

Minute of Community Consultation Meeting

Subject: Proposal for Kilmarnock Station Railway Trust to take Community Asset Transfer of the Old Mens Cabin, Howard Park

Date: 21-Apr-22

Time: 7pm-8.30pm

Venue: Kilmarnock Railway Station

| Speaker (organisation) | Subject | Brief |
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| Craig Fulton (EAC) | Consultation Overview | Full input on CAT website |
| Allan Brown (KSRHT) | Charity and project overview | <p>Kilmarnock Station Railway Heritage Trust have a wide ranging remit with one of our priorities the regeneration of the Station building itself including the refurbishment and inclusion of a training bakery, the consultation rooms, scale model shop, gamer events & yoga teachers. Original purpose of the KSRHT was to help people with a lack of self confidence, low self esteem which transitioned due to identified need into a focus on mental wellbeing and counselling. 34 Councillors operating within the facility working with those with low to moderate issues. KSRHT are not equipped or claim to be equipped to help people with more severe mental wellbeing issues. KSRHT emphasised that these services were for low level mental wellbeing issues such as low mood, panic attacks, OCD. Emphasis on the number of councillors 34 compared to NHS Ayrshire and Arran who have 8 councillors with a waiting list of 92 weeks. KSRHT waiting list is maximum of 3 weeks. KSRHT indicated that the aim of the Howard Park project was to extend the project out from the current facilities into a natural, beautiful Victorian Park which was an ideal setting for people looking to increase their mental wellbeing. KSRHT indicated that the project was not aimed at having large groups of people attending, the mental wellbeing element would be 1-2-1 appointment based with appointments lasting 45 mins. KSRHT indicated that it is in no way a service for the rehabilitation of drug or alcohol users or exoffenders. Those provisions have been delivered before at the station with no issue including the addiction recovery service which operates on the lower ground level of the station which has been operated without issue. There is no intention of relocating any of these services to the Howard Park as two rooms will be used at the back of the cafe for counselling services. Staff members at the cafe may have been through similar experiences and would use the cafe as a soft engagement point where people can chat and encourage them to consider counselling support. The facility would be used primarily as a front facing cafe servicing park users needs within the Park, adding to town centre regeneration and making the park a safer more welcoming environment. Regeneration of the park was a priority, similar experience with the Railway station where, prior to the regeneration people did not feel safe within the facility to the extent where if they missed the train they would leave the station to come back later rather than waiting onsite. Feedback from users of the station indicates that people waiting for trains feel safer. Howard park project will be used as a social enterprise cafe with portion of overall profit being donated to the Beatson. Facility will be a safe place for people to sit and have coffee, enjoy the surroundings, have access to toilets for park users, parents to monitor their kids using the play park</p> <p>Email correspondence</p> <p>First note is an email representation from a [REDACTED] which stated-</p> |

I note the attached (to your invite) contents of the accompanying response from the Trust and that they absolutely refute specific concerns previously raised.

Those being that no rehabilitation services for offenders or people with addiction issues would be provided within that public family amenity setting.

I would appreciate in my absence if you would be able to raise for discussion my simple expectation:

1. That the documented terms of any public asset transfer in this case specified these types of services would be permanently excluded.
2. Any future attempt to introduce them by any party (assuming such a transfer proceeds) would be a clear breach of those terms resulting in the immediate return of the asset to Council ownership.

I do not consider this expectation unreasonable, nor should the Trust, as it provides reassurance to surrounding local residents whose children and grandchildren use the park on a daily basis.

From my perspective, on behalf of my family, that specific undertaking as a matter of public record would remove any need for future legal civil action against the Council Members or the Trustees involved.

