

### Appendix 3

*7.1 Please explain how the CB proposes to use, develop and manage the land to which this application relates or, if you're applying for the right to buy a tenant's interest, the land to which the tenant's interest relates.*

The community body plans to nominate The Albert Community Group Limited (ACG) to purchase and restore the hotel as a pub and community hub.

ACG is a non-profit Company limited by Guarantee. In terms of its articles, voting membership is open to (and also restricted to) individuals over the age of 16 who are both resident in the North Queensferry and entitled to vote in elections there. Article 4 of its Memorandum and Articles states:

#### 4. DEFINITION OF COMMUNITY AND PURPOSES

*4.1 The Company has been formed for the public benefit of the Community of North Queensferry, Fife (the "Community"), with the Purposes listed in the Sub-articles hereto (the "Purposes"), to be exercised following the principles of sustainable development (where sustainable development means development which meets the needs of the present without compromising the ability of future generations to meet their own needs).*

#### **Purposes**

*4.2 The Company's main Purpose is consistent with furthering the achievement of sustainable development. The Company's Purposes are:*

*4.2.1 to provide or advance the accessibility of a community hub, which will be available to members of the Community and public at large;*

*4.2.2 to advance the preservation of buildings or sites of architectural, historic or other importance to the Community.*

The relationship between the community body and ACG will be set out in a **Memorandum of Agreement** between them. The Memorandum will ensure that the hotel is operated on a sustainable basis with the purpose of delivering public benefit to the Community. It will set out a number of objectives, including sustainability and the realisation of community benefit, as well as setting out a number of operating requirements the purpose of which will be to seek to realise those benefits.

Once ownership is acquired by it, ACG will carry out a **phased process of restoration**. The need for restoration arises because of both neglect and destructive interventions by the Owners.

In particular, the Owners have stripped the building of many of its internal features and fittings, including the bar, basement kitchen, toilets, and mechanical and electrical services. In addition, load bearing walls have been removed in the basement and the structure left

supported by a row of temporary props. No planning permission or building warrant was granted for these adverse interventions, but it is noted that they were undertaken at a time when the owners were seeking planning permission for change of use to residential use along with permission for structural alterations to allow the conversion of the property to flats. It may be that the unauthorised works were carried out in anticipation of the planning permission being granted (which, as explained at section 7.8 below, it was not).

The **first phase** of restoration will involve stabilisation of the building by the insertion of steel frames to support the parts weakened by the owner's destructive interventions. The next major work is to strip and replace the roof, which has been leaking for some years. The basement will need to be cleared of debris, structural walls re-built and the floors re-laid.

The **second phase** of restoration will involve a 'fit out' to replace the toilets, kitchen, bar, heating, plumbing and electrical systems in order that the hotel can be re-opened.

To fund the purchase and restoration, ACG will coordinate engagement to raise funding by means of a community share scheme, and will seek public and charitable donations and grant funding from various sources including, but not restricted to, The Scottish Land Fund, Heritage Environment Scotland, National Lottery Heritage Enterprise Fund, Community Ownership Fund and the Architectural Heritage Fund.

Once the hotel is re-opened, the **ongoing management and operation** of the hotel will be achieved through the appointment by ACG of a manager or tenant to run the business in accordance with the Community Objectives and Operating Requirements set out in the Memorandum. The primary requirement will be to ensure both community accountability and community benefit, although the precise mechanism will be dependent upon a number of factors, including any additional requirements imposed by funding bodies and general market conditions at the relevant time.