

Property Update – Chambers Institution, Peebles

Briefing Note – Phase 1 Project Plan

Current Occupiers (as shown on the attached floor plans)

- Live Borders
 - Library
 - Museum and Art Gallery
 - Burgh Hall
- Citizens Advice Bureau
- John Buchan Museum
 - Leased to JBM Trust – Rent £4950/annum
- Burgh Chambers (Registrars)
- SBC Contact Centre
- 25 High Street Retail Premises
- Lease to Artur Janusz Budenko
- Offices
 - Lease to Rachel Hayward (Private Counselling and Psychotherapy)
 - Lease to Mark Slaney Associates Ltd (Consulting)

Live Borders Usage

The attached Appendix A has a summary of the visitor usage of the Library and Museum between April 18 and March 19. In addition Appendix B has details of the hirers, the different types of event taking place and the rooms used by the hirer of the Burgh Hall/Chambers over the period from April 2019 to March 2020.

Live Borders have indicated that they have been working to develop the concept of a community cultural hub which could potentially bring together the library, museum and cultural activity into one coherent offer and use of space. The development of this work has, up to now, been internal but unfortunately has halted as a result of the current ongoing Covid situation and the key staff being furloughed. It is envisaged that this would be reignited with the Live Borders team and the community as part of the programme of change and Place Making. It would also include other partners in Peebles such as Eastgate. Live Borders have indicated they would be prepared to attend a future meeting of the Trust to advise and discuss the proposals once the team have returned from furlough.

Stakeholder Engagement

Because of the nature of the building there are a number of stakeholders who will have an interest in the building. These include the following which is not exhaustive:-

Current occupiers/tenants

Neighbouring businesses

Community Groups – e.g. Youth Club, Peebles CAN, Volunteer Centre

Peebles Community Trust

Community Council

Users/Hirers of the facilities

Community engagement is something which the Councils Communities and Partnership team could lead on through a survey using Citizen Space or other alternative digital platform of democratic involvement. Trustees would be asked to work with the Communities and Partnership team to compile appropriate questions to enable engagement with all stakeholders.

It would also be possible to utilise some of the information from the most recent community engagement work undertaken by the Scottish Historic Building Trust in 2016 as part of the Page Park redevelopment proposals.

Condition and Maintenance Plan

A condition survey of the whole property was undertaken by the District Valuer in 2010. The report indicated that works costing in the region of £300,000 over a period of 15 years would be required to ensure the property remained fit for purpose. A number of the works identified in the report have been undertaken over the last 10 years and it is recommended that a further condition survey be undertaken to update and review the works now required and the associated costs. This would enable a Maintenance Plan to be put in place for a further 10 year period. To ensure the property remains fit for purpose the Councils Property Officer has undertaken a review of maintenance works which should be undertaken over the next 3 years. These works are detailed in Appendix C of this report. Costings are currently being obtained which will advise financial planning moving forward. It should be noted these are maintenance works only for the building and exclude any potential refurbishment proposals previously discussed to the Burgh Hall.

Kitchen – The current kitchen is no longer fit for purpose and estimated costs have been obtained for the options to renew. Option A is to replace like for like with a full working kitchen. Option B is to replace the kitchen with a preparation kitchen only. The works would include replacement units, plumbing works, painter work and new flooring. A decision on which option to progress will be based on the outcome of the stakeholder consultation.

Burgh Hall – it is recognised that the hall is in need of refurbishment and the Trust have indicated that an appraisal and cost plan for such works will be undertaken once the hall is available for the works to be carried out. The revised condition survey would advise on the extent of the works and costs required.

Energy Performance

An energy survey has been instructed for the Burgh hall through the Councils contractor. This will result in an Energy Performance Certificate (EPC) which will tell how energy efficient the building is and give it a rating from A (very efficient) to G (inefficient). The EPC will also state what the energy efficiency rating could be if recommended improvements were implemented and highlight cost-effective ways to achieve a better rating. EPC's are valid for a period of 10 years from when issued. It

is recommended that the survey should extend to the whole of the Chambers Institution rather than the Burgh Hall only.

Building Signage

It is recognised that signage within the Chambers Institution is currently not clear with many different designs and sizes. It is proposed to undertake a survey of all existing signage within the building and engage with the tenants/occupiers to produce a corporate signage plan.

