that has been invested in the area by the FORP community group. The building will house a café and public toilet which the community wants, will accommodate FORP for meetings and generate revenue for park improvements. It will service the growing needs of the various groups who use the park now and in years to come.

Location



Roseburn Park sits on the Water of Leith and in 2000 was the site of a flood which created millions of pounds worth of damage and wrecked many homes. The Council has commenced Phase 2 of the Flood Prevention Scheme for the Roseburn/Murrayfield stage, which is a £22M scheme to build flood walls and make changes to the land form, the better to protect residents from future flooding.

This has led to the park becoming a building site in a scheme that will take two years to complete. The site contractors, McLaughlin & Harvey, commenced work in January on the construction of 1.2km of flood defences at Murrayfield. The works will include structural walls and earth embankments, flood gates, pumping stations, drainage and the construction of two new bridges to replace the bridges at Baird Drive and Saughtonhall Avenue. Site work commenced in February 2016.

The Flood Prevention Programme will make the park a building site for the next two years; when concluded, the park will look quite different and in anticipation of this, the FORP have undertaken a consultation with residents and park users around how the park might be improved. The resulting improvement plan (see Appendix) must be put to Planning Committee for approval. The plan is to fundraise some £250,000 to implement these changes over the next five years. At present FORP are fundraising the £5,000 needed to appoint landscape architects RPS to take the plans through Committee. A further sum will be raised to engage the contractors to provide community benefit to assist in the delivery of the Plan.

Here is the current version of the plan, based on how the park will look when the floodworks are concluded; the FORP improvements are marked in orange

The park has always been used for sports; 100 years ago it was for polo, before the first rugby union ground was constructed in the 20s. This became the SRU Murrayfield Rugby Stadium in the early 80s. There were historically two cricket pitches formed in 1900 and the park continues to be used extensively by sports groups including Murrayfield-DAFS cricket club who use the adjacent Roseburn Park Armoury building; keeping up the historic tradition of the sport in the park. Edinburgh Leisure let the changing pavilion and the three pitches to cricket, rugby and football clubs.

The Friends of Roseburn Park commissioned: a mural on the East elevation of the armoury, and an all-weather table tennis table and chess table located on the hard-standing. Entrances are heralded by flower beds. A clock on the sports pavilion helps children know when to go home. Railings have been painted by volunteers; daffodil bulb-planting organised with pupils from Roseburn Primary school. These small, but significant improvement works in Roseburn Park instigated by FORP suggest a feeling of pride in the area and help to crystallise a real sense of place, capturing the essence and spirit of a community's identity with its surrounding environment. This type of '*investment in locus*' made by the Friends of Roseburn Park will ensure the park continues to be enjoyed by local residents, social groups and visitors to the area. FORP organise community events such as fun days and carol singing, which they use to generate income to pay public liability insurance, for consultation and architects fees; room bookings, publicity, etc. (See examples of flyers in Appendix)

The Wanderers

Change is afoot. The Murrayfield Wanderers rugby club are leaving the SRU and seek a new base. They need a pavilion/changing rooms and pitches and their first choice is to seek these in Roseburn Park. They hope to convert the Armoury building, next to the toilet block.

ForP have the title deeds to the park. They are important in that they lay down what can and cannot be built in the park. The land was transferred in two parts – in 1898, the first tranche of land was passed to the Council by the Balfour family and the deeds can be viewed here:

www.friendsofroseburnpark.org.uk/files/2016/06/TitleDeeds_1898.pdf The second tranche of land was transferred in 1906 and the deeds can be downloaded at www.friendsofroseburnpark.org.uk/files/2016/06/TitleDeeds1906.pdf

The site of the Armoury and toilet block falls into the 1906 deeds. These deeds contain the following phrase:

[The Council or anyone else] shall not be entitled to erect on the area of ground hereby disposed any buildings of any description except Pavilions Shelters Bandstands or buildings of a similar nature and such as may be required in connection with the said area of ground which is disposed for the purpose of being used by my said disponees solely as and for a public park and for the uses for which the public parks in the city may be applied and for no other use or purpose whatever.

