

THE FUTURE OF GRANT LODGE

MEETING REPORT

12TH MAY 2014

**The Future of Grant Lodge
12th May 2014 - Elgin Academy
List of attendees**

GROUP NAME	TABLE	Attended Yes / No
Elected Member: Labour	1	✓
Elgin Community Council	4	✓
Elgin Community Council	1	✓
Elgin Fund	2	✓
Elgin Museum	3	✓
Elgin Museum	4	✓
Elgin South Area Forum	3	✓
Friends of Grant Lodge	2	✓
Friends of Grant Lodge	4	✓
Friends of Grant Lodge	2	✓
Friends of Grant Lodge	2	✓
Garmouth & Kingston Amenities Association	1	✓
Garmouth & Kingston Amenities Association	4	✓
Garmouth Hall	1	✓
Garmouth Hall	4	✓
HIE	2	✓
Moray Chamber	2	✓
Moray Chamber	4	✓
Moray College UHI (Acting Principle)	3	
Moray College UHI (Acting Principle)	2	✓
Proposed Elgin Heritage Trust	1	✓

GROUP NAME	TABLE	Attended Yes/No
Senior Heritage Management Officer, Historic Scotland	2	✓
Visit Scotland	3	✓
Friends of Grant Lodge	3	
Friends of Grant Lodge	3	✓
Friends of Grant Lodge	3	✓
Friends of Grant Lodge	4	
Friends of Grant Lodge	1	✓
Friends of Grant Lodge	4	✓
Friends of Grant Lodge	2	✓
TSiMoray	1	✓
Resident	3	✓
Resident	3	✓
Resident	3	✓
Resident	4	✓
Resident	2	✓
Resident	3	✓
Resident	-	✓
Resident	1	✓
Resident	2	✓
Resident	2	✓



Grant Lodge Community Meeting - Agenda

Monday 12th May 2014
Elgin Academy: Assembly Hall
7.00 pm – 9.00pm

7.00pm	Welcome & Introductions Purpose of Meeting	Roddy Burns (Chief Executive)
7.10pm	History & Context	Paul Nevin (Senior Solicitor)
7.25pm	Friends of Grant Lodge update	Caroline Webster (Friends of Grant Lodge Committee)
7.30pm	Table Workshops Q1. What are your ideas on how to ascertain options for the use of the building / what are your ideas for the options for the use of the building? Q2. Who or what kind of group could take things forward?	Facilitated by group leaders
8.20pm	Feedback from table discussions	Facilitated by group leaders
8.45pm	Next steps	Roddy Burns (Chief Executive)
8.55pm	Thanks	Roddy Burns (Chief Executive)

Group Leaders Notes

Grant Lodge meeting Elgin Academy Monday 12th May 2014

Workshops

The workshop will end at 8.20pm giving roughly 50 minutes that should give 25 minutes on each question. The purpose of the exercise is to identify “key points” (one from each topic) that will be taken to the session at the feedback sessions. It is important that the group realise that the meeting is being recorded and that we are seeking an indication of support and the degree of consensus.

Topic 1

Options for the use of the building or ideas on how to ascertain options for the use of the building

Identify the pros and cons of each

Topic 2

Who or what kind of group could take things forward

Identify the pros and cons and any barriers or aids to this happening

Helpful hints

- Ask people to introduce themselves briefly at the start.
- The group will have a note taker who is experienced in dealing with facilitated group sessions and they will assist the group leader.
- It is crucial for the success of the evening that you maintain a neutral position, and avoid expressing your own values and views, it is important that the discussion is factually informed and you may possess factual information that the group do not have however it is important that at this stage you are not seen to side with one particular view.
- At the beginning remind participants that your role is to ensure that the discussion keeps moving and that everyone has a chance to participate.
- Keep discussion focused on the session’s topic. A delicate balance is best: don’t force the group to stick to the topic too rigidly, but don’t allow the discussion to drift.
- Do not allow the aggressive, talkative person or faction to dominate. Don’t be afraid to be firm about saying, “maybe we can talk more about that later. Right now, we need to move on.”
- Draw out quiet participants. Do not allow anyone to sit quietly in the corner or to be forgotten by the group. Create an opportunity for each participant to contribute.
- Be an active listener.
- Use any conflict if it should arrive productively and don’t allow participants to personalise their disagreements.
- Don’t be afraid of pauses and silences.
- Do not allow the group to make you the expert or “answer person.”

