



POLICY AND RESOURCES COMMITTEE – 18 APRIL 2013

NEWMACHAR HALL: FUNDING

1. Recommendations

The Committee is recommended to:

- .1 approve additional funding of up to £380,000 to secure time-limited funding from LEADER and Sport Scotland, and to allow the Hall to be constructed.
- .2 approve a funding package comprising of a “soft loan” up to £182,000 and an additional allocation of £198,000 from the Six Key Areas for Development earmarked reserve.

2. Background/Discussion

2.1 The Newmachar Community Hall Association (NCHA) has been working towards building a new, fit for purpose community hall in Newmachar for some considerable time. The project is at an advanced stage and is supported by a comprehensive business plan. Support for the hall project is based on comprehensive engagement and consultation with the community. Newmachar has grown rapidly over the last decade or so yet has little in the way of community facilities. Further growth is anticipated over the coming years and developer contributions towards community facilities are being sought by Aberdeenshire.

2.2 To date NCHA has raised £1,029,000 in funding from a variety of sources, as shown in the table below.

LEADER	200,000
Aberdeenshire “Towns and Villages Award”	250,000
SportScotland	250,000
Planning Gain	194,000
Fundraising	95,000
EL&L Capital Grant 2012	15,000
Robertson Trust	20,000
Aberdeenshire Top Up Budget	5,000
TOTAL	1,029,000

2.3 However, some of the planning gain funding was time limited and has had to be returned to the developer, leaving a £51,500 gap in the funding shown in paragraph 2.2.

2.4 The work for building the hall was put out to tender by the NCHA in January, 2013. Six companies were invited to tender and the lowest tender was for £1,240,000. This was higher than anticipated, largely due to rising costs since the original estimate over a year ago. In addition, costs for professional fees, moving the electricity sub-station and demolition of the existing hall have now

been identified and received. Again, these are higher than anticipated. In total, the project is forecast to cost £1,355,000.

- 2.5 The funding gap for the whole cost of the project stands at £377,500. NCHA continues to apply for funds elsewhere, but the project is at a crucial stage and must be started by April, 2013 if it is to remain viable. Through re-profiling funding allocated through the 100 days pledge initiative, and if necessary providing a loan against the impending developers' contributions, the funding gap can be bridged and the hall built.
- 2.6 Given the level of funding from Aberdeenshire Council, the lease to the NCHA will seek to take security over the site and the facility to safeguard funding. In the event that the hall project fails, Aberdeenshire Council will recover the funding or facility as much as is possible.
- 2.7 It is recommended that Policy and Resources Committee approves funding for the Newmachar Hall project up to £380,000. If the project is to progress, the funding gap will have to be bridged. A review of all of the projects from the six key areas of development has been undertaken and funds of £198,000 are available due to a small, residual, unallocated balance and specific projects forecasting to spend less than originally intended.
- 2.8 This leaves a capital shortfall in the region of £182,000.
- 2.9 The Head of Finance has been consulted and stated that there are two options in terms of providing a loan to cover any capital shortfall:
 - (i) provide a loan at commercial rates - this would have an adverse impact on the group's finances during the first few years.
 - (ii) provide a "soft loan" and a Council Service identifies budget to cover the lost interest. The most obvious place for this to be funded would be Education, Learning & Leisure.

The recommendation is for a "soft loan" and for the Education, Learning & Leisure Service to cover the lost interest of £8,000 per annum.

3. Staffing, Financial and Equality Implications

- 3.1 There are no staffing implications relating to this report and the financial implications are covered above.
- 3.2 An Equality Impact Assessment has been completed and has identified the following positive impacts on one or more of the protected characteristics;
 - through providing local based facilities, including potential use by the NHS for clinics, a positive impact on the health of all but particularly younger and older people, and for those with a disability;
 - through promoting a socially inclusive and cohesive approach to the use of the hall, there will be a positive impact through the fostering of good relations;
 - No negative impact has been identified.
 -

Colin Mackenzie
Chief Executive

Report prepared by Douglas Milne, Garioch Area Manager, 21 March, 2013



EQUALITY IMPACT ASSESSMENT

Stage 1: Title and aims of the activity ("activity" is an umbrella term covering policies, procedures, guidance and decisions).	
Service	Chief Executive
Section	Area Manager
Title of the activity etc.	Newmachar Hall project
Aims of the activity	Support building of a community facility by the Newmachar Community Hall Association (NCHA) through bridging the funding gap.
Author(s) & Title(s)	Douglas Milne, Area Manager (Garioch), , ,

Stage 2: List the evidence that has been used in this assessment.	
Internal data (customer satisfaction surveys; equality monitoring data; customer complaints).	NCHA business plan and community engagement questionnaire.
Internal consultation with staff and other services affected.	Early discussion with NHS colleagues, Sports and Leisure colleagues from Aberdeenshire Council.
External consultation (partner organisations, community groups, and councils).	Discussion with Newmachar and Kingseat Community Council.
External data (census, available statistics).	N/A
Other (general information as appropriate).	Discussion with and plans for Garioch Area Community Planning Group.