Thank you in anticipation of your cooperation,

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| Craig Fulton (EAC) | Response | Community Asset Transfers have a number of legal assurances given that the assessment on the Asset Transfer are based on community benefit. This means that a change in the purpose of the organisation outwith those that the organisation are assessed upon may mean a breach of the lease. While these protections are built in to the lease I will pass over to you Allan to respond. |
| Allan Brown (KSRHT) | Response | We would have no issue of inserting a clause with these terms within the lease if the asset transfer were to progress given that it was not or ever had been the intention to move these services into the Howard Park. |
| [REDACTED] | Objection | East Ayrshire employees should not be sitting with the trustees of KSRHT and also indicated that objections recieved prior to the meeting should not have been discussed with the KSRHT. The set up of the meeting clearly indicates that KSRHT and East Ayrshire Council are already aligned with future plans. |
| Craig Fulton (EAC) | Response | The meeting will be chaired fairly and independantly no matter the seating arrangement. East Ayrshire Council have given support to KSRHT throughout the asset transfer process as is the Councils approach with all asset transfers. |
| [REDACTED] | Response | the set up with EAC sitting being between KSRHT Trustees indicated an alignment with the future direction of the project prior to any objections being rasied. Did EAC send the responses out (confirmed) to the objections which had no indication of the number of objections which had been raised in the first instance. |
| Craig Fulton (EAC) | Response | All objections are held online and are able to be accessed as per the agreed terms of the Community Empowerment Act 2015 given that this is an area of Common Good Land. The meeting has only begun with one representation recieved and addressed in the absence of the objector. Surely it would only be fair to allow objections to be rasied first of all and allow those to be addressed rather than making assumptions about the alignment of the council with KSRHT? |
| [REDACTED] | Question | Has the asset transfer to the KSRHT had already taken place. |
| Craig Fulton (EAC) | Response | No this has not been approved and all asset transfers of buildings have to be presented to EAC Cabinet. An asset transfer includes the submission of stage 2 application, financial documents, business plan and the community consultation. Once the consultation had finshed it would then be up to the KSRHT to submit their documentation for assessment. |
| [REDACTED] | Question | Are cabinet decisions were open to the public? |
| Craig Fulton (EAC) | Response Note | Yes Cabinet is open to the public |
| Not declared 1. Craig Fulton (EAC) | Question Response | <p>It should be noted that there are provisions for the exclusion of press and public in some circumstances and that access to Cabinet may be restricted due to ongoing coronavirus protocols.</p> <p>What will the future of the building would be if the Asset Transfer does not go ahead. There is no defined outcome for the building however it is recognised that it is in a poor state of repair. The condition of the building would traditionally not be suitable for Community Asset Transfer however the KSRHT have indicated that they believe the location and history of the building makes it an asset and have pursued as such.</p> |

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| Not declared 1. | Objection | This is an asset of East Ayrshire Council going to waste which reflects poorly on EAC. Residents are concerned about the 2 consultation rooms, while I believe that the proposal is in good faith what is the need for the facility was from KSRHT given it seemed that most of the space was not being used from his visits to the site. |
| Allan Brown (KSRHT) | Response | Much of the activity that KSRHT carry out is not front facing services however we do have some social enterprises including the scale model shop which is open 6 days a week & has weekend events. We have to make decisions on what services are open by balancing resources and much of the work completed onsite is completed by volunteers. Other work including the counselling services are confidential and operate under a no stigma approach therefore there is not any labelling above the doors to ensure this approach is successful. This ensures that while the rooms may not be open to the public they are well used for the charitable aims of the KSRHT. |
| Not declared 1. | Objection | Two rooms within the park would not therefore solve the KSRHT issue in terms of capacity and that the two rooms would be better used for anything else apart from what the KSRHT are proposing. |
| Allan Brown (KSRHT) | Response | Rooms developed could also be used for other community groups helping ensure that this building, which is on the at risk register and that EAC have indicated they would not be investing in, would be regenerated and in turn help to regenerate the area. These works would make the area more attractive for people to come along and engage in the surroundings adding additional amenities to the park in terms of the cafe and toilet and ensuring that this beautiful Victorian building |
| Not declared 2. | Question | I heard that there was another interested party willing to take over the building in the park. |
| Craig Fulton (EAC) | Response | There was one other interest from a resident who wanted to establish a nursery who had made a request to the previous Estates manager. The guidelines are strict in terms of what buildings on Common Good Land can be used for so any commercial facility where profits can be taken by shareholders are not suitable for common good purposes or Community Asset Transfer. |
| Not declared 2. | Question | (KSRHT) would look to outsource rooms to other interested parties so (community) don't know who they would outsource to. |
| Allan Brown (KSRHT) | Response | Rooms would be able to be let by community groups when not being used for their purposes for example the local family history group as what (KSRHT) are trying to encourage activities like history walks, engage people with points of interest in the park. It is not groups who are operating under the radar with the services which would be detrimental. |
| Not declared 2. | Question | So we would need to be taking this in good faith? |
| Allan Brown (KSRHT) | Response | There is a legal process which the KSRHT is following and are adhering to that. |
| Not declared 2. | Question | There have been legal processes before where the council have zig zagged. |
| Craig Fulton (EAC) | Response | The process has been very clear about the intentions of the Trust and while it was appreciated that while there had been a significant amount of misinformation circulated which had caused these concerns and these conjectures are unwarranted. |
| Not declared 3. | Objection | My objection was not based on misinformation but information that had come from the KSRHT indicating that the consultation document stated that the Trust have a focus for those that suffer from poor mental health, have suicidal thoughts or have experienced suicide. Any kind of suicidal ideation is not minor. The written response to the objections then indicated that the facility was for mild to moderate wellbeing issues which is different to the initial consultation. |
| Allan Brown (KSRHT) | Response | Through the work that is delivered (by KSRHT) people that are presenting with low to moderate mental health issues will often disclose that those thoughts have occurred to them. This does not mean that they have suicidal ideation or are in a high level of crisis. |
| Not declared 3. | Response | Any psychiatrist would tell you that any thoughts of suicide would have significant mental health issues. |
| Not declared 4. | Response | There are a number of basic terms for what constitutes the level of mental health issues however in my experience serious mental health issues are schizophrenia, be delusional, have hallucinations and, as indicated previously by (KSRHT), the trust is not geared up to deal with the complex cases. What the organisation are able to work with are those with mild to moderate mental health issues who may have suicidal thoughts. |
| Not declared 5. | Objection | I live [REDACTED]s from the building, the CCTV camera is not operational and the park has experienced a lot of vandalism, fires, smashed bottles, cant walk dog for the groups of young people, lead stolen from the property, graffiti on garage. People will linger at the cafe, leaving (cigarette) butts, increasing the amount of broken glass, more noise. This is the right thing to do and I would agree that it is needed but that it was in the wrong place. |
| [REDACTED] | Response | I work with people with mental health issues every day, the idea that thoughts of suicide mean that people had severe mental health issues is inaccurate. The idea that because someone had mental wellbeing issues they are not more likely to vandalise or graffiti. |
| Allan Brown (KSRHT) | Response | (Address initial objection) I have sympathy for the challenges that you have had (in terms of the ASB etc) and am sorry that fear was spread throughout the community in terms of Anti-Social Behaviour. Through the experience of the KSRHT with (Railway station) is the exact opposite as buildings become occupied, manned and well lit that the Anti Social Behaviour reduces. Vacant buildings where people are not around to see what is going on is when ASB occurs. |
| Not declared 5. | Objection | Having people with suicidal tendencies in the park alongside young children there is no need for these to be associated with those having panic attacks (and things). |