Actions/Next Steps for Trustees to consider:

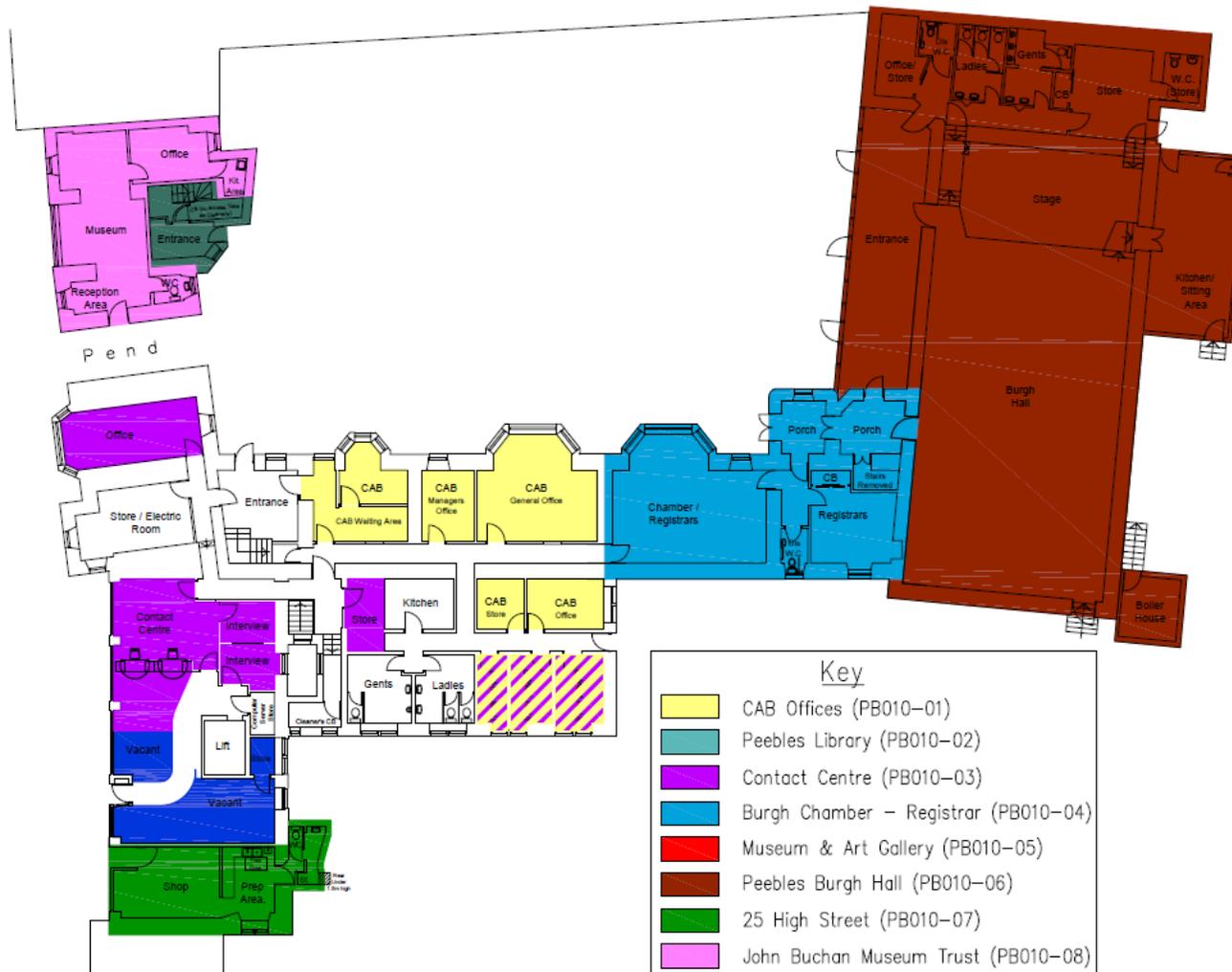
1. Review the usage of the Burgh Hall and engage with existing users on the proposals for renewing the kitchen.
2. Undertake Stakeholder Engagement with the current occupiers and tenants to review future plans and any suggestions for use of the Institute.
3. Engagement with wider stakeholder groups including public, neighbouring businesses and community groups. Involve the Council's Communities and Partnership team in stakeholder engagement to develop a plan to deliver this.
4. Undertake an Energy Survey of the whole of the building and
5. Review the existing signage and draw up new signage plan for consideration by the Trustees

Estate Management

Scottish Borders Council

January 2021

Ground Floor



Key

- CAB Offices (PB010-01)
- Peebles Library (PB010-02)
- Contact Centre (PB010-03)
- Burgh Chamber - Registrar (PB010-04)
- Museum & Art Gallery (PB010-05)
- Peebles Burgh Hall (PB010-06)
- 25 High Street (PB010-07)
- John Buchan Museum Trust (PB010-08)
- Offices (PB010-09)
- Vacant (PB010-10)



