



Integrated Impact Assessment Form

Promoting Equality, Human Rights and Sustainability

Title of Policy/ Proposal	Asset Transfer – Vogrie Hall (33 Vogrie Road, Gorebridge EH23 4HH) to St David's Brass Band SCIO (Scottish Charitable Incorporated Organisation)
Completion Date	3 rd February 2022
Completed by	Gillian Cousin
Lead officer	Annette Lang

Type of Initiative:

Policy/Strategy

Programme/Plan

Project

Service

Function

Statement of Intent

New or Proposed

Changing/Updated

Review or existing

**Other (Transfer of
asset to a local SCIO)**

1. Briefly describe the policy/proposal you are assessing.

Set out a clear understanding of the purpose of the policy being developed or reviewed (e.g. objectives, aims) including the context within which it will operate.

The proposal is to transfer a council asset to a community group who are registered as a Scottish Charitable Incorporated Organisation. This transfer of ownership is governed by the Community Empowerment Act 2005.

Community Empowerment Act (Scotland) 2015

In deciding whether to agree to or refuse a Community Asset Transfer request, the Council must consider the following:

1. the reasons for the request;
2. any other information provided in support of the request;
3. whether agreeing to the request would be likely to promote or improve:-
 4. economic development
 5. regeneration
 6. public health
 7. social wellbeing
 8. environmental wellbeing, or
 9. whether agreeing to the request would be likely to reduce socio-economic inequalities
10. any other benefits that might arise if the request were agreed to;
11. how the request relates to the authority's duties under Equalities Legislation; and
12. any obligations that may prevent, restrict or otherwise affect the authority's ability to agree to the request.

In reaching its decision, the Council must compare the benefits of the community transfer body's proposals with the benefits that might arise from any alternative proposal. Alternative proposals may be another asset transfer request; another proposal made by the Council; continuing the existing use or disposal on the open market.

As well as assessing the benefits which the proposed CAT may deliver the Council must also assess whether the community transfer body is able to successfully deliver the project, and make it sustainable.

Importantly, the Act requires the Council to agree a CAT request unless there are reasonable grounds for refusing it.

A key part of the Council's financial strategy is the rationalisation of land and buildings. Council policy is to consider Asset Transfer for halls and pavilions that meet approved criteria. A transfer will reduce future financial burdens to the Council associated with these facilities.

St David's Brass Band SCIO

The application is being made by St David's Brass Band SCIO registered charity SC047976. The organisation is run by a Board of Directors. St David's Brass Band SCIO have been operating for 40 years and operating out of Vogrie Hall, for the last 10 years. Membership is open to all of Midlothian and those living in the environs.

St David's Brass Band SCIO request

St David's Brass Band SCIO have requested full ownership and transfer of Vogrie Hall together with land surrounding the building). The proposal is to use the building and land for the provision of an expressive arts centre, with community use for benefit of Midlothian residents and those living in the environs and the surrounding area.

Assessment

A Community Asset Transfer Assessment panel group of council officers met on 15th December 2021 and completed a scoring exercise against the assessment framework (The assessment panel requested a more detailed business plan) to be submitted in advance of the Community Management Assessment Group (CMAG) Meeting.

This assessment recommended that the Council approve the request for the reasons below:

- St David's Brass Band will provide locally accessible expressive arts and community facilities.
- The transfer will provide a saving to the Council both in relation to the cost of repairs (£537,493) the building and land is worth approximately £100,000.
- The proposed transfer would ensure liabilities for maintenance, repair, renewal and insurance for the Council and place these on St David's Brass Band SCIO.
- The facility will be available for community use and St David's Brass Band SCIO have secured £275,000 to refurbish the building from grants and a private donation.
- The transfer of halls and pavilions, of which Vogrie Hall is one, is part of the council's financial strategy

The application is recommended for approval subject to certain conditions.

The Community Management Assessment Group (CMAG) Meeting, comprising officers from Communities, Estates, Finance, Education and Land Resources undertook a formal review of the assessment by the asset transfer panel on 25th January 2022. In accordance with the Council approved Framework. The decision of the CMAG was to progress to Community Asset Transfer Board for elected members to make the final decision.

What will change as a result of this policy/Proposal?

The building has historically been operated by the Brass Band on a lease. However due to repair issues and covid it has been closed for just under 2 years. The change as a result of this proposal will mean that the community group will have ownership transferred to them which will enable them to access funding to repair and reopen the building making it accessible to their brass band and wider community.