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| Allan Brown (KSRHT) | Response | What is your worst case scenario? It gives the impression that people with mental wellbeing issues are a risk to others but that evidence shows they are more of a risk to themselves and this project is aimed at helping them and getting help within their own community which they are entitled to. |
| Not declared 5. | Response | Will those using the facilities have a psychological assessment (at the Railway Station) before being pushed down (Howard Park) ? |
| Allan Brown (KSRHT) | Response | The programme is not about pushing people with mental wellbeing issues anywhere. Those that engage with the programme have been assessed by Mental Health professionals, practitioners, Gps that refer cases to the Trust so people are assessed initially to ensure that they fit within the bracket (low to moderate issues) that the Trust are able to deal with. The Trust dont accept referrals for anyone that has severe mental health issues and dont tend to get them because the mental health practioners and GPs know that that is not an answer for people and they have to refferred onto a psychologist or psychatrist or another appropriate service. I would emphasise the previous point about the cafe being a standard social enterprise which will encourage footfall into the park and provide a service to people within the environment as it will be well lit and complys to Scottish Government initiaitives to have places well lit so women can feel safe when they are running, jogging or walking or people are out walking their dogs. This is about helping people within the park feel safer not about bringing a service to the park and pretending its a cafe. |
| Not declared 5. | Objection | I would not feel safe at all. |
| Not declared 6. | Question | Please explain how a social enterprise café can also provide a confidential service to people with suicidal tendencies. |
| Allan Brown (KSRHT) | Response | Café will provide a soft engagement point. Trust have experienced that the referrals that are received from self referrals 44% have no contact with statutory services as they fear presenting with a mental wellbeing issue will have an ongoing effect and implications to them and their families. So if they have children they may end up with social work involvement. The cafe is more an opportunity for people to see that there are non judgemental help and opportunities offered, the fact that they have the rooms at the back doesnt mean that people will be moved to the back to be dealt with it is more about the promotional aspect offering support to those with wellbeing issues. |
| Not declared 6. | Response | Will the entrance to the wellbeing rooms be from Mews lane with the entrance to the café being from the front of the facility? How do these two things marry up? |
| Allan Brown (KSRHT) | Response | The café gives an opportunity to publicisie that there is support for those with mild to moderate wellbeing issues pointing people to the website where requests for support are triaged. It would not be a case of people turning up to the café then being led through to the back of the facility. There is a process where the referral is made, an assessment on the support required, an appointment made seperately then people would use the rooms on a seperate basis. |
| Not declared 7. | Objection | Given the way these people are feeling the last place you would want to go would be a social enterprise café. |
| Allan Brown (KSRHT) | Response | At present people seeking support come here (social enterprise café) |
| Not declared 7. | Response | Well why cant you give them facilities here then? |
| Allan Brown (KSRHT) | Response | We do facilitate sessions here and we are overwhelmed by the request and that is why we need additional facilities to meet the need. |
| Not declared 7. | Response | Well maybe you should provide numbers of the people using it to show that you need more facilities. |
| Laura Yetton (KSRHT) | Response | I am a [REDACTED] and a trustee for the KSRHT, for an example of how many people are using it tomorrow we have 21 appointments so when you say "These People" we are talking about everyday people so the majrity of people who come here are working, perhaps off their work due to bearevement, a lot of professional people attend so when you talk about "These People" it is very stigmatised language. Does anyone in here struggle with anything or do you have everything all sorted? We are talking about everyday people that you will come across in the street it is not "these people". |
| Craig Fulton (EAC) | Response | We have to be very clear here that objections have to be based on the community benefit of the actual proposal and we have to also be very clear that any propesd limiting of opportunities to people with mental wellbeing issues cannot be accepted. Objections on these grounds are not suitable as it is against the equalities act. Would ask people to be very careful with this. |
| [REDACTED] | Question | Would like to know if there is a risk assessment carried out for what is planned in relation to the people who will be attending and the fact that the facility will be directly opposite the childrens swing park. I have some experience with people with mental health issues and understand that it is wide and varied as [REDACTED] so would like to know if there are proper risk assessments in place. |
| Allan Brown (KSRHT) | Response | Initial triage completed by mental health professionals before they are referred to the Trust. A further assessment is carried out by qualified councillors. We don't take anyone that is referred to us we go through a strong process. |
| [REDACTED] | Question | So is the fact that they are close to a childrens play area going to be particularly taken into account. |

