

## Woodburn Community Hub Update

Report by: John Blair, Director, Resources

### 1 Purpose of Report

This report updates Council regarding the status of the funding bids in respect of Woodburn Community Hub.

### 2 Background

#### Community meeting 27 September 2011

- 2.1 Council will be aware that a report to Council on 27 September 2011 by the Director, Education and Children's Services sought agreement to support the development of a Community Hub in Woodburn in partnership with Dalkeith Miners Welfare Club (DMWC) and the local Community. At that meeting the Council agreed to fund £40,000 to commence preparing information for building warrant submission and the necessary tender documentation.

At this meeting the decision of the Council was

#### **Decision**

- (a) *Note that work undertaken to explore the concept of a Community Hub in the Woodburn area had shown that such a development was feasible, was much needed, and would be warmly welcomed by the community. It would contribute to the achievement of the Council's aims to strengthen services for children and young people, work with communities to reduce anti-social behaviour and promote positive social development, contribute to sustainable development and regenerate and improve Midlothian's town and village centres;*
- (b) *Note the cost of the development worker and the continued positive and crucial role the Miners Club has played;*
- (c) *Note the proposals for a standalone extension and the cost of £950,000 and that work was ongoing to progress the proposed contractual arrangements for the development and operation of the premises;*
- (d) *As referred to above, agree to proceed with option 2 - Start with the preparing of information for Building Warrant submission and then tender documents for issue to the marketplace only, at a cost of about £40,000;*
- (e) *To ask officers to report back with proposals that set out financial implications of preferred option 2 along with robust legal agreements designed to promote the partnership with Dalkeith Miners Welfare Club as well as protect Council interests during the building and subsequent usage of the extension; and*
- (f) *To note that proposals for robust legal agreements would possibly entail obtaining specialist legal advice.*

## 2.2 Council Meeting 23 September 2014

At the 23 September 2014 Council meeting, Council considered an update report by Head of Service Transformational Projects which indicated that there had been issues regarding land ownership between Dalkeith Miners Welfare Club and the Coal Industry Social Welfare Organisation (CISWO) which had caused delays but these had subsequently been resolved. The report also outlined that Community Enterprise was undertaking development work and that the cost of this was to be met by external funding.

At the meeting the Council noted that further reports would be submitted to future meetings.

## 2.3 In the interim period, Community Enterprise worked with Dalkeith Miners Welfare Club, the Council and members of the local community to develop robust business plans and submitted bids to National Lottery and Regeneration Capital Grants Fund.

*In summary, the Bids were, to build a hub to regenerate the area, combining family and children's support, youth development, community cohesion and space for a variety of community regeneration activities in a new hub of around 700m2.*

The financial details of the bid submitted are as follows:-

| <b>Expenditure Items</b>  | <b>Amount</b>            |
|---------------------------|--------------------------|
| Capital Build             | £1,304.00                |
| Furniture and equipment   | £70,000                  |
| Professional fees         | £158,000                 |
| Site investigations       | £20,000                  |
| Planning Fee              | £5,000                   |
| Building Warrant Fee      | £7,000                   |
| Inflation and contingency | £196,000                 |
| Contribution to staffing  | £100,000                 |
| <b>Total</b>              | <b><u>£1,860,000</u></b> |

| <b>Funding requested</b>             |                          |
|--------------------------------------|--------------------------|
| Regeneration Capital Grant Fund      | £780,000                 |
| Big Lottery Growing Community Assets | £900,000                 |
| Robertson Trust                      | £180,000                 |
| <b>Total</b>                         | <b><u>£1,860,000</u></b> |

[Source: Regeneration Capital Grant Fund Application]

## 2.4 Unfortunately the Woodburn Community Hub project was unsuccessful in their applications with feedback from Regeneration Capital Grants Fund indicating;

- *101 applications were received at first stage with a total grant request of £96m. The £25m funding available for 2016/17 projects is subject to the spending review.*

- *The Panel took the view the project did not demonstrate strong regeneration outcomes across the physical, economic and social aspects and did not demonstrate the ability to have an impact across a wider area.*