A pavilion, in the online dictionary, is defined as "...a light, usually open building used for shelter, concerts, exhibits, etc., as in a park or fair." This would suggest that the 2 storey clubhouse that the Wanderers seek on the site of the Armoury with bar, gym, offices, etc would not be in keeping with the deeds and the conditions upon which the land was gifted to the Council.

FORP aim to work with the Wanderers to meet the conditions of the deeds by encouraging them to utilise buildings currently erected in the park- for example, to modify and use the existing pavilion and to develop an appropriate 1-storey building on the site of the Armoury.

It is clear that a new-build café could not be construed as being “required in connection with the said area of ground”. However, if a café were to be established in a building that was already erected then FORP feels that would not breach the terms of the deeds. We therefore consider that converting the toilet block for café use, with the continuing provision of the public toilet element, would be in keeping with the understanding that was set by the benefactors when the land was transferred to the Council.

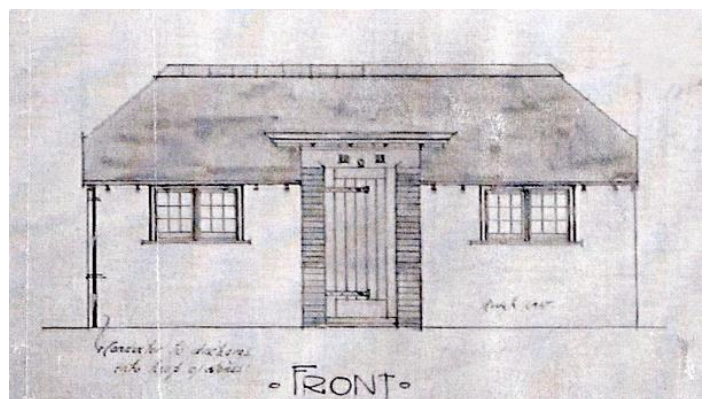
History of Toilet Block

The staff shelter and tool store was built circa. 1903 by the City Architects Department and used as a bothy by the park keepers. The building was later converted for use as a public toilet in 1936 having the open air lavatories roofed over and replaced with WC cubicle compartments. The building has largely been unoccupied in recent years and has been used predominantly for storage.

The toilet block refurbishment would be one of the first projects to be undertaken and our architect, Craig Proudfoot of One Foot Square, has estimated a refurbishment cost in the region of £35,000. (Demolition would cost £10,000). FORP will raise these costs from the Heritage Lottery Enterprise Fund and other sources.



Toilet block as it was in 1905, then a tool store



From original 1903 drawing



Toilet Block now- the roof slates are missing and plants have taken hold; the cladding is shedding

Background

When FORP last sought Council support for the toilet block conversion, it was assumed that the Council would not allow it to be used commercially as a cafe, and so the proposal three years ago was for it to become a community “hub”.

Following Council approval, and on exploring the lease on offer, the FORP Board of Trustees concluded they were taking on a building that there would be very little demand for. The Board felt there were already plenty of meeting rooms in the area (for hire at around £40 for the evening) - at the Murrayfield Parish Church, at the Ice Rink in the upstairs suite and at the Masonic hall on Roseburn Gardens. The Board therefore came to the view that to expend two years fundraising for £35,000 and refurbishing a building that would be seldom used, but would require to be maintained was to create a burden that would:

- a) not improve the amenity of the park by much and
- b) use up all FORP’s energy when what FORP wanted to do was make the park a better place and
- c) require maintenance of a building that was seldom used.

A Cafe for Roseburn

Therefore, the FORP Board concluded that the best thing to do would be to get the block demolished. At the January West Edinburgh Neighbourhood Partnership meeting, the FORP Chairperson indicated that this was now the plan, but mentioned that it would be unfortunate, for what the community really needed there was a cafe. It was then that the Environmental Neighbourhood Manager, Dave Sinclair, suggested that it actually might be possible to allow the block to be let commercially, citing examples from East London St and the Hermitage as examples of disused Council buildings on park land that had been refurbished and let to commercial operators.

FORP decided to explore whether there was interest in this from any local businesses and so advertised in their first local newsletter about the Park flood prevention scheme. There was immediate interest from two businesses and on the back of this, FORP decided to seek support from the Council Estates Dept. It was intimated that a Business Plan was required if permission was to be explored by the Council.