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| Allan Brown (KSRHT) | Response | Looking at those aspects I would appreciate if you could paint me a picture of your vision, it seems that you believe that there will be a threat to individuals if there is someone who presents with a mental health issue. |
| [REDACTED] | Question | Someone who is troubled for whatever reason can become volatile quite quickly, children playing in the park would have no comprehension of that so if they are in direct communication in some way it is possible that there could be trouble and I think that is where we need to be very clear, has it been assessed properly. |
| Allan Brown (KSRHT) | Response | I would answer yes as we carry out risk assessments as an ongoing process with individuals and that includes from triage all the way through any of the interaction we have with them on a constant basis. Its about assessing mood, safety plans and risk assessments as appropriate. |
| [REDACTED] | Question | So have they been done the risk assessments? |
| Allan Brown (KSRHT) | Response | Yes we do this on a daily basis here and that would be applied at the park as well, we are well governed and we carry out every process that we need to. This perception that there is some kind of risk involved with someone with mental health issues attending the park is false. There is risk with anyone entering the park who isnt engaging our service and is just a member of the public that is also there. We carry out the risk assessments and have the governance we need to fulfill our obligation with the Health and Social Care Partnership and that is deemed as an appropriate level so I would answer yes to that. |
| No declared 8. | Objection | I would say that there is a lot of positives to what you are planning to do but my concerns are that as a local resident I have spoken to the community police on a number of occasions in terms of the vandalism and the fires which have been set and I know for a fact that the Police are very stretched and my concern is the fact that this social enterprise in the park, given there is already a stretch with the Police from the young ones how are we going to police more people, more crowds coming to the park. Is there set timescales when it will be opening and closing, is it going to be open late which would mean more policing, more safety, more cameras into the area? Right now none of the residents feel safe and the Police are really struggling to keep on top of it and I feel that with these teenagers coming into the park will leave police more stretched and (KSRHT) as the scapegoat so there would need to be liaison with the Police in the local area. |
| Allan Brown (KSRHT) | Response | This is something that we do on a regular basis in particular with the transport police being based in the station and we have involvement with the Community Police as well. When it comes up to these kind of issues then these are police matters. We would operate as we do in the station if there is someone who is acting inappropriately or if there is anything being done which is inappropriate then we would address this in the correct manner we dont tolerate it, when its manged well its governed well. We are open to the members of the public for the cafe and there is people who do come in that will ask about what we do there is members of the public wander in and we deal with that in the right way. I understand your concern however from our perspective (cafe) is not going to encourage that type of behaviour and it is more likely to discourage this behaviour. Project is about building positivity, showing that we are proud of the park we have got and that we are going to use the park, that we can use the cafe and its not a case of the parks deserted to let people roam free and do whatever they like and carry out anti-social behaviour I understand where you are coming from and the perspective for everyone. |
| Not Declared 9. | Objection | I don't know if you have been to the park but its not deserted because the locals use it regularly, its not deserted it's a case that it is not policed and I feel if we are putting an enterprise as you say in the middle of it its going to encourage more people and rightfully so, but we dont have the resources and the infrastructure to protect the locals then its just a recipe for disaster as your encouraging more crowds and the wrong crowds with young people especially at holidays thats my concern. Is there any thought on the closing time of the cafe. |
| Allan Brown (KSRHT) | Response | We would operate during normal day time hours, core hours of 9am-5pm effectively. Its not something that we would envisage happening late at night. It would only be the case if it was small groups, I gave an example of the family history group if they were to use the rooms at the back then it would be a secure entrance. We normally set up our own CCTV as protective measures. |
| Not Declared 10. | Response | Will the toilets stay open at night time? |
| Allan Brown (KSRHT) | Response | No the toilets would remain closed as these need to be managed and supervised and we understand that responsibility as that is something we had to take on (at railway station). We have a responsibility when your operating facilities to the members of the public and sometimes this isnt going to be in a positive fashion. |
| Not Declared 11. | Question | Are you talking about lighting the building only or the whole park itself? If it is the whole park who is paying for that? |
| Allan Brown (KSRHT) | Response | It would be preferable to light the whole park in terms of safety however the Railway Trust are trying their best as a small organisation which would take a step towards hopefully building the community spirit, harnessing the positive aspects of the park and work together to get a good solution for the community and help with the Town Centre Regeneration. There is a cost involved if we were to light the whole park but it is about trying to make a small step which will snowball and help generate more interest |

