

# FAQ’s – Engagement on Relocation of Troon Early Years Centre to Troon Library

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| **Title:** | Frequently Asked Questions |
| **Date:** | May 2023 |

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| **Q1:** The Cabin is on Common Good so cannot be touched.**A1:** The Cabin is not Common Good.**Q2:** Groups using the Cabin cannot/will not be relocated elsewhere, and even if accommodation can be found it will be too dear to rent. **A2:** We are engaging with user groups to support alternative accommodation options in the event of the proposals going ahead. If any displaced groups were relocated to South Ayrshire Council facilities there are community rates in place, and we could also consider applying discretion to let charges where appropriate. **Q3:** The Early Learning Centre could be put into the Town Hall instead of the Library. **A3:** There is no suitable space in Troon Town Hall for an Early Years Centre. There are a number of requirements before premises can be registered as an Early Years Centre. An Early Years Centre needs to comply with regulations and be registered by the Care Inspectorate. The cellular nature of the accommodation (ground floor of the municipal building) is not suitable for a modern nursery where free flow between areas, and outside, is encouraged. Converting one of the halls to an Early Years Centre would impact on the overall usage of the facility for large events such as graduations and music/beer festivals. **Q4:** Disabled people will not be able to access the Library if it is moved to the Town Hall.**A4:** There is a ramp to the main entrance and all the library accommodation will be on the ground floor. Following feedback during the engagement process property services are currently reviewing the ramp access. The facility would be fully accessible.**Q5:** Moving the Library will stop groups or people from using it as a community hub. **A5:** We are committed to ensuring that the library continues to be used as a community hub. All existing library activities would be offered in the new facility. **Q6:** The Marr Resource Centre needs to be saved. **A6:** The Marr Educational Resource Centre has been underused for years and there is currently a review underway with the Marr Trust. The library would continue to provide IT support and access to PCs and bring your own device Wi-Fi, in the same way that all other branch libraries successfully operate.  **Q7:** This will cost the jobs of the four staff who work in the Marr Educational Resource Centre.**A7:** There is one temporary Assistant in Charge and one part time Centre Assistant. The remaining posts were vacant and deleted as part of a review of the Libraries and Museums service in 2022. **Q8:** Moving the Library will lead to a reduction in services. **A8:** There will be no impact on staffing levels or opening hours. All current activities and services would be delivered in the new facility. There would not be a dedicated Marr Educational Resource Centre in the new facility; however, the library would continue to provide IT support and access to PCs and bring your own device Wi-Fi, in the same way that all other branch libraries successfully operate.  **Q9:** The Town Hall is not big enough to accommodate the Library, or the new Library will be much smaller. **A9:** There is a minimal change in total floor space (3m reduction excluding MERC) and there would be very little impact on stock levels or space available for community activity.**Q10:** Moving the Library is a prelude to closing it altogether. (The faction in the Community Council who are willing to consider the proposals take my line that moving it is likely to save it as we are unlikely to invest the money which will be required at some point in the not-too-distant future to upgrade the existing structure). **A10:** The move would mean an investment of over £0.5 million; this type of investment is likely to secure the library for the long term. This funding is highly unlikely to be made available to the library if it stayed in the current location. **Q11:** Why can we not invest the money in the Library and not bother with an Early Learning Centre as the Library will be better used. **A11:** The library could deliver the exact same activity in the new facility and at the same time allow for increased capacity to support children and families in the local community. There is a requirement to provide families with access to early learning and childcare as well as choice of when they attend. The current Early Years Centre does not have the capacity. In addition, we do not have provision for two-year-olds who are eligible for a place. **Q12:** Why can we not build the Early Learning Centre elsewhere (Troon Primary, Marr College, Dukes Road, etc.).**A12:** A wide range of options have been explored over the past four years and there has been no suitable site to locate an Early Years Centre.**Q13:** The current Early Learning Centre at Troon Primary has been running for years without issue so why does it need to be moved. **A13:** The Scottish Government increased the entitlement to early learning and childcare, almost doubling the hours children can attend. There is a need for more physical space to allow children to attend for longer rather than just morning and afternoon sessions as previously happened. There is insufficient internal space at Troon Early Years Centre to take more children, no space for children aged three and very limited outdoor play space. Parents do not get the full range of choices as is available at other full year centres. There is no option for children to attend 9am – 3pm which is a popular choice if parents have children attending primary school. Increased space will enable us to provide these. **Q14:** There is insufficient parking for the Early Learning Centre to be moved.**A14:** Parents can drop off at the car park or on street. **Q15:** Relocating the Library will make it more dangerous for elderly people accessing it as they will have to cross South Beach Road (as they already have to do to access the Town Hall, Walker Hall, Ivy Cottage, or if they park in the car park).**A15:** At the same time elderly people arriving by car will not have to cross the road. **Q16:** The Council say they do not have enough money to build a new Early Learning Centre even if a suitable location could be found – why are developers not being forced to pay for it as they are the ones bringing new people into the town.**A16:** Developers do provide a contribution for education provision. This proposal is linked to the increase in early years hours not new house building. **Q17**: There is no visibility of the children’s library from the reception desk**A17**: This is similar to the model at Carnegie Library in AyrQ18: Would there be spaces for all parents of 2 year olds?A18: There would be limited spaces for children aged two years. These will generally be for children who are eligible for a 2 year old place**Q19**: Has the council considered relocating the EYC to the council property in St Meddans Street (Scout Hall) A19: The property is under lease and the current lease holders were not looking to terminate this when approached.**Q20**: Would the council consider a new build?A20: A new build would require an appropriate site. There would be a cost associated with this, any demolition work. The cost of an appropriate size EYC build would be approx. £3.5 million. There is a budget of approx. £1.4 million available for this project**Q21**: Could the property (council) on the Dukes Road site be used?A21: This site has been assessed and found to be unsuitable for a number of reasons. It is currently being used and would be extremely difficult to re-purpose this building for early years use. Consequently, the current building would have to be demolished and a new build facility constructed. The purchase cost, plus demolition and the cost to construct a new nursery would be in excess of £4m. There is a budget of approx. £1.4 million available for this project. Comments/ Feedback1. **The Ramp at the Municipal building is not suitable**