It was clear that the Feasibility Study that was presented to Council Committee some two years ago would now be out of date and so FORP commissioned the same architect to work with the two businesses on a redesign of the floor plan. A key proviso was that the toilet block should house not only a cafe but a public toilet too. The revised floorplan that resulted can be seen below.

A New Public Toilet

The logic of this was that there were no toilets in the area and on numerous occasions when running events, FORP had been called upon to provide a toilet. On reflection, it appeared that it would be best if the toilet had a separate door to the outside and would therefore not require users to enter the cafe in order to use the toilet. The advantages of this are twofold: a) users do not need to seek permission to go to the toilet b)

the cafe proprietor could, if needs be, lock up the cafe if necessary to go for supplies, thus leaving the toilet open for use.

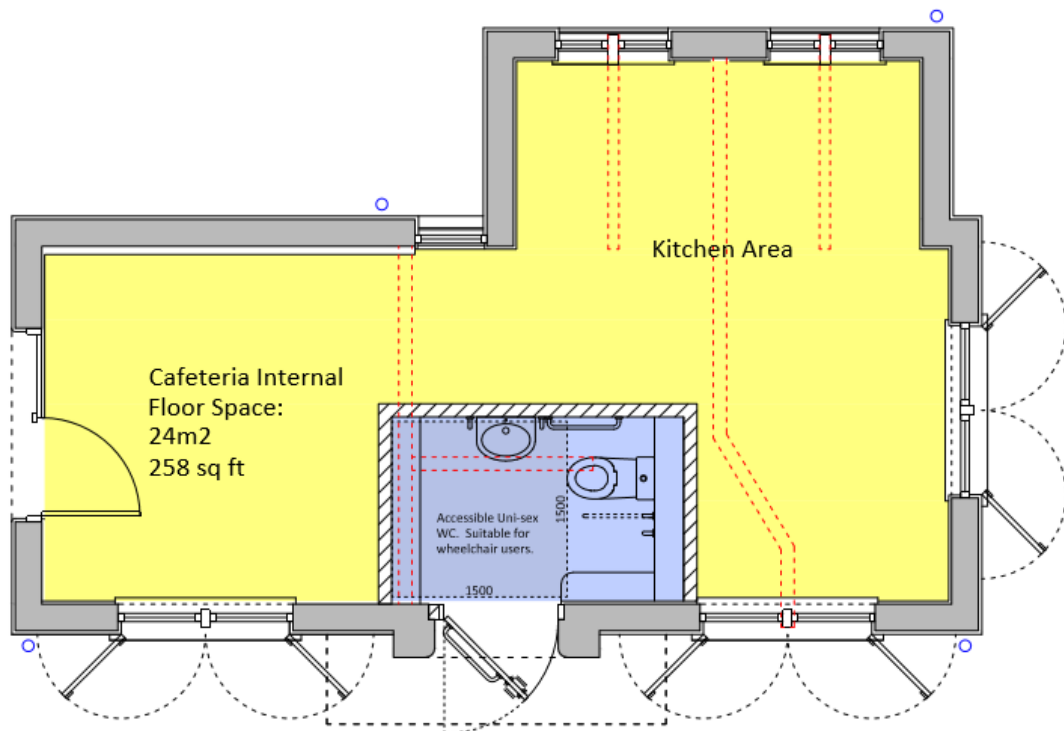
The cafe proprietor would be expected, as part of the lease, to maintain and clean the toilet. However, it would be unreasonable to keep the toilet open 24 hours a day, since the potential for the toilet to be ill-used or vandalised at night would be significant. It was therefore agreed that the toilet would be opened when the business opens for trade. The cafe lease will require the toilet to be open for use 5 days a week at least, from the hours of 10am to 4pm. Since there would likely be most trade at weekends, it is anticipated the proprietor would open the cafe those days. The two days of closure would most likely be Monday and Tuesday.

However, there is a strong likelihood that the proprietor would choose to employ sufficient staff to keep the cafe open 7 days a week. It is most likely that the 7-day-a week arrangement would run through the summer months, from May until October.