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| Not Declared 12. | Question | If the council were to endorse this and let this go ahead do you have plans to invest in the park and make it a safer place? In the last 6 months the vandalism and the crowds have got a lot worse, we have fires and glass which is ridiculous. What is East Ayrshire Council going to do to help the area as well as this venture. |
| Craig Fulton (EAC) | Response | From a Council perspective we deploy our Youth Action Team which is a number of staff members who go to areas of hotspot for the antisocial behaviour. I will find out if Howard Park has been highlighted as a hotspot and if that is the case then we will deploy our resources there. The Youth Action Team engage with the young people attempt to displace them or divert them to areas which are better lit, more populated and are less likely to encourage problematic anti social behaviour. |
| Not Declared 13. | Question | I live near the park and was walking my dog to be faced by 20 youths drinking and this girl at 15/16 years old trying to push a bin over with her friends egging her on and that is what we are up against and its really quite intimidating. If you are going to bring people in who have mental health issues is that really the kind of environment that we should be bringing them into? |
| Craig Fulton (EAC) | Response | We will take up the issue of ASB and discuss with the Young People, Sport and Diversion manager and we will see if we can get some support in at the times that are most pertinent to Anti Social Behaviour which is Friday and Saturday evenings and that is when our youth action team operate. |
| Team Leader Young People Sport and Diversion | Action | "Youth Action Team have had a strong presence within the Howard Park since the start of the year attending regularly on a Friday and Saturday. Howard Park will remain a priority while it is defined as a hotspot. Resources are however finite so if the need is greater elsewhere then the resources will be diverted to the areas with the highest incidences of ASB." |
| [REDACTED] | Objection | I stay in [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] I am not against that what I am against is having this in a park as this is not only a risk to the people in the community but a risk to the service users. I have asked [REDACTED] would she be happy when she started having thoughts like this or started feeling anxiety issues would she be happy to walk along the road to go to the park and she said no as she doesnt feel safe in the park. [REDACTED] [REDACTED] [REDACTED]. So it is not any discrimination against (mental health) my concern is for the safety of the service users as well and if your going into the park and a 17 year old girl or boy sees you going into this cafe for this purpose, and its a great service I dont dismiss that for a minute but going into the park and you have those 20 youths who say "we know you, your in 5th year at the Grange whit you going in there for are you a bit..." your going to get all that sort of scenario. [REDACTED] [REDACTED] [REDACTED]. Police put up on Facebook that parents should not allow their children to congregate in parks due to the anti social behaviour and violence. People have been assaulted in the park through no fault of their own, people roundabout are scared to walk their dogs as well. I wouldnt access the park to walk to the Galleon if it beyond daylight hours or even in the winter after 4pm when its dark. I drive my car their rather than walking through the park and it really is a concern for safety for the park. This is nothing against your service, my concern is that the safety of the park and the risk further to people who are accessing these services. |
| Allan Brown (KSRHT) | Response | Its not a case of forcing people to go to that particular location or the cate being specifically a service in itself its only one of the avenues to engage as a soft engagement point. Its very much a non stigma approach people could be coming here to volunteer in the cafe, it could be yoga, educational class like baking its all about making people feel comfortable and giving them options to help them make their own choice where they feel safe. Again, as we are are operating during core hours and has been highlighted that most of the issues appear to be late evenings, weekends etc, we tend to be a daytime operation so its about lessening the risk. Having the option in the park allows us to give the options for people to choose whatever suits them and thats what we put at the forefront is what suits the individual first. For a lot of people that is to come here which is an indication of why we are as busy as we are. |
| Not Declared 14 | Objection | This place is public, people can go to the train and noone would knows why they are here but this café its publicised that these services are available then it gives an opportunity for the small minority of the population to act that way towards individuals. |