13. Do I need to undertake a Combined Impact Assessment?

High Relevance	Yes/no
The policy/ proposal has consequences for or affects people	Yes
The policy/proposal has potential to make a significant impact on equality	Yes
The policy/ proposal has the potential to make a significant impact on the economy and the delivery of economic outcomes	No
The policy/proposal is likely to have a significant environmental impact	No
Low Relevance	
The policy/proposal has little relevance to equality	No
The policy/proposal has negligible impact on the economy	Yes
The policy/proposal has no/ minimal impact on the environment	Yes
<p>If you have identified low relevance please give a brief description of your reasoning here and send it to your Head of Service to record.</p> <p>If you have answered yes to high relevance above, please proceed to complete the Integrated Impact Assessment.</p>	

14. What information/data/ consultation have you used to inform the policy to date?

Evidence	Comments: what does the evidence tell you?
Data on populations in need	The evidence from the Midlothian Profile and Scottish Index of Multiple Deprivation continues to highlight that Gorebridge is an area of deprivation.
Data on service uptake/access	The take up of the brass band and use of the hall will increase due to having access to improved facilities which can be reopened.
Data on quality/outcomes	<p>The band have a proven track record in operating the building successfully. They will also meet the objectives of the Single Midlothian Plan in relation to:</p> <ul style="list-style-type: none"> • Reducing the gap in health and learning related outcomes.
Research/literature evidence	<p>The Midlothian Profile and the Single Midlothian Plan provide an evidence base of the needs of the residents in Midlothian and have been included in the application.</p> <p>The consultation with the community has 148 consultation responses, 249 support signatures and 11 user groups had noted their interest in using the hall.</p>
Service user experience information	<p>The consultation with the community has 148 consultation responses, 249 support signatures and 11 user groups had noted their interest in using the hall.</p> <p>30 members within the brass band itself are also supportive.</p>
Consultation and involvement findings	The consultation with the community has 148 consultation responses, 249 support signatures and 11 user groups had noted their interest in using the hall.
Good practice guidelines	In line with the Community Empowerment Legislation and specifically Asset Transfer Guidance

Other (please specify)	
Is any further information required? How will you gather this?	No

15. How does the policy meet the different needs of and impact on groups in the community?

Equality Groups	Comments – positive/ negative impact
Older people, people in the middle years,	Positive - opportunities to reduce social isolation, improve health and wellbeing and develop new skills.
Young people and children	Positive - enable young people and children to access new opportunities, receive support on issues such as health and wellbeing or supporting the development of skills.
Women, men and transgender people (includes issues relating to pregnancy and maternity)	Positive - opportunities to reduce social isolation, improve health and wellbeing, learn new skills and increase access to education and training.
Disabled people (included physical disability; learning disability; sensory impairment; long term medical conditions; mental health problem)	Positive - opportunities to reduce social isolation, improve health and wellbeing, learn new skills and increase access to education and training. Also enhanced access to the facilities.
Minority ethnic people (includes Gypsy/Travellers migrant workers non-English)	Positive - opportunities to reduce social isolation, improve health and wellbeing, learn new skills and increase access to education and training and improve written and spoken language skills.
Refugees and asylum seekers	Positive - opportunities to reduce social isolation, improve

	health and wellbeing, learn new skills and increase access to education and training and improve written and spoken language skills.
People with different religions or beliefs (included people with no religion or belief.	Faith based groups are able to apply in to access services and make use of the facility.
Lesbian; gay bisexual and heterosexual people	Positive - opportunities to reduce social isolation, improve health and wellbeing, learn new skills and increase access to education and training. There will be an equal access to the facility and services.
People who are unmarried; married or in a civil partnership	Positive - opportunities to reduce social isolation, improve health and wellbeing, learn new skills and increase access to education and training.
Those vulnerable to falling into poverty	
Unemployed	Positive - opportunities to learn new skills and increase access to employment, education and training and access to income maximisation support.
People on Benefits	Positive - opportunities to learn new skills and increase access to employment, education and training and access to income maximisation support.
Single Parents and vulnerable families	Positive - opportunities to receive support and improve health and wellbeing.
Pensioners	Positive - opportunities to reduce social isolation, improve health and wellbeing and develop new skills.
Looked after Children	Positive - opportunities to receive support and improve health and wellbeing.
Those leaving care settings	Positive - opportunities to