To conclude, the minimum time the toilet would be open to the public would be six hours per day, 5 days a week- these being Wed, Thurs, Fri, Sat and Sunday. That is a total of 30 hours a week minimum. Should the proprietor choose to open on Mondays and Tuesdays as well, or to open earlier or close later (eg if it chose to provide evening meals) , then the toilet opening time would only increase. It would be a toilet for cafe users, also, so that if the cafe were open, the toilet would be open. But it needs to be noted that should the cafe proprietor be called away for any reason then the toilet would need to be left open, if it were between the hours of 10 and 4 on a Wed to Sunday.

There is the risk that there will not be enough trade in the winter months to keep the café open. That being the case, the café proprietor may decide, if economy demanded it, to only open the café from May till October. If that were to happen, FORP would not demand that the public toilet be made available in the winter months. However, the proprietor would still be expected to pay the monthly building rent.

The Proposed New Floorplan



In addition, and as part of the wider vision for the Park, FORP will aim to site cycle parking hoops (for cycling customers) by the cafe, along with outdoor seats (chosen in consultation with elderly users) and an outdoor covered shelter something like this:



These facilities must form part of a planning application and must also be fundraised for. Our aim is that these would be in place for the opening of the cafe. These facilities will add both to the amenity of the park and will allow cafe users to make use of space in addition to that outlined for customers in the floor plan.

It should be noted that FoRP has already negotiated with the Council the provision of two picnic tables near the toilet block, which are now in situ, that would be suitable for cafe users. There will also be passing trade-those users who will buy something to take away.

Pulling all these extra facilities together will mean that the cafe will be able to service the needs of many more customers that could be seated in the cafe indoor space.

The Rent and Terms of Lease

The FORP Committee propose a rental of £10/square foot per annum, which will, at 258 sq ft in floor area, total £2,580 per annum, or £49.62 per week. This figure is based both on the market rental rates of retail units in the area, with the burden of running a public toilet in addition taken into consideration. No rental would be charged on the public toilet element.

FORP would seek a lease from the Council of 25 years from the date of entry, with a rent of £1 pa. Given the challenge and risk involved, FORP would like annual break options for the first 5 years, and the option to break at each five-yearly rent review over the term of the lease. FORP would be responsible for Non – Domestic Rates and would call upon the tenant to bear this cost. The property will have to be assessed for rateable purposes by Lothian Valuation Joint Board. FORP estimate that this might result in a rateable value of £2,000. At current rates of 50p in the £, FORP estimate this would amount to £1,000 per year, or £20 per week.

FORP would seek a Full Repairing and Insuring (FRI) Lease.

The sublet to the café proprietor would, in turn, be on similar FRI terms. That lease would be for an initial 5-year term with an option of a regular 5-year extensions. The proprietor would be obliged (at the proprietor's own expense) to keep the premises in good and substantial repair and in tenantable condition at all times during the currency of the lease, and should leave the premises in good and substantial repair and in tenantable condition at expiry or earlier termination of the lease, consistent with due performance of all the tenants obligations under the terms of the lease.

It is understood the Council will pay the annual premium for the Buildings Insurance and associated risk (Fire, Lightning, Aircraft, Explosion, Riot and Civil Commotion, Earthquake, Impact Damage by 3rd Party, Malicious Damage, Storm and Flood).

It is noted that the Council's insurance policy does not cover

- (a) Glass,
- (b) Sub - Tenant's fixtures, fittings and Improvements,
- (c) Sub - Tenant's Contents including all furniture
- (d) Damage in course of theft or attempted theft,
- (e) Occupier's liability.

It will therefore be FoRP and the sub-tenant's responsibility to arrange such insurances. In this case the café proprietor, whose insurance must include the public toilet.

Should either the FORP or the café proprietor seek to carry out Work and Alterations, non-structural alterations will be allowed subject to obtaining written Council consent, not to be unreasonably withheld.

The tenants (FORP) would be permitted to assign the lease of the whole of the subjects with the Council's consent (not to be unreasonably withheld), but not to assign part of the lease of the subjects in any circumstances;

It will be the café proprietor's obligation to ensure that all statutory requirements for operating within the premises are met.

This includes but not limited to

1. DDA 1995
2. Asbestos Management
3. Environmental Issues
4. Health & Safety Act and Other Issues
5. Fire (Scotland) Act 2005

FORP will be responsible for the all legal costs and fees arising from the Transaction including the Council's fees.

FORP will be responsible for any Registration Dues in the normal manner if required.

