

Members' Library Service Request Form

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Originator	W. Gillie
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Document Title	MCGC - Wall to the rear of 37 Bridge Street, Musselburgh

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Designation	Head of Infrastructure
Date	14/02/24

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REPORT TO: Members Library Service

MEETING DATE:

BY: Team Manager – Estates

SUBJECT: Wall to the rear of 37 Bridge Street, Musselburgh
Repair Works

1 PURPOSE

- 1.1 The purpose of this report is to provide information to the Musselburgh Common Good Committee on a request for expenditure required to fix a wall to the rear of 37 Bridge Street, Musselburgh

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Committee approve the expenditure required to fix a wall to the rear of 37 Bridge Street, Musselburgh which is in a poor state of repair and at risk of collapse:
- 2.2 The full amount is £7,500 + VAT
- 2.3 Common Good is responsible for a 50% share, which is £3,250 + VAT

3 BACKGROUND

- 3.1 37 Bridge Street, Musselburgh is held under Common Good and is leased out as a Childrens Nursery at a rental of £7,250 per annum. The next rent review is due on 1st February 2026.
- 3.2 The owner of the adjacent property, Mr Deery, at 41 Bridge Street approached the Council to notify us of a wall situated to the rear of the property which is in an unstable condition. This wall does not form part of the lease to 37 Bridge Street.
- 3.3 Two quotes have been obtained to fix the wall and the lesser of the two is from Trinity Roofing amounting to £7,500 + VAT. The cost of the works will be split by Musselburgh Common Good and Mr Deery 50/50.

3.4 Trinity Roofing will take down the wall and reuse any stone that is of good condition. East Lothian Council will supply any stone required at no cost, keeping the cost of the works to a minimum. These works required to the wall will ensure the wall is in a stable condition with no risk of it collapsing.

4 POLICY IMPLICATIONS

4.1 None

5 EQUALITIES IMPACT ASSESSMENT

5.1 This report is not applicable to the wellbeing of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

6.1 Financial – The approved Musselburgh Common Good Budget for repairs and maintenance is £1,000. The repair costs have been estimated at £3,250 + VAT

6.2 Personnel - None

6.3 Other – None

7 BACKGROUND PAPERS

7.1 None.

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