TABLE 1

Libraries & Museums Manager (facilitator)
Community Support Unit Manager (scribe)
Proposed Elgin Heritage Trust
Garmouth & Kingston Amenities Association
Garmouth & Kingston Hall
City & Royal Burgh of Elgin Community Council
Friends of Grant Lodge
TSiMoray
Resident
Resident
Resident

1.	What are your ideas on how to ascertain options for the use of the building?
2.	What are your ideas for the options for the use of the building?
	Other Development Trusts have been able to achieve viability. The answer here is to take it back to the community.
	Has anyone suggested setting up a Trust in the past? a) The Council became the trustees via the library being set up. There is a difference between a Trust and Common Good.
	Can a Trust appoint a band of Trustees? a) No
	The Cooper Park as an asset has an account of £58,000 - how does this affect the building?
	What future role will the Moray Council have in relation to facilitating and supporting future development a) The Council will assist any community groups wishing to consult on the future of Grant Lodge.
	Has anyone approached the Cooper Family? a) Not recently – the family are scattered e.g. abroad
	Will the family have the last say? a) Unclear at this stage.

1.	What are your ideas on how to ascertain options for the use of the building?
2.	What are your ideas for the options for the use of the building? (continued)
	<p>Would it be possible to find out?</p> <p>a) It would be useful to find out the Cooper family's views, but why? We all agree that the Cooper family need to be involved, but we need to consult more widely.</p>
	<p>We could set up a similar asset like the People's Palace in Glasgow</p>
	<p>Could the Elgin Museum be incorporated?</p> <p>a) The Elgin Museum is one of the longest standing and original museums in Scotland. However, it could be that some of the artefacts could be displayed in Grant Lodge.</p>
	<p>We need a very broad brush as it (Grant Lodge) could be used for wider use i.e. Castle to Cathedral to Museum.</p>
	<p>Why was the building dropped from the Cathedral to Cashmere initiative?</p> <p>a) Financial constraints.</p>
	<p>Would lend itself to an Arts and Crafts facility.</p>
	<p>I agree on a broad brush. At a recent seminar, a similar building had numerous funders. It needs real commitment – a broad brush approach could be the start of that focus.</p> <p>a) Other considerations in the past have not been economically viable.</p>
Cllr Divers	<p>Previous costs to repair/refurbish the building have ranged between £3 – 6M</p>
	<p>We need to attract Showcase money i.e. the wealth of the industrial activity in Moray could be encouraged to financially contribute; use the local businesses!</p> <p>a) Agree – Involve community and businesses.</p>

1.	What are your ideas on how to ascertain options for the use of the building?
2.	What are your ideas for the options for the use of the building? (continued)
	<p>You just have to look up the growth of the Moray population in the 18th / 19th Century. There is a lot of evidence regarding the history of commercial development that needs to be centralised in the one place e.g. The Grant family. If tourists came to Moray they could then be encouraged to visit their genealogical heritage.</p> <p>a) I think we all agree that it's not just an Elgin resource. Is there a purely commercial use for the building?</p>
	<p>Can you see the Cooper family agreeing to that?</p> <p>a) Probably not.</p>
	The building would not make a good hotel.
	We agree there needs to be a commercial input.
	Can we link it to the refurbishment of the Town Hall?
	Survey states that it needs the minimum £3m to bring it up to scratch
	What about grants?
3.	Who or what kind of group could take things forward?
	<p>Set up a board of strong / dedicated band of volunteers. Ensure the trustees are involved in a voluntary capacity. We need a broader band of management other than elected members to be involved.</p> <p>a) In practical terms you need to have an ambitious plan for the use and be able to demonstrate that the board members have the appropriate skills. The easiest way would be to apply for change of use to the courts.</p>
	<p>Does this not contradict the power point presentation?</p> <p>a) No – having established / evidenced that the Council will not spend on the buildings; a group could then go to court. This would then allow an organisation to start generating funding via highlighting multiple uses for the building.</p>