FORP will pay a Surveyor's fee of £250 prior to the date of entry to the Council's Director of Services for Communities.

The Future Proprietor

All those seeking to take on the lease live or work locally. FORP would prefer the cafe to be taken on by a business where the owner had catering experience. The favoured proprietor at present is the owner of Art et Facts in Roseburn Place, who was the first to indicate a desire for the lease. The owner, George Rendall, previously ran a successful pizzeria for the customers of the highly regarded Fire Island disco at 128 Princes St (Fire Island was forced to close in September 1988 when the owners of the Princes Street building sold the premises to the Waterstones chain of bookstores).

Should Art et Facts pull out, the owner of Vigo's Deli in Roseburn Terrace has indicated an interest in taking on the lease. Should both those agencies withdraw, there are three sets of two residents who have indicated a desire to take on the lease.

The FORP Committee would reserve the right to use the building for its monthly evening meetings, on the understanding that they would do so only when the cafe was otherwise closed.

The Income Accruing from the Let

If the Council held to a peppercorn rent of £1 pa, then FORP, a registered charity, would make a profit on the let of £2,579 pa. This income would be used to:

- cover FORP's running costs,
- pay for maintenance or redecoration of the premises should the lease fail or the proprietor pull out of the lease, thus ensuring a new business was found to take on the building.
- any remaining profits would be used to
 - o fund maintenance costs elsewhere in the park, should the Council find itself strapped for cash.
 - o subsidise community events or ,
 - o as part of a new FORP capital fund, help pay for other park improvements.

FORPS objects are:

“The provision of recreational facilities, or the organisation of recreational activities with the object of improving the conditions of life for the public and users of the green space known as Roseburn Park in the City of Edinburgh.”

- and any income would go towards meeting those objectives.

Since the funding would be below the VAT threshold, there would be no need for FORP to become VAT registered, although it is assumed that proprietor would pay VAT if that was applicable.

Market - demand

FORP carried out a local consultation on a wide range of improvements proposed for the park. The survey seeking residents views was made available online from 1 April 2016 and closed on 15 April 2016. In hard copy 1,000 fliers were distributed in the local area, and an online version of the survey was promoted widely through Friends of Roseburn Park's Facebook page and website. The survey was also promoted through the local April edition of the newsletter Murrayfield Grapevine and the Edinburgh Evening News (see cutting in appendix). Both online and hard copy versions were accompanied by a plan of the park marking various ideas to date. There were 141 responses; of these the percentage identifying with various kinds of park user was as follows:

Dog Walker 19%, Cyclist 29%, Pedestrian 72%, Jogger 13%, Play team sport 6%, Playground user 23%, Home overlooks park 21%, Other 14%

Rating of main ideas

Respondents were asked to rate each idea with one of: Love It, Like It, Don't Mind It, Have Doubts, Dislike It. The table below combines Love It and Like It, and it combines Have Doubts and Dislike It. It is in descending order of popularity (Love or Like).

The top 3 of the 20 changes mooted were these:

	Num. who answered	% Love or Like	% Don't Mind	% Doubt or Dislike
Refurbish toilet block into café with public toilet	141	89	4	7

Public shelter with seating near the cafe	138	80	12	8
New play park in sunny northeast corner for 2-12s	99	80	17	3

The café is clearly the most popular of all the improvements proposed, scoring 89% in favour.

Some comments:

“Cafe would bring the place to life and change the ambience for the better. Really want it to be a lovely green space in an urban environment.”

“Have reservations that a cafe in the park will be cost effective, perhaps only during summer.”

“Some doubts about whether there will be enough trade to sustain a cafe business all year round”

“Not sure of financial viability of café but love the idea. “

“Great to have the cafe in the park, ideally with some outside space to sit with a coffee in the sunshine.”

The demographics

Extract from 2011 Census, showing population in area around Roseburn Park. Of the 4,573 households around the park, almost 60% are owner-occupied and over 20% are renting from private landlords. Whilst the average proportion of pensioners is around 12% in the city, in Roseburn & Murrayfield it is over 18%; there are many elderly people. Car ownership is 6% higher than average, again confirming the relative affluence of the area. These people with money and time on their hands will be the target market for the café.