ESTATE MANAGEMENT

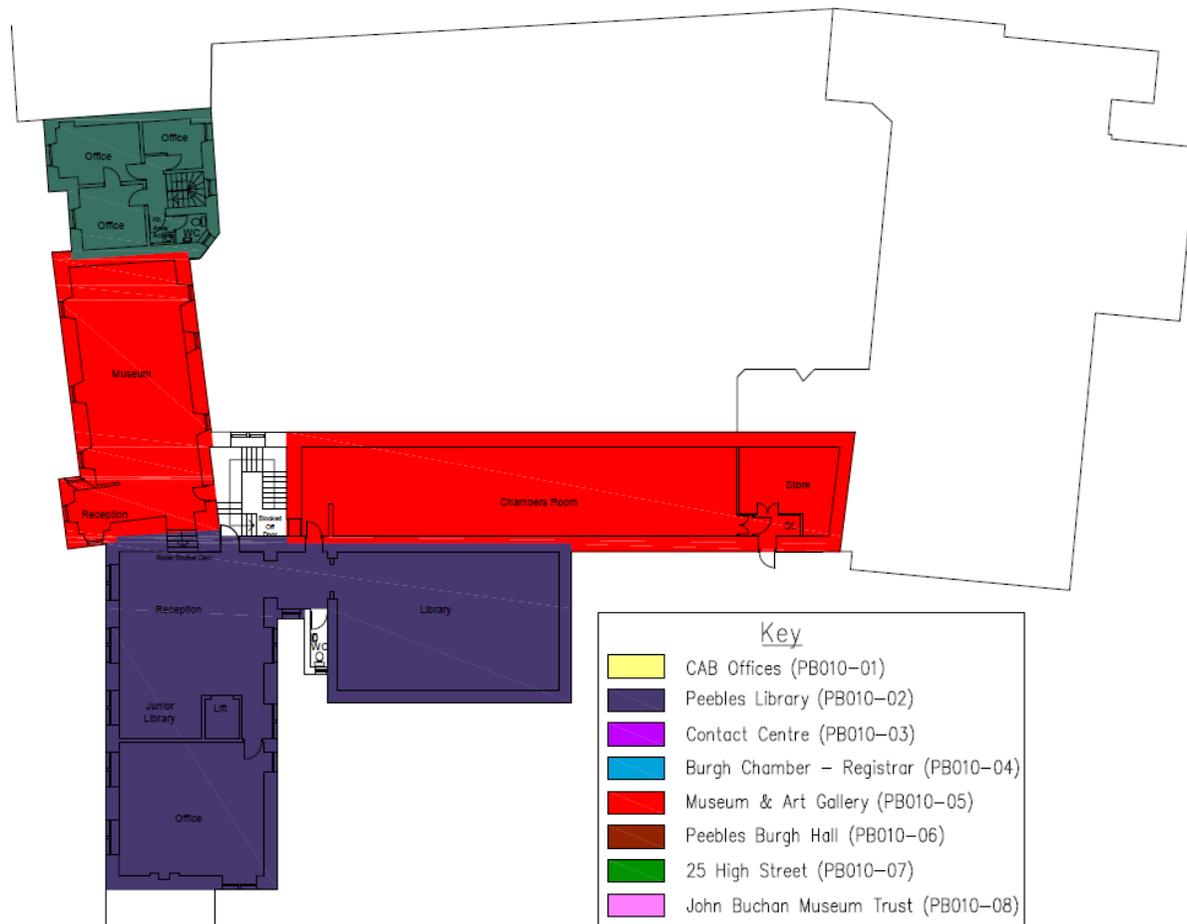
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PROPERTY AND FACILITIES MANAGEMENT
ESTATE MANAGEMENT

Chambers Institution
High Street
Peebles

Ground Floor SCALE: 1:200
UPN: PB010 Drawing No: 01 DATE: Feb 2020

First Floor



Key

	CAB Offices (PB010-01)
	Peebles Library (PB010-02)
	Contact Centre (PB010-03)
	Burgh Chamber – Registrar (PB010-04)
	Museum & Art Gallery (PB010-05)
	Peebles Burgh Hall (PB010-06)
	25 High Street (PB010-07)
	John Buchan Museum Trust (PB010-08)
	Offices (PB010-09)
	Vacant (PB010-10)



Scottish Borders
 COUNCIL
ESTATE MANAGEMENT
Local Authorities across 10 Scottish Regions, local bodies: 107 in total
100% Councils for 100% Citizens
PROPERTY AND FACILITIES MANAGEMENT
ESTATE MANAGEMENT
 Chambers Institution
 High Street
 Peebles
 First Floor Scale 1:200
 Date: 02 August 2019

Second Floor



Third Floor