3.	Who or what kind of group could take things forward?
	How were the existing trustees appointed? Is it not a conflict of interest for elected members to be trustees?
Cllr Divers	a) Panel selection. The approved governing body selected by the Cooper family was the town council and officials.
	Can we put a timeline on this either through the court or Cooper family? a) The Cooper family is a red herring. The key is on the beneficiaries. The way forward would be via the courts. Cllr Divers is correct. There is an informal recognition that elected members are the lead people currently with the responsibility.
	Concluding the discussion All agreed that wider consultation is necessary. This is what will inform the court. The key will be to identify the use.
4.	Summary Points
What are your ideas on how to ascertain options for the use of the building?	
<ul style="list-style-type: none"> • Wider public consultation required. • Cooper family need to be engaged. 	
What are your ideas for the options for the use of the building?	
<ul style="list-style-type: none"> • Heritage and Community uses with a business element built in to it. 	
Who or what kind of group could take things forward?	
<ul style="list-style-type: none"> • People with the relevant skills to take the initiative forward. A group similar to the Friends of Grant Lodge, with expert back-up / support from people with the required skills. 	

TABLE 2

Asset Manager Coordinator (Facilitator)
Community Support Officer (scribe)
Friends of Grant Lodge
Friends of Grant Lodge
Historic Scotland
HIE
Moray College UHI
Friends Of Grant Lodge
Moray Chamber of Commerce
Friends of Grant Lodge
Elgin Fund
Resident
Resident
Resident

1.	What are your ideas on how to ascertain options for the use of the building?
Q – East End Primary School, what is the future of the building given the school review?	
Q - Could the insurance monies be accessed?	
<p>Reni Milburn responded monies available included:</p> <ul style="list-style-type: none"> • McPherson legacy – £46,500 • Insurance - £156,000 <p>Previous funding package was in place – Historic Scotland – HLF – Creative Spaces and Scottish Government (RGLF).</p> <p>A sustainable use of the building needs to be identified and renegotiation with funders is required</p> <p>Castle to Cashmere did receive early stage funding from Moray Council, a total of £62,000 was spent and that information is all still available (on the website).</p> <p>Reni clarified that CARS money can't be transferred into another pot.</p>	
2.	What are your ideas for the options for the use of the building?
<p>Need to look at other projects and identify what makes them work (Logie Steading (mix of uses) and Rutherglen Town Hall (mix of uses) were identified as good examples). The need to research options was raised to identify if they were worth pursuing or if counsel would reject them.</p>	

2.	What are your ideas for the options for the use of the building? continued
Historic Scotland – approved a lift and the potential to extend the building.	
Key to look at the whole park as well as both go together.	
The question was raised about the potential for commercial use with profits being fed back into the building and the park. Need to seek counsel advice on a social enterprise model.	
Community ownership could have sustainability issues	
Short term/medium term and long term solutions should be identified as opposed to one long term solution this would be wing by wing or section by section.	
HIE asked to what degree had Friends of Grant Lodge considered commercialisation. Friends of Grant Lodge responded they had not considered a redevelopment of the site on a commercial basis as this is not what they had formed to do.	
3.	Who or what kind of group could take things forward?
Short life working group with a clear remit, facilitated and supported by Moray Council.	
4.	Summary Points
What are your ideas on how to ascertain options for the use of the building?	
<ul style="list-style-type: none"> Has to be multipurpose/commercial mix and the community has to be consulted on options. 	
What are your ideas for the options for the use of the building?	
<ul style="list-style-type: none"> Consultants to revisit in order to identify a commercial use for sustainability. 	
Who or what kind of group could take things forward?	
<ul style="list-style-type: none"> Short life working group with a clear remit, facilitated and supported by Moray Council. 	

TABLE 3

Community Planning & Development Manager (Facilitator)
Community Support Officer (Scribe)
Elgin South Area Forum
Friends of Grant Lodge
Friends of Grant Lodge
Lhanbryde resident
Lhanbryde resident
Moray Makers & Moray Jugglers, also looking into restoring the Castle Bar in Forres
Elgin Museum & also lives in North College
Visit Scotland, Regional Director
Cllr Barry Jarvis
Resident
Resident