The ramp will be re assessed to ensure that users are able to access the building1. **The road is busy and a potential hazard for public crossing**

As part of any future planning process Ayrshire Roads Alliance would be statutory consultee. It would not be appropriate to pre-empt a future council decision by engaging with ARA at this time. If the proposals were agreed a traffic management plan would be put in place and would take account of concerns raised. 1. **As part of the engagement process alternative sites have been proposed by members of the public .**

These suggestions have been welcomed. Officers are actively exploring these suggestions to determine if they would be feasible as alternative locations. Due to the commercial sensitivity of some of these locations it is not possible for us to share further information at this point. |
| 1. **Will the gardens at the front of the library be removed?**

There are no plans to remove the gardens at the front of the library.1. **Will members of the public still be able to sit on the benches at the front of the library?**

Members of the public will still be able to enjoy this public space.1. **Will the memorial garden be removed?**

The memorial garden will remain as it is.  |
| 1. **Suggestions on future development opportunities for Marr Educational Trust have been provided. These will be collated and passed to the Trust following the engagement period.**
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| **Design guidance link :** [https://www.gov.scot/publications/space-grow-design-guidance-early-learning-childcare-out-school-care/pages/9/](https://links.uk.defend.egress.com/Warning?crId=642b0d11174a47c81536a19f&Domain=south-ayrshire.gov.uk&Lang=en&Base64Url=eNoVyFEOAyEIANETsXy3t6FIkISAEa3p7bv7NZnX1xr1RjznXJrfqzgXjv1xY1qWUViDWEBnHmhSpgG6rVHcKDT9B34nLBS4mzemKZB7QXHPdHgeB6kUvvAPG0cpdA%3D%3D)**Rationale for not Using the Town Hall/Municipal Building as an Early Years Centre:**1. **Size**

On the basis of the rate per child of 5.8m².  A nursery to accommodate 90 children would require a minimum of 522m².  The Ground floor of the town hall is approximately 375m² which includes a foyer space which is approximately 50m² most of which would be unusable as Nursery space.  Therefore, the ground floor would not be big enough to accommodate a nursery of this size.  1. **Listed Status**

The Town Hall is B listed.  The extent and nature of the works required to convert the town hall into an Early Years Centre may be problematic and cost prohibitive.1. **Existing/Proposed Building Use**

The Town Hall has an upper floor and a basement which can only be accessed via the ground floor.  It would not be practicable to access these areas through the nursery.1. **External Play**

All of the Early Years Centres we have provided to date have access to secure external space direct from the play space.  This would not be possible at the Town Hall.1. **Sanitary Provision**

The current provision should be as follows:* Pupil toilets – one WC for every ten children, located off the playroom. Therefore, nine toilets
* Nappy change facilities – One per nursery room.
* Staff toilets.
* Visitor toilets shall be fully accessible and located such that they are available to visitors without requiring access beyond the main secure entrance.
* Accessible toilet(s).
* Handwashing for children and adults within the play spaces.
* Food prep area.
* Adequate ventilation, natural light.
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