(including children and young people and those with illness)	receive support and improve health and wellbeing.
Homeless People	Positive - opportunities to learn new skills and increase access to employment, education and training.
Carers (including young carers)	Positive - opportunities to receive support and improve health and wellbeing.
Those involved in the criminal justice system	Positive - opportunities to learn new skills and increase access to employment, education and training.
Those living in the most deprived communities (bottom 20% SIMD areas)	Positive - opportunities to learn new skills and increase access to employment, education and training.
People misusing services	Positive - opportunities to receive support and improve health and wellbeing.
People with low literacy/numeracy	Positive - learn new skills and increase access to employment, education and training and improve written and spoken language skills.
Others e.g. veterans, students	Positive - opportunities to receive support and improve health and wellbeing.
Geographical Communities	
Rural/ semi-rural Communities	Applications for use of the hall are welcome from all communities across Midlothian and the wider environs. This also applies to membership of the brass band.
Urban Communities	Applications for use of the hall are welcome from all communities across Midlothian and the wider environs. This

	also applies to membership of the brass band.
Coastal Communities	n/a

16. Are there any other factors which will affect the way this policy impacts on the community or staff groups?

No

17. Is any part of this policy/ service to be carried out wholly or partly by contractors?

If yes, how have you included equality and human rights considerations into the contract?

Not contractors but the asset will transfer to an independent group out with the council.

18. Have you considered how you will communicate information about this policy or policy change to those affected e.g. to those with hearing loss, speech impairment or English as a second language?

The decision notice on the asset transfer is published on the council website

Information published by Midlothian Council can be provided on request in many of the community languages and in large print, Braille, audio tape or BSL. For more information, please contact the Equality, Diversity & Human Rights Officer on 0131 271 3658 or equalities@midlothian.gov.uk

The organisation securing the premises will promote the facility and its use.

19. Please consider how your policy will impact on each of the following?

Objectives	Comments
Equality and Human Rights	
Promotes / advances equality of opportunity e.g. improves access to and quality of services, status	St David's Brass Band SCIO will be able to continue to provide locally based services addressing the needs of their local communities.
Promotes good relations within and between people with protected characteristics and tackles harassment	St David's Brass Band SCIO will be able to continue to provide locally based services addressing the needs of their local communities.
Promotes participation, inclusion, dignity and self- control over decisions	St David's Brass Band SCIO has clear policies and procedures in place in relation to positive access and inclusion
Builds family support networks, resilience and community capacity	St David's Brass Band SCIO will build capacity locally in Gorebridge through running a building and operating the brass band.
Reduces crime and fear of crime	N/A
Promotes healthier lifestyles including Diet and nutrition Sexual Health Substance Misuse Exercise and physical activity Life Skills	St David's Brass Band SCIO will increase the skills of members and will provide access to other groups to run activities which promote healthier lifestyles
Environmental	
Reduce greenhouse gas (GHG) emissions in Midlothian (including carbon management)	Repair of the building will make it more carbon efficient and will provide future options for projects such as food growing
Plan for future climate change	N/A
Pollution: air/ water/ soil/ noise	N/A
Protect coastal and inland waters	N/A
Enhance biodiversity	N/A
Public Safety: Minimise waste generation/ infection control/ accidental injury /fire risk	N/A
Reduce need to travel / promote sustainable forms or transport	N/A
Improves the physical environment e.g. housing quality, public and green space	Will improve physical environment as

	dilapidated building will be refurbished and made safe
Economic	
Maximises income and /or reduces income inequality	N/A
Helps young people into positive destinations	Yes through building confidence and music skills
Supports local business	n/a
Helps people to access jobs (both paid and unpaid)	Yes through building confidence and music skills
Improving literacy and numeracy	Yes through building confidence and music skills
Improves working conditions, including equal pay	N/A
Improves local employment opportunities	N/A

20. Is the policy a qualifying Policy, Programme or Strategy as defined by The Environmental Impact Assessment (Scotland) Act 2005?

No

21. Action Plan

Identified negative impact	Mitigating circumstances	Mitigating actions	Timeline	Responsible person
Lack of information to equality groups that they can utilise the new facility	The group have said it will be inclusive and open to all but do not state how they will actively promote to equality groups	Link St David's Brass Band with Council Equality Officer to support active promotion with equality groups	2022/23	Gillian Cousin to link Equalities Officer and St David's Brass Band

22. Sign off by Chief Officer

Signature



Name Joan Tranent

Date 10 February 2022