1.	What are your ideas on how to ascertain options for the use of the building?
	What are the options? Why was this meeting not public? There is wide interest in Grant Lodge and Cooper Park and it would have been better to have a meeting to include the wider public. Cooper Park is in a sorry state for the Year of Homecoming – this should have been addressed. It would be a good place for a Tourist Information Centre.
Visit Scotland	<p>Ten years ago there were 180 Centres and now there are 90 and this number is falling. The way people source information is changing. Although it is too late to secure Year of Homecoming funding there are other themed years coming up to aim for and capitalise on –</p> <ul style="list-style-type: none"> • 2015 – Year of Scotland's Food and Drink • 2016 – Year of Innovation, Architecture and Design • 2017 – Year of History, Heritage and Archaeology • 2018 – Year of Young People <p>A mixed use of the building is sensible and considering sustainability is key having a commercial element to bring in income helps - like a good café. There are examples elsewhere to learn from (old Highland Folk Museum building)</p>
	There is a good example of this in London – Roundhouse which is an old building which is now an arts and cultural centre with lots of activities, a café etc (http://www.roundhouse.org.uk/). Would this be in line with the deed of trust?
1.	What are your ideas on how to ascertain options for the use

	of the building? continued
Paul Nevin (Legal)	Came over at this stage to answer questions on the deed of trust. He advised any change would have to be in line with the original deed. A good consultation on any proposed use is essential. Heritage based activities are fine but a commercial cafe/restaurant is not.
	Paul was asked if the Court of Session could enforce the Council to improve the building. He said they could but it would be better to work alongside Moray Council to find a solution.
	The building needs to be brought up to scratch first – what happened to the insurance money?
Visit Scotland	We need to find a use first which will attract funding to renovate the building.
John Ferguson	The insurance money is £140k and is not nearly enough to cover all the work required to renovate the building.
	I used to run a Boys' Club in Elgin which was very popular with lots of activities for youth – would something like this be in line with the Deed of Trust?
Paul Nevin (Legal)	Yes this could be done.
	Brought feedback from the Forum – the consensus was that the building should be transformed into a theatre/arts/cultural centre with music, artist studios, and craft space. A café should be included.
	There was a general discussion - there used to be a café in front of the existing library which was always busy and in the 1960s there used to be a café at the back of the building so a café has at one time operated from it. Paul was asked that as this breach of the Trust had happened in the past was it possible to breach it again. Paul replied that it was possible but that it could be challenged at any time.
	(Elgin Museum) was asked if the Museum would like to be involved. She responded that they might be interested – there is a lot of material in storage but that they would have to ensure that the building could cope with the weight of some of the exhibits.
	Contact had been made with members of the Cooper Family and it was felt that there would be less resistant to any new ideas for using the building now.
Paul Nevin	Advised that it is important that the people are the beneficiaries and that it would be better value to try to do something within the Trust.
	There was a general discussion about funding – it would be likely that it would require a funding package from multiple sources, a sound business plan would be required and that there is expertise within the Council to assist with funding applications. It was pointed out that previous feasibility studies etc exist which still have relevant information for any future applications.

2.	What are your ideas for the options for the use of the building?
(Visit Scotland)	Pointed out that the landscape has changed and that there was less public sector money available. He felt that including a commercial element to generate income would make the project more sustainable in the long term.
	A cultural/arts centre for Moray was a suggestion that gained consensus round the table.
	Suggested that a general meeting space be incorporated – the Boys' Club he had referred to earlier had also included a space for older men to meet up.
	It was asked if the archives could be stored elsewhere (old Craigmoray, Bishopmill House were suggested as options if a purpose built building was too costly.) It was suggested that there was not the same need for space as much of the information was available or could be made available digitally.
	Asked about where the parking charges from Lossie Green went
3.	Who or what kind of group could take things forward?
It should be a partnership approach. A new Development Trust representing all interests in the building.	
4.	Summary Points
What are your ideas on how to ascertain options for the use of the building?	
<ul style="list-style-type: none"> • Public consultation exercise • A Northern Scot campaign – similar to the anti-litter campaign 	
What are your ideas for the options for the use of the building?	
A Cultural Centre for Moray open and available to be used by all ages and linked to the wider Park. Including performance space.	
Who or what kind of group could take things forward?	
A steering group to be brought together to explore sustainable use(s) of the building. Once this has been done a charitable trust to be established to take this forward. It was felt that this was a lot of work for volunteers and the possibility of applying for funding for a post to co-ordinate was mentioned.	