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| Allan Brown (KSRHT) | Response | I take the point but that would be if it is advertised out and out as a café which you go to if you have a mental health issue and it is not the case. Primarily this will be a social enterprise where people visit but they can also get the opportunity to discretley tap into a service if they require it. Now that happens throughout the town centre, it might be leaflets, it might be someone discussing or word of mouth in fact 23% of our referrals are because of recommendation. Its not about presenting the cafe as a service its a soft engagement point where people can feel safe to access services. The primary aim is to provide a cafe in the park and to provide the amenity that people can enjoy and hopefully get rid of some of this antisocial behaviour and make it a positive place for people to visit. |
| Not Declared 15 | | Raised objection on how KSRHT was funded which has no bearing on the Communtiy Benefit of the proposal. |
| Not Declared 16 | Objection | Anti Social behaviour is not only on a Friday and Saturday night but starts on a Friday afternoon as I gave first aid to a male who had been slashed in the face during the afternoon. Services the council are putting in have made no improvement in the Park. I go in with my dog [REDACTED] and there is bins collected from local properties, carers centre have their bins taken out and set fire to nearly every weekend so my question is the council know that this is happening and they know about the disorder and the assualts, they know the park is becoming a no go area for certain member of the public. As a [REDACTED] I am intimidated going through that park sometimes because there is 40 youths all looking at me and I am the only person there. There is a whole lot of stuff that needs work done to safeguard yourselves (KSRHT) so what does the trust have to safeguard people going there and also your staff from 5pm on Friday afternoon when school kids coming from school are meeting at 3pm so how are you safeguarding these people, which I mean by your employees. |
| Allan Brown (KSRHT) | Response | Our policies procedures and governance is in place and in accordance with OSCR the charity regulator so lone worker policies we adhre to, risk assessments etc that you would expect and organisation to reasonably take so I would say that we have these policies in place, we have CCTV we report incidents to the police that are relevant police matters, we follow every aspect that we are |
| Not Declared 16 | Response | My main concern is that people going to your facility then leaving there are being faced by what we are being faced by on a daily basis that's my concern. The lighting in the park is also terrible, [REDACTED] work and I had to have a head torch. When you get to the winter tie 3/4pm in the afternoon the park is pitch black. It is really bad outside the old mens cabin. We live in one of the streets round there with a serious ASB problem and the council have said it (lighting?) meets the legal requirement, but for what is it for the amount of traffic or is it for personal safety and thats my arguement that I am having with the Council which I dont have an answer for. So I am looking at it from people who are using the facility as well as your staff. |
| Allan Brown (KSRHT) | Response | It is something that we can give some consideration to. |
| Not Declared 17 | Question | We are hearing a lot of concerns here about the effect of the Truist going into the building. We don't know what the outcome will be, might be good might not be good we don't know. But there is a barometer here to some degreeand my question to you would be what effect has the Trust moving into the station had on the station itself? Has it flamed an intimidating atmosphere or what sort of effect has it had. |
| Allan Brown (KSRHT) | Response | Thanks for the question I would go back to the point I had made previously that the station was empty and in 1998 it was striped back to the bear brick and network rail didn't have enough money to refurbish so just locked the doors and it became quite an intimidatding place. People would come up but if they missed a train they would go back into the Town CEntre then come back up. Since we have moved in there has been a real positive effect and I am talking about the perspective of community involvement and helping individuals deal with adversity but also investment in the station. Since we have refurbished the rooms Network Rail have redone the canopy, repainted it, installed the lifts for access for all which didnt exist previoully. The underpass has been redone, not sure if you remember previously how it used to look but that was a frightening place on its own right. You will know how long that has been refurbished and I have not seen, to my knowledge, any great vandalism happening in the underpass. Thats been community led with the boxes that people like [REDACTED] have put in (local) information like the cycling aspect. So in answer to your question it has generated income through the investment in the Railway Station and making the place a better place to be. One of the first places that people see when they visit the town if the Railway station as its a gateway to Kilmarnock and what a difference it has made with the investment which has run into the millions. |
| Not Declared 18 | Question | Based on your previous comments about how important it has been for the station does that mean that you envisage an investment from the Council into the rest of the park then? Because it has been left to go to rack and ruin for the past 30 years. |
| Craig Fulton (EAC) | Response | Again the consultation is about the KSRHT and what they intend to do. In terms of the Council we will address the concerns rasied by individuals in terms of the ASB within the park. |
| Not Declared 18 | Response | Its not just about the ASB its about the general state of it, the lighting the use that is made of it, the fact that we have got to this state where the building is in the state of disrepair so why hasn't soemthing been done about the building before now. Why hasnt the Council done something about that building? |