In addition, there are many sports teams that use the park – the Roseburn Primary School football club (every Saturday morning), the Murrayfield DAFS (many afternoons and evenings), various lets on Saturday and Sundays to football and rugby teams; Hearts FC practise occasionally through the week: all these players – and parents of players- will likely use the café.

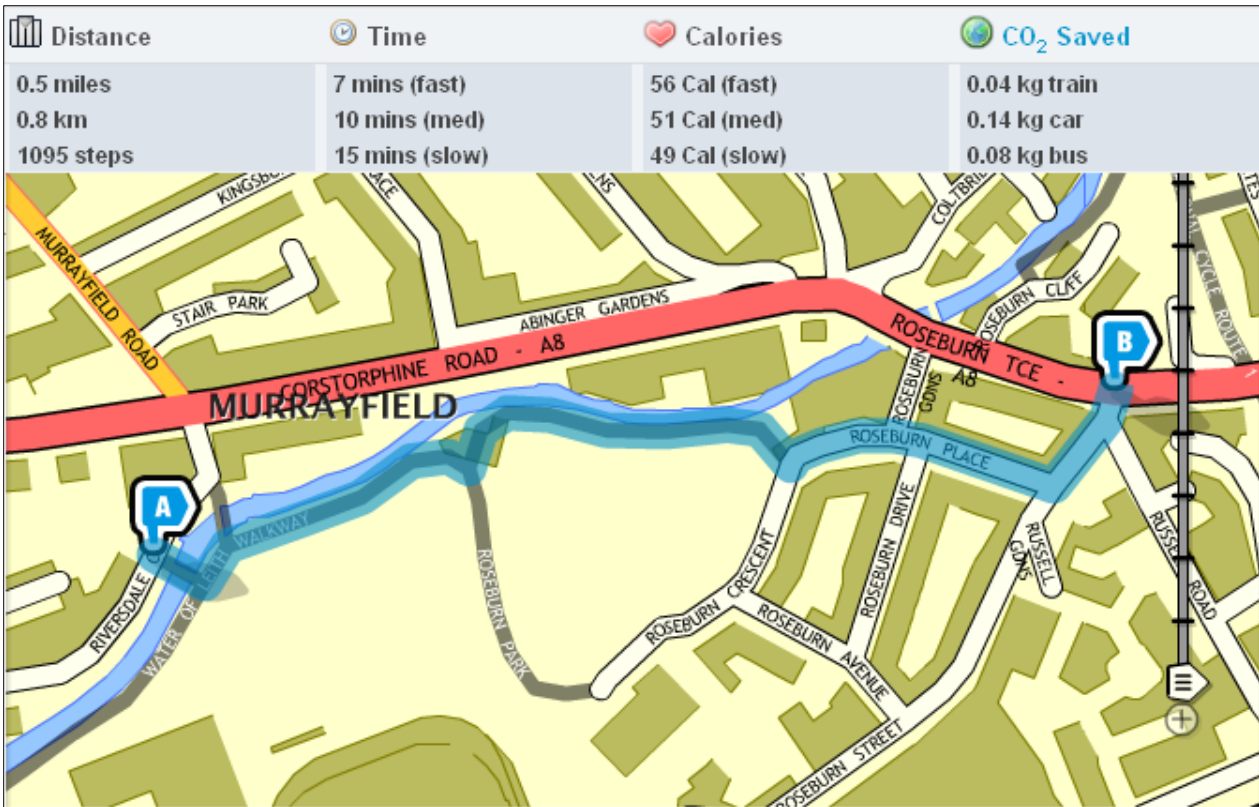
There is also a constant flow of dog walkers, elderly people and cyclists through the park. (It is a main thoroughfare on the Water of Leith cycle route, with cyclists travelling through the park to get from the West of the city to destinations East, North and South.

There is a footfall recording device in the middle of the park. Its data output over the period Apr-Nov 2015 indicated about 450 cycle journeys a day. Foot journeys over the same period average 1800 a day.