TABLE 4

Head of Development Services (Facilitator)
Community Support Officer (Scribe)
Community Support Officer (Scribe)
Secretary for Friends of Grant Lodge
Neighbour to Grant Lodge
Tourism Manager for Moray Chamber of Commerce
Garmouth and Kingston Village Hall
Friends of Grant Lodge
Elgin Museum and Secretary on Moray Civic Society
Elgin Community Council
Resident
Resident

1.	What are your ideas on how to ascertain options for the use of the building?
	Sense of place/point. Building is fabric of the town.
	Crossing over A96 is in the wrong place for linking museum and Grant Lodge.
	Cathedral is an iconic building that could be built upon.
	Lease upper part e.g. let out for offices
	Where are the grants? Tailor your plan towards the grants.
	Focus on what the town needs.
	Have to be practical with ideas.
	Need to manage the planning system to enhance building
	Council will not be able to refurbish the building but can facilitate the process.
	If you get one distillery to commit the rest will fight to be involved.
	Tree Study and Parking Study was carried out for Grant Lodge. Parking is vital to have. How would you do this? Would you get a space and ticket for accessing Gant Lodge? Discussed how the parking at Brodie Countryfare is scattered within the trees and hides the number of mass car parking would like to see a similar approach with Grant Lodge.

2.	What are your ideas for the options for the use of the building?
	Have Educational uses been explored?
	Investigated the incorporation of a café delivered by Moray College as a catering training facility
	Discussed two issues concerning funding i) cost to upgrade the building ii) the on-going costs to make the building sustainable
	Art Gallery is what the town needs. Discussed Educational Centre for Art. Discussed further with the group on other ideas e.g. a place where writers could meet, writers weekend retreats
	Heritage Trail – Cathedral/Cashmere/Castle trail – Whisky Heritage Centre
	‘Tate Moray’ 5 Star Restaurant Boutique
	Exhibition and Conference Centre
2.	What are your ideas for the options for the use of the building? Continued
	Prefer focus on arts/cultural as opposed to a restaurant appreciate there needs to be an income to pay for the running costs of the building.
	Speak with National Museums, still be a part of the community
	Provided an example of the Lighthouse in Glasgow where artists can rent part of the building and share the use a kiln to produce pottery.
	Why hasn't the museum been involved or considered to use the building? Sarah mentioned that there was discussion with the museum to use part of the building for occasional exhibitions to showcase items in archive.
	Consideration of Archives for Moray Council. Nigel felt this would not bring the heart and soul back into the building no one would go to visit it if it was used to solely archive documents for Moray Council. Sarah mentioned there had been discussions on bringing together archives from East End Primary and registrars together.

	Wedding venue
3.	Who or what kind of group could take things forward?
	Those involved with the Castle – Cathedral – Cashmere initiative
	Needs to be a constituted body
	A Charity
	Social Enterprise / entrepreneurial
	The Distillery's
	Oil Industry
	Friends of Grant Lodge
	Raised the point for financial protection for any group who takes this forward. It was referred to that there are structures in place to protect the group.
	People who are passionate about the building
	Various professionals and expertise in the group
	It was mentioned to have volunteers for specific stages rather than expecting any volunteer to sign up for long periods of time.
	Felt the Council needs to take the initial lead then hand over to a group to carry it forward.
	Strong leadership
	Art professionals e.g. Moray College Art Dept. Edinburgh Art Gallery – Colin Greenslade
	Findhorn Arts Centre
	Scottish National Gallery, V&A in Dundee
	Grant/Adams distillery's, Gordon Macphail's
	Heritage representatives
	New people

	Business Improvement District
3.	Who or what kind of group could take things forward? continued
	Brand and image of the building, mentioned Castle of May as an example.
	Walkers, Baxter's, Whisky
	Elgin millionaires
4.	Summary Points
What are your ideas on how to ascertain options for the use of the building?	
	Identify volunteers to take ideas forward, broad spectrum of representatives.
	Vision - People – Plan get the initial vision first then key representatives can be identified.
What are your ideas for the options for the use of the building?	
	Art Gallery/ Craft Rooms/ Educational Use
	Wedding Venue
	Whiskey Heritage Centre
	5 Star Restaurant
	Office rental
	Commercial sponsorship from trade
Who or what kind of group could take things forward?	
	Form a group, start a board
	Rationalise the viable and sustainable ideas
	Social Enterprise
	Group to follow the vision
	Moray Council to initiate a wide group and pull together.