Stage 3: Evidence Gaps.

Are there any gaps in the information you currently hold?

No.

Stage 4: Measures to fill the evidence gaps.

What measures will be taken to fill the information gaps before the activity is implemented? These should be included in the action plan at the back of this form.

Measures:

Timescale:

Stage 5: Are there potential impacts on protected groups? Please complete for each protected group by inserting "yes" in the applicable box/boxes below.

	Positive	Negative	Neutral	Unknown
Age – Younger	x			
Age – Older	x			
Disability	x			
Race – (includes Gypsy Travellers)			x	
Religion or Belief			x	
Gender – male/female	x			
Pregnancy and maternity	x			
Sexual orientation – (includes Lesbian/ Gay/Bisexual)			x	
Gender reassignment – (includes Transgender)			x	
Marriage and Civil Partnership			x	

Stage 6: What are the positive and negative impacts?		
Impacts.	Positive (describe the impact for each of the protected characteristics affected)	Negative (describe the impact for each of the protected characteristics affected)
Please detail the potential positive and/or negative impacts on those with protected characteristics you have highlighted above. Detail the impacts and describe those affected.	Health benefits for a range of people in the community, including the young and the elderly.	
	Social inclusion in a rapidly growing community with benefits to age (fostering good relations) and promoting equality of opportunity.	

Stage 7: Have any of the affected groups been consulted?	
If yes, please give details of how this was done and what the results were. If no, how have you ensured that you can make an informed decision about mitigating steps?	Through the NCHA questionnaires.

Stage 8: What mitigating steps will be taken to remove or reduce negative impacts?		
	Mitigating Steps	Timescale
These should be included in any action plan at the back of this form.	N/A.	

Stage 9: What steps can be taken to promote good relations between various groups?

<p>These should be included in the action plan.</p>	
---	--

Stage 10: How does the policy/activity create opportunities for advancing equality of opportunity?

Through providing a local sports, recreation and community hub it will encourage different community groups and users to take advantage of local facilities, close to home. Particularly the young and elderly who may have transport or mobility problems will benefit. NHS outreach clinics will also help address these and health issues. This will benefit parents with very young children - at present they have to make a round trip of approximately 10 miles.

Stage 11: What equality monitoring arrangements will be put in place?

<p>These should be included in any action plan (for example customer satisfaction questionnaires).</p>	<p>As part of the business plan the NCHA will carry out customer satisfaction and useage surveys. Through the Community Planning Group these will be monitored on a six monthly basis.</p>
--	--

Stage 12: What is the outcome of the Assessment?

<p>Please complete the appropriate box/boxes</p>	1	No negative impacts have been identified –please explain.
	<p>There are no negative impacts arising from this project. It is to build a community based facility and this does not involve the removal of funding or facilities from other groups.</p>	
	2	<p>Negative Impacts have been identified, these can be mitigated - please explain. * Please fill in Stage 13 if this option is chosen.</p>
	3	<p>The activity will have negative impacts which cannot be mitigated fully – please explain. * Please fill in Stage 13 if this option is chosen</p>

* Stage 13: Set out the justification that the activity can and should go ahead despite the negative impact.

Stage 14: Sign off and authorisation.

Sign off and authorisation.	1) Service and Team	Chief Executive	
	2) Title of Policy/Activity	Funding for NCHA (if appropriate)	
	3) Authors: I/We have completed the equality impact assessment for this policy/activity.	Name: Douglas Milne Position: Area Manager Date: 15 March 2013 Signature:	Name: Position: Date: Signature:
		Name: Position: Date: Signature:	Name: Position: Date: Signature:
	4) Consultation with Service Manager	Name: Date:	
	5) Authorisation by Director or Head of Service	Name: Colin Mackenzie Position: Chief Executive Date:	Name: Position: Date:
	6) If the EIA relates to a matter that has to go before a Committee, Committee report author sends the Committee Report and this form, and any supporting assessment documents, to the Officers responsible for monitoring and the Committee Officer of the relevant Committee. e.g. Social Work and Housing Committee.	Date: 15 March 2013	
	7) EIA author sends a copy of the finalised form to: eia@abdnshire	Date:	
(Equalities team to complete) Has the completed form been published on the website? YES/NO			Date:

