

DALINTOBER PIER

1.0 EXECUTIVE SUMMARY

The Dalintober Pier Restoration Group approached Cllr. Donald Kelly with a view to seeking assistance such that the pier, which is a Council asset, could be transferred to them. An initial meeting took place with members of this group where they sought Council financial assistance to bring the pier to a safe standard prior to a transfer. The principal aim of this paper is to establish if the Area Committee are supportive of this project before progressing with the next steps required to transfer title.

The group were advised that a survey would be undertaken and an estimate prepared and that any decision regarding a transfer would be subject of a report to the Mid Argyll Kintyre and Islands Area Committee.

The survey of this Category B listed structure has been undertaken and the drawing and estimate are appended in Appendix one. The estimate to secure the structural integrity is £35,000 with a full refurbishment cost estimated at £119,798.

To transfer title for the pier requires the Group to submit an application to the Social Enterprise Team who is prepared to assist with the application; this will then be evaluated and provided it meets the criteria will then progress to stage two. This stage requires a full business case to be submitted which will be assessed by a panel of the Social Enterprise Team followed by a report to the Area Committee. A recommendation will be made by the Area Committee to Policy and Resources Committee to agree funding prior to submission to full Council which, provided the relevant criteria are met, will ultimately lead to Legal Services transferring title.

DALINTOBER PIER

2.0 Summary

This paper sets out the background to the proposal intimated by the Dalintober Pier Restoration Group to transfer title for this pier to their group. It also seeks to establish if the Area Committee is supportive of the project and if so what steps are required to secure title to Dalintober Pier

3.0 RECOMMENDATIONS

- 3.1 That the Area Committee consider the report and indicate if they are supportive of the project:

4.0 DETAILS

- 4.1 This paper sets out the issues surrounding the potential transfer of Dalintober Pier to the Dalintober Pier Restoration Group
The Chair of this group is Mr James McLean and he approached Councillor Donald Kelly to establish if there was a mechanism for them to attract seed corn funding to effect repairs prior to a formal exchange of title. Their aim is to restore the pier to a condition that would permit safe public access and for both locals and visitors alike to view the historical context of the pier in the history and development of Campbeltown. There is also an aspiration to restore the beach which is understood to originally comprise of stone but was subsequently artificially overlain with sand requiring replenishment at intervals.

4.2 Background

This pier was built circa 1756 and in March 1996 was defined as a category B listed structure. The structure is ashlar stone and it is thought to contain a rubble infill. It is understood that the concrete decking was applied during the Second World War in order to facilitate the transfer of torpedoes. The pier gradually fell into disuse with the development of the old and new quays in

Campbeltown Loch which are both relatively deep water facilities. In addition it has suffered from a structural failure on the south west side. It was this failure and the lack of any income for its use that prompted the official closure of the pier.

In a review of piers, harbours and ferries in 2005 Dalintober was identified as a structure that could be returned to the ownership of the present landowner or for possible transfer of title to an existing trust authority. There were no offers received for Dalintober nor any of the other piers identified.

4.3 Repair costs

The structure has been surveyed earlier this year and the failure zone is approximately 25 metres long by 3 metres high. In order to secure an effective solution this would require being taken down to bed level and rebuilt. It is estimated that costs for this would be in the order of £30 - £35,000. An earlier estimate had also been prepared that examined the costs associated with a full refurbishment of the pier including the removal of the concrete surface and replacing with block paving. This estimate is valued at £119,798 and is attached in Appendix one along with the drawing showing the plan and cross sections.

4.4 Next steps

The Council have a mechanism in place for the transfer of ownership of an asset to a third sector organisation. The Dalintober Pier Restoration Group has already registered an interest in acquiring the pier. An application pack available through third sector enquiries has yet to be issued to them but if the Area Committee are supportive of the project then it should be stressed that support and assistance will be available through the Social Enterprise Team to complete the form which can then be scored and evaluated. On the basis that stage one is successful then the second stage of the process is that they will receive feedback from the Social Enterprise Team prior to the submission of a full business case for consideration. This will then be subject to a report to the Area Committee. If funding is required from the Council to assist a transfer of title then a separate report will be required to be considered by the Policy and Resources Committee to agree the potential funding package before a recommendation could be made to full Council.

5.0 CONCLUSION

- 5.1 The potential transfer of Dalintober Pier requires that the Dalintober Pier restoration Group must make a submission to the Council with the assistance of the Social Enterprise Team. This is a two stage process which includes

review by the Area Committee, Policy and Resources Committee and full Council before Legal Services conclude the transfer.

6.0 IMPLICATIONS

6.1	Policy	None
6.2	Financial	The Dalintober Pier Restoration Group has already requested financial assistance from the Council. If the structural repair is carried out this has an estimated value of £35,000.
6.3	Legal	Potential transfer of a Council asset
6.4	HR	None.
6.5	Equalities	None
6.6	Risk	The Council retains an asset that derives zero income.
6.7	Customer Services	The decision to transfer could positively impact on the local community.

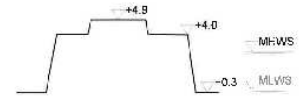
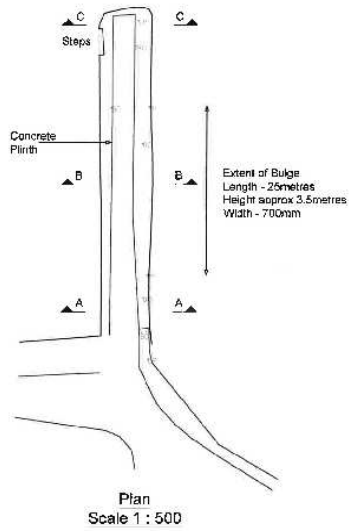
Executive Director of Development and Infrastructure

Policy Lead: Ellen Morton

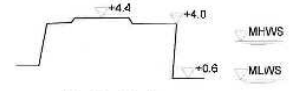
7 November 2014

For further information contact: Martin Gorringe, Marine Operations Manager
(01546604656)

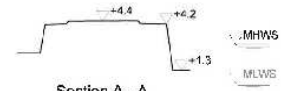
APPENDIX ONE



Section C - C
Scale 1 : 200



Section B - B
Scale 1 : 200



Section A - A
Scale 1 : 200

NOTES

All levels are to Chart Datum
Tidal Data to Chart Datum -
HAT +3.2
MHW +2.8
MLW +1.1
LAT -0.6

Survey carried out 17 April 2014
Water level 1.45m CD at 13.45hrs

Legend -
1.75m Lamp Post
SC - Sign
BO - Bulwark
BU - Bulge extent

TITLE DALINTOBER PIER CAMPBELTOWN	DIRECTOR OF DEVELOPMENT & INFRASTRUCTURE PIPPA MUIR		
	DRAWN BY	AGL	DRAWING NUMBER: DALIN / 01
Plan and Cross Sections	TRACED BY		SCALE: As Shown @ A3
	CHECKED BY		DATE ISSUED:
OFFICE Lom House, Albany Street Oban.	APPROVED BY	AGL	DATE Sept 20 14