Feedback from the table discussions:

1.	What are your ideas on how to ascertain options for the use of the building / what are your ideas for the options for the use of the building?
a)	Moray Council to take the lead role in early stages
	To have wider public consultation
	Involve the business community
	Further consultation
	Group to take options back out to public
	Use the media to provide a positive consultation campaign
b)	Heritage
	Community use
	Multi-commercial use
	Arts Heritage
	Culture

2.	Who or what kind of group could take things forward?
	Group with relevant skills
	Expert support
	Short Life Steering Group with a clear remit facilitated by Moray Council.
	Charitable Trust
	Social Enterprise
	Group should follow the vision

Next steps discussions:

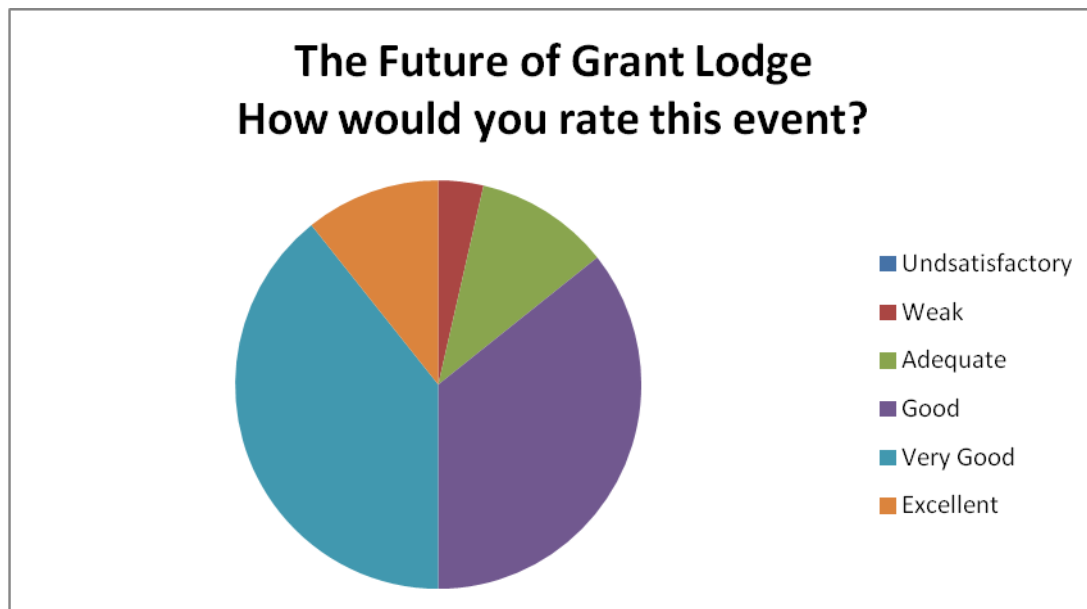
Roddy Burns	Key purpose for this evenings meeting is there a will? Yes, How?
Roddy Burns	Requested confirmation from the room that there was a consensus for a short life working group to be established and to investigate opportunities around a commercial dimension. This was agreed.
	There were already detailed surveys and significant investment to possible options e.g. plans and surveys.
Jim Grant	Explained that the previous costs around the refurbishment were specific to archives and registrars occupying the building.
	There was a discussion around Moray Council retaining ownership.
Roddy Burns	Moray Council are not prepared to provide a subsidy. The financial plan will not change over the next 5 years.
Roddy Burns	As for taking this forward it was asked if there needed to be a period of reflection as not everyone is comfortable coming forward within this format. It was therefore agreed to respond to John Ferguson if interested in being involved in the group. John Ferguson's contact details were provided.
	There was a discussion around a public consultation to ask the public what they want to see done with the building before asking for the skill set to carry the project forward.
	Raised a point of the Community Council to be involved and have a sub group to steer it forward.
Roddy Burns	Want this to be a community effort from beginning to end with the Moray Council supporting. There are different sectors represented here tonight.
	Raised a point that after the public consultation others may want to join and be involved.
	There was a point raised suggesting reviewing the options the Friends of Grant Lodge have already considered and go out to the public with these options.
Roddy Burns	One of the issues may be to widen the remit e.g. include Cooper Park 5-10yrs fit for purpose.
	Agreed for Friends of Grant Lodge to discuss amongst themselves as to who wants to still be involved

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Summary of next steps:

1.	Establish a Short Life Steering Group to take the project forward. With support from the Moray Council. Those interested in being involved to contact John Ferguson.
2.	Wider consultation with the public on options previously reviewed by the Friends of Grant Lodge.
3.	Encourage representation once the vision and focus of the project has been agreed in order to appoint the appropriate professionals and expertise.

EVALUATION



Total number of completed evaluations: **28**

Unsatisfactory	0%
Weak	3%
Adequate	11%
Good	36%
Very Good	39%
Excellent	11%