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| Not Declared 19 Craig Fulton (EAC) | Response Response | Theres also the Bowling club which needs regenerating in the town as well. It is very challenging for the Council to invest money in buildings which have no designated use/outcome so when the bowling club... |
| Not Declared 18 Craig Fulton (EAC) | Response Response | Surely you could have suggested a designated outcome for the building? As I am sure you are aware the Council has its own budget pressures so would not look to start services based on an unidentifeid need when there are other organisations that can fill a gap and provide services in their own right. The council are more of an enabler rather than a provider in these instances. However I will take your point that you would like to know more about what is being done in the Park in terms of the ASB (addressed earlier) and general upkeep of the park and include in the response. |
| Service Manager Greener Communities | Action | “Budgetary pressures over the years have limited the resources which Greener Communities are able to invest in the park. We continue to provide as high a quality service as we possibly can with the resources we have available. In other localities where residents have been keen to assist with the upkeep of parks and open green spaces etc we have achieved some significant work in partnership with our communities. This can take the form of providing equipment and support for litter picks, training and free use of some maintenance equipment, to working in partnership to provide extra play equipment for the area. If you are interested in community involvement email VibrantCommunities@east-ayrshire.gov.uk and we can discuss ideas from there.” |
| Not Declared 19 | Question | If this project goes ahead I want to be re-assured that there will be no vehicular traffic in the park as there has been with the Princes Trust as they take their cars in quite regularly to the front of the building and you are talking 50 yards from where they could park out on the street. I wouldnt like to think that, the park is for people, children and dogs and not for vehicular traffic and the gate which vehicles accessing never seems to be closed. It is on a padlock and it is always left open for anyone to access. Sometimes you get cars going through the gate not sure if they are genuine or not accessing the park. Its going to make it extremely busy for people all around our area. |
| Craig Fulton (EAC) | Response | So to clarify, any increase in vehicular access to the park would cause a risk to those who use the park? If so we can explore that if and when the CAT progresses. |
| ██████████ | Question | Just to add that I struggled to get out ██████████, tonight because the brownies are on across the road. It is a regular problem for parking especially in the morning before the parking fees come in at 7 oclock in the morning. It can get quite congested at times. When they tried to turn the cabin into Turning Point Scotland for similar services and wider services as well one of the reasons it was thrown out was because of the actual footfall as ██████████ sits in a conservation area so anything that increases actual footfall of even cars was an issue. |
| Craig Fulton (EAC) | Response | Thanks for that, if the cabinet were to approve an asset transfer of the Old Mens Cabin then the proposal would still have to go through planning permission and get planning consent for it. The trust would still have to adhere to any guidance that planning partners put in and they would have to go through the same process as well. |
| ██████████ | Question | Apparently everyone was supposed to get an email for the consultation, I only found out when I saw a sign in the park. |
| Craig Fulton (EAC) | Response | I appreciate that you have submitted an email which indicates you did not receive an invitation. As I said I will investigate and come back to you. If there is anyone else that feels they have not be notified then please come and put your contact details down and I will include that in the investigation. The results of the investigation will be noted on the minute of this meeting. |
| Craig Fulton (EAC) | Investigation Result | An investigation was held into the distribution of the invitation to the meeting. In total 239 objections were received and 182 invites were sent which meant that 57 objectors did not receive an invite. The issue was caused as one of the 3 batches of emails did not successfully send. As per the indication at the meeting this error has been highlighted to strategic leadership in order for them to consdier what action is appropriate. |
| Not Declared 20 | Question | As a ██████████ working with marganisled community I should support the project and it has been reassuring to hear that the proposal is within working hours. Its just the concern of this vulnerable client group cutting through the park but if things are in place to keep them safe and to reduce thier anxiety then its totally supported. |
| Allan Brown (KSRHT) | Response | Brilliant, thank you very much and I appreciate the points you have made and I hear a common thread through here about ASB and this needs to be brought to the forefront of our minds about this because we have obviously got to weigh up the location etc and providing a service and keeping people safe, so really do appreciate your input thanks. |
| Not Declared 21 | Question | My question is for ██████████, I hear about the concerns of people who will be coming for counselling and I would like to ask what are the type of age groups who are coming to this counselling because people seem to be scared of young people (being aggressive) so do you have a rough age group is it older people, younger people that attend? |
| Laura Yetton (KSRHT) | Response | There is a whole range from 16 to 75. I have a lady who is 71 who is in therapy at the moment so as I said before, everyone and anyone is able to attend. |
| Not Declared 21 Laura Yetton (KSRHT) | Response Response | So is there a lot of young girls who attend or is it older people? We have every age attend. |
| Not Declared 21 | Response | So every age, that might alleviate some fears that some 80 year old woman is not going to be assaulted. |
| Laura Yetton (KSRHT) | Response | Yes the services are for all different people from all different backgrounds at any kind of stage. |