Key statistics		Age structure					Household composition			
Total Population	9,553	Total	Male	Female	% Total	Edin %	Hholds % Edin %			
Males	4,493	0 to 4	473		5.0	5.5	Total households	4,573		
Females	5,060	5 to 11	553		5.8	6.0	1 Person: Pensioner	841	18.4	11.8
Households	4,573	12 to 15	384		4.0	3.7	Other	1,010	22.1	27.3
Persons in households	9,243	16 to 24	810		8.5	15.1	1 Adult plus children	102	2.2	4.5
Average household size	2.0	25 to 44	2,495		25.8	31.6	2 Adults, no children	1,505	32.9	30.9
Persons in communal establishments	310	45 to 64	2,695		28.2	23.8	2 Adults plus children	816	13.5	12.2
Area (ha)	392	65 to 84	1,711		17.9	12.3	3+ Adults, no children	380	7.9	10.4
Density (persons/ha)	24.4	85 plus	482		4.8	2.1	3+ Adults plus children	139	3.0	2.9
		Total	9,553	4,493	5,060					
Household tenure		Household size by number of rooms					Household size by number or residents			
	Hholds % Edin %		Hholds % Edin %		Hholds % Edin %					
All Households	4,573	All households	4,573			All households	4,573			
Owner occupied	3,501 76.6 58.9	1 room	12 0.3 0.8			1 person	1,851 40.5 39.1			
Shared ownership	37 0.8 0.8	2 rooms	109 2.4 6.3			2 persons	1,588 34.3 33.5			
Rented:		3 to 4 rooms	1,862 40.5 49.6			3 to 4 persons	1,005 22.0 23.5			
Council	127 2.8 9.1	5 to 8 rooms	1,412 30.9 30.0			5 to 8 persons	143 3.1 3.7			
Other social	109 2.4 7.9	7+ rooms	1,188 26.0 13.4			7+ persons	6 0.1 0.3			
Private /lord	74 1.6 22.4					Overcrowded hh spaces	38 0.8 2.4			
Living rent free	75 1.6 1.1	Average number of rooms/hh	5.4		Edin. 4.6	Under occupied hh spaces	2,275 49.7 30.8			
Car availability		Transport to work					Dwellings			
	Hholds Edin		No. % Edin %		No. % Edin %					
Households	4,573	Rail	81 2.0 2.2		Dwellings	4,784				
% Hholds with:		Bus	1,109 27.9 28.6		Hhold spaces	4,784				
0 car	25.6 39.9	Car - drive	1,709 43.0 41.0		Vacant	148 3.1 2.2				
1 car	48.7 42.7	Car - passenger	105 2.6 3.5		2nd residence	43 0.9 0.9				
2 cars	20.7 14.6	Motorcycle	14 0.4 0.5		Detached	654 13.7 10.4				
3 cars	3.7 2.2	Bicycle	213 5.4 4.8		Semi-detached	510 10.7 12.8				
4 or more cars	1.3 0.6	Foot	679 17.1 18.2		Terraced	956 20.1 12.7				
		Other	69 1.7 1.2		Flats/tenement	2,644 55.5 64.1				
					Group tenement	0 0.0 0.0				

The competition

The closest cafes are on Roseburn Terrace. The nearest is 0.5 km away. Many elderly people use the park and walk slowly. It would take them about 12 minutes to walk to a café that was not in the park.



Appendix- News Cutting & Events flyers

Edinburgh News EVENING

Roseburn Park revamp includes public toilet cafe, BMX track

An 80-year-old oak tree is felled at Roseburn Park during flood prevention works last month. Picture: Scott Taylor

IAN SWANSON, Tuesday 05 April 2016



A PUBLIC toilet converted into a cafe, a BMX track, an outdoor gym and a brand new playground are among the plans for a new-look Roseburn Park drawn up by residents.

The proposed revamp comes as flood prevention works costing £25 million get under way on the stretch of the Water of Leith bordering the park. Some of the trees felled to make way for the new flood barrier would be used to create seats at the park entrances.

The vision has been put together by the Friends of Roseburn Park and a consultation is under way with a residents' survey and a public drop-in event on Wednesday next week at Roseburn Primary School from 5pm to 8.30pm.

The centrepiece is the plan to convert the existing disused public toilets into a cafe.

Friends chairman Pete Gregson said: "Kids do football training on a Saturday morning and there are parents standing around, but there's nowhere to get a cup of coffee. Older people go for walks in the park, but you can't get a cup of tea." He said they hoped to lease the toilets from the council, an architect was working on designs for the cafe and a couple of local businesses were interested in taking it on.