**2.5** Similarly the application for Big Lottery funding was unsuccessful, with specific feedback indicating;

- *Competition for funding is currently extremely high and Big Lottery are only able to support those applications that demonstrate the strongest fit with programme outcomes and criteria.*
- *The project did not demonstrate potential to impact as strongly on outcomes for Growing Community Assets compared with other applications.*
- *The potential impact on outcome one ("Communities work together to own and develop local assets") and outcome three ("Communities develop skills and knowledge....") was less strong than that for other applications received by Big Lottery.*
- *Consultation with the wider community, rather than with the existing members of the miners' welfare club, was less comprehensive, compared with that provided by other applications and this in turn led big Lottery to question how effectively the project will meet community needs.*
- *Big Lottery received applications totalling in excess of £65,000,000 and as a result decision making has been extremely competitive.*

**2.6** The outcome of the Bids is a disappointing result for the Woodburn Community Hub Project Group. However, It has been agreed that the Project Group supported by Community Enterprise will continue to work to establish a restructured Bid to both National Lottery and Regeneration Capital Grants Fund based on the feedback received.

Council are aware that Woodburn is one of the agreed priority areas and that work is ongoing through a pilot 'area targeting approach' to ensure that services are provided in the area meet which needs of the community. The Communities Team will take a proactive approach to engaging with the Project Group to support the strengthening of the bid to meet the requirements of funding bodies. In particular, they will ensure that it is aligned with the area targeting activity in order to provide a stronger context for the bid.

### **3. Report Implications**

#### **3.1 Resource**

There are no direct resource implications at this stage as the Woodburn Community Hub Project Group, supported by Community Enterprise, are working to develop the previous bid to funders based on feedback following the submission of the Bids to each organisation.

### **3.2 Risk**

The Woodburn Community Hub Project does not only include the building of the facility but extends to future operation, promotion, maintenance and development of the Hub working in partnership with Dalkeith Miners Welfare Club, providing support directly and indirectly via Community Enterprise.

There is a key risk that without external funding the Woodburn Hub Project becomes unviable and is clearly unable to progress.

### **3.3 Single Midlothian Plan and Business Transformation**

Themes addressed in this report:

- ☒ Community safety
- ☐ Adult health, care and housing
- ☒ Getting it right for every Midlothian child
- ☒ Improving opportunities in Midlothian
- ☒ Sustainable growth
- ☒ Business transformation and Best Value
- ☐ None of the above

### **3.4 Key Priorities within the Single Midlothian Plan**

Midlothian Council and its Community Planning Partners have made a commitment to treat the following as key priorities within the Single Midlothian Plan and this Woodburn Community Hub Project will address:

- Early Years
- Economic Growth and Business Support
- Positive Destinations for Young People

### **3.5 Impact on Performance and Outcomes**

The purpose of this report is to provide feedback to Council on the unsuccessful funding bid in respect of the Woodburn Community Hub. However, it remains the position that Woodburn Community Hub Project Group is taking a pro-active approach to trying to secure external funding.

### **3.6 Adopting a Preventative Approach**

As set out in paragraph 3.4 above

### **3.7 Involving Communities and Other Stakeholders**

This report updates Council on unsuccessful external funding bids for the project that was agreed previously by Council and it is important to note the Community has been heavily involved in the development of the Woodburn Community Hub Project.

### **3.8 Ensuring Equalities**

Robust Community engagement took place to ensure that the views of the wider community were considered and that the proposed new building would be fully DDA compliant.

### **3.9 Supporting Sustainable Development**

The Woodburn Community Hub Project does not only include the building of the Hub facility but extends to future operation, promotion, maintenance and development and working with Dalkeith Miners Welfare Club, providing support directly and indirectly via Community Enterprise.

### **3.10 IT Issues**

There are no IT issues associated with the proposals set out in this report.

## **4 Summary**

This report updates Council on the progress of funding bids in respect of Woodburn Community Hub and highlights the plans for the Community Enterprise and the project Board to take this forward.

## **5 Recommendations**

Council is asked to note of this report and to request a further report to a future Council meeting likely in June 2016 on the outcome of future external funding bids.

**Date 15 October 2015**

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**Background Papers:**

Development of Woodburn Community Hub Report by Director Education and Children's Services – Council meeting 27 September 2011

Woodburn Community Hub – Update Report by Head of Service, Transformation Projects – Council meeting 23 September 2014