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| Not Declared 22 | Question | So the cabin then, the responsibility for the maintenance will be with the Railway Trust? Is that correct? And are you responsible for maintenance in this Railway Station? |
| Allan Brown (KSRHT) | Response | It is a bit different with the Railway Station, Railways operate in quite an unusual fashion where Network Rail are the building owners and the track owners, Scot Rail are the franchisee who operate the train service. So there is a bit of a strange set up where our lease terms are that we look after the internals including the windows. Outside from the ground floor up to the roof is looked after by Scot Rail and then from the roof point upwards then it's Network Rail who look after that. So it is internal we look after. |
| Not Declared 22 | Question | Made objection that the Clock at Railway did not work. Not applicable to Community Benefit Consultation. |
| Not Declared 23 | Question | Can I just say that I did not get a notice either and I had actually went to my MP and I got the email which you assured him that everyone had been notified however it is quite clear that it is more than me in my area. That's people that I could speak to, how many more didn't get an invite. |
| Craig Fulton (EAC) | Response | As I said I will look into this and if it transpires that I was wrong then I will own my mistake and apologise for it. |
| Not Declared 24 | Question | Am I right in saying that the original consultation that was sent out that the votes were 260 something against 8 for? |
| Craig Fulton (EAC) | Response | There were (239 accurate number) objections |
| Not Declared 24 | Response | So to come here tonight for East Ayrshire Council and the Trust to come here and say we all got that wrong based on misinformation we gave our opinions based on the information provided by both the Trust and East Ayrshire Council and I find it quite insulting that you can come here and say to us that we have that wrong. Because we are clever enough people to read the information which you provided us with and we gave our opinions based on that and if 268 people were against it and 8 were for I think that is pretty much a unanimous decision. |
| Craig Fulton (EAC) | Response | The vast majority of those objections indicated the misinformation that had been distributed by the individual who initially called for the formation of the Friends of Howard Park there were three iterations of newsletter from this source that was distributed door to door over a wide area there was then a Neighbourhood Watch letter which was distributed again which emphasised the elements of ex-offenders and those with critical addiction issues who would be attending and then there was a fourth, sorry fifth document which was headed "We have been lied to" which was also distributed. At no point in the consultation have I said that anyone is wrong, I have merely said that in terms of the objections that were based on critical addictions and rehabilitation of ex-offenders these never have been proposals for the facility. Objections outwith those are perfectly reasonable and we have encouraged people to object and to have those objections responded to throughout the consultation including in the consultation documents and as part of this meeting. It is important to highlight, and I am sure that nobody within the room would disagree, that those circulations were alarming to people so it is challenging to.... |
| Not Declared 23 | Objection | There is a leaflet distributed with the last leaflet we got which came from AHF and that write up there was given to that charity by ██████████ and it stipulates what was written in the first leaflet so that back up what you are saying is misinformation. |
| Craig Fulton (EAC) | Response | The Architectural Heritage Fund which is on the website is a combination of the information which the railway trust have given them and adapted for their website. In order to have clarity I will attach the AHF information for all to view however it does not say that the services for ex-offenders or critical addictions will be moved to the park. |
| | Information on the AHF | https://ahfund.org.uk/projects/high-street-west-1/ |
| | | The above article clearly states the intended use of the facility: "The Trust, which has a strong focus on mental wellbeing, plans to use the Cabin as a café, toilet and meeting space for delivering counselling services to help people manage stress, anxiety and loneliness." While the document, in the section entitled "About The Trust", indicates that the trust offer services for among others critical addictions and ex-offenders this was, at the time, correct and something that the Trust have always been keen to promote. The article however does not indicate that services for these groups will be moved to the park and provides the consistent, factual information which East Ayrshire Council received from the outset that the facility will be used to provide rooms for counselling. |
| Not Declared 24 | Question | So what are the next steps here and after the minutes who will be making the decision and when will that be made. |

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| Craig Fulton (EAC) | Response | <p>After this meeting we will use the recording to produce a comprehensive minute. The minute will be checked by our legal department to make sure it doesn't impinge on any element of the Equalities Act. We will then circulate the minute and hold it on the Community Asset Transfer website. The KSRHT will then submit all of their CAT application and supporting documentation into East Ayrshire Council. After the supporting documents are received we have a six week period where we will assess the Finances of the application considering where the business case is strong or potentially weak and work with the Trust to bring these up. We then send the documents to members within Legal, Estates, Finance & Communities. Those individuals will make an evaluation on the specific elements of the project and we will present the outcome for consideration of cabinet. The elected members will then make the decision on the application.</p> |
| Not Declared 25 Craig Fulton (EAC) | Question Response | <p>Will that include members who have Howard Park? At this time, due to the election, I do not know if there will be representation from members of Ward 4.</p> |
| Not Declared 26 | Objection | <p>Can I just say one thing on a practical basis, I did get a letter inviting me to come along after I put a response in and I appreciate that however I have come along tonight and I haven't been able to join in at all because you have no microphone or anything to help deaf people and I am extremely deaf and I feel if you are going to have meetings like this not necessarily to do with the Old Mens Cabin but I think the Council and the Railway Trust need to remember that people who are speaking aren't necessarily speaking loudly enough and therefore I have no idea about what was said tonight.</p> |
| Craig Fulton (EAC) | Response | <p>That is a good point, I can only apologise that I have not catered for your needs and I should have ensured that those needs were met. You will however receive a full minute of the meeting in order that you can consider the objections raised and the responses given. Apologies again. Meeting was brought to a close.</p> |