Mr Gregson said the existing playpark, in the southernmost part of the park, was in the wrong place – on muddy, low-lying land which will become isolated by the new flood wall. The plan is to replace it with a new playpark at the eastern end with new equipment designed for two to 12-year-olds instead of the current age group of two to six-year-olds.

The Friends also want to make the park more attractive to teenagers with a mini-physical assault course or trim trail, a goal end, basketball net and teen shelter. There would be a BMX track, too, allowing people to cycle all the way round the park, and an adult gym with outdoor fitness equipment. The proposals have been costed at £250,000. The Friends have already held bake sales and other fundraising events and say they are optimistic they can win support from the Lottery and various trusts and foundations.

A council spokeswoman said: "The council has worked closely with Friends of Roseburn Park to consider a number of suggestions to enhance the area. We would encourage park users and members of the local community to contribute their feedback on proposals to the informal consultation being run by the group."

Read more: <http://www.edinburghnews.scotsman.com/news/roseburn-park-revamp-includes-public-toilet-cafe-bmx-track-1-4090793>

Some event flyers

MERRY CHRISTMAS

Join us at Roseburn Park Pavillion on Sunday 13th December at 7pm - 8pm

CAROL SINGING
With Mulled Wine & Mince pies

Bring A candle or a torch to light the way

www.friendsofroseburnpark.org

Roseburn Park Fun Day
Sunday 2nd September 1pm-4pm

12:30pm Dog Competitions- bring your own! (Judged by Edinburgh Rugby stars)

- Talent Show- bring your party piece •
- Bookstall • Bric-a-brac • Kid's races •
- 150th Scouts • Bike servicing •
- Zumba- try it out •

-and-

Bouncy Castle, Beat the goalie, Face painting, Cake and Candy stall, Dancing

Can you help? Bric-a-brac, books, toys, home baking, tombola prize donations to Val at 5 Roseburn Drive

www.friendsofroseburnpark.org.uk

Roseburn park fun day

fun guaranteed

Sunday 1st September 2013
1pm till 4pm

we will have...

- Tombola
- Bric a brac stall
- Beat the goalie
- Dog show (bring your dog)
- Bouncy castle
- Jousting for the kids
- Refreshments tea and homemade cake stall
- Ice cream
- Kids races
- Zumba (with Fiona Dyer)
- Treasure hunt
- Storytelling
- Table Tennis
- Talent show
- Bike servicing
- A fire engine

www.friendsofroseburnpark.org.uk

irm 23 ROSEBURN ST | MURRAYFIELD EDINBURGH | EH12 9PE 0131 337 5566 BODYWORK REPAIR SPECIALISTS www.irm.co.uk

DISCO PARTY

Sat 2nd July
7pm onwards
£5 on door
BYOB
Free Juice

End of Term Benefit for Friends of Roseburn Park

Kids Welcome:
Saughton Rec,
Saughtonhall Avenue
EH12 5RN

Friends of Roseburn Park Launch of new outdoor

TABLE TENNIS and CHESS TABLES

GRAND OPENING

Saturday 18th May 2013 10.30am- 1pm

Fancy a game of chess or ping-pong?

11-12pm Chess tournament (with Roseburn Primary Chess Club);
Table-tennis display and tournament (with Murrayfield table-tennis club); equipment provided; all welcome!

Treasure Hunt (How well do you know the park? Prizes!)

Tables funded by Fun-Day & Council - FREE TO USE FOREVER!

www.friendsofroseburnpark.org.uk

Roseburn Bake-off

Cake Competition and Fun Sports in Roseburn Park

Sunday 4 September 2pm

Bake-off: Bring your entry or just come for tea (and cake)
Competition entry: £1 & donation of your cake for sale
Categories: Under-12s, Everyone Else
Prizes from: Vigo's; House of Hound; Thalion Soullis, Art et Facts, Turkish Barber, Simon Smith Collectables

Mini-Olympics: -Organised by Tesco staff so with a Tesco Twist : £5 entry fee
100m x 4 Relay, Beat the Goalie, Javelin Throw, Long Jump, Shot Putt, Equestrian, Bouncy Boxing, Wheelbarrow race
Proceeds towards improvement plan for park

www.friendsofroseburnpark.org.uk

& Mini-Olympics