

Item: 4

Community Development Fund Sub-committee: 15 June 2023.

Application Number 0/5/8/70.

Westray Sailing Club.

Construction of New Workshop and Building of Traditional Westray Skiff.

Report by Corporate Director for Enterprise and Sustainable Regeneration.

1. Purpose of Report

To consider an application for Community Development Fund (CDF) funding from Westray Sailing Club for assistance towards construction of a new workshop and building a traditional Westray skiff.

2. Recommendations

The Sub-committee is invited to note:

2.1.

That, on 26 November 2019, when considering the eligibility of projects funded by the North Isles Landscape Partnership Scheme in applying for grants from the Community Development Fund, and other Council funding, the Policy and Resources Committee recommended:

- That community-led projects which had previously secured part-funding from the North Isles Landscape Partnership Scheme be considered eligible to seek co-funding from other Council funding streams, including the Community Development Fund.

2.2.

That Westray Sailing Club has applied for assistance from the Community Development Fund towards the construction of a new workshop and the building of a traditional Westray skiff, for use by the members of Westray Sailing Club, the local community and visitors to the island of Westray, at a total estimated eligible cost of £287,666.

2.3.

That the North Isles Landscape Partnership Scheme has identified the construction of a new workshop and the building of a traditional Westray Skiff as a project to potentially support and has indicated a potential grant allocation of £93,456 towards the project, subject to approval by the North Isles Landscape Partnership Working Group.

2.4.

That, although guidance notes states that, where total project costs exceed £100,000, the Community Development Fund Sub-committee will determine whether appropriate security should be taken over any appropriate heritable property improved as a result of the project, Westray Sailing Club will not be in a position to grant security over the heritable property, to be leased from Westray Development Trust, and the Council is unlikely to wish to have any security over the lease.

2.5.

That messages of support have been received from the undernoted groups:

- Westray Development Trust.
- Westray Junior High School.

It is recommended:

2.6.

That a grant amounting to 34.8% of total eligible costs, up to a maximum sum of £100,000, to be met from the CDF, be offered to Westray Sailing Club towards construction of a new workshop and the building of a traditional Westray skiff.

2.7.

That powers be delegated to the Corporate Director for Enterprise and Sustainable Regeneration, in consultation with the Head of Finance, to authorise advance payment of the grant, referred to at paragraph 2.6 above, on receipt of invoices, if required in order to assist cash flow requirements of Westray Sailing Club.

2.8.

That powers be delegated to the Corporate Director for Enterprise and Sustainable Regeneration, in consultation with the Head of Legal and Governance, to conclude an Agreement, on the Council's standard terms and conditions, with Westray Sailing Club in respect of the funding, detailed at paragraphs 2.6 and 2.7 above.

3. Background

3.1.

Westray Sailing Club was established in 1925 and is a constituted community group. Westray Sailing Club's main objective is to promote and encourage the sport of sailing in Westray in a safe and inclusive environment, particularly in respect of the traditional Westray skiff. The group is run by a board of 16 committee members.

3.2.

Westray Sailing Club holds sailing races each week during the summer months and an annual regatta on the last Saturday of July. The regatta is one of the biggest events of its kind in Orkney and is open to all sailing clubs and individuals who wish to take part. The regatta is also an important way of Westray Sailing Club promoting itself within the local community in order to increase its membership, which currently stands at over 30 members.

3.3.

During the initial community consultation phase of the North Isles Landscape Partnership Scheme, the importance of ensuring that traditional boat building skills are passed on to the younger generation was highlighted. As a result of the consultation a community boat building project was conceived by Westray Sailing Club. Estimated costs were identified and the project was incorporated into the North Isles Landscape Partnership Scheme application to the Heritage Lottery Fund as a potential project for support. The Heritage Lottery Fund application was approved in March 2018. The project, led by Westray Sailing Club, presents a unique opportunity for the young people of the island to participate in a real life build of a traditional Westray skiff.

3.4.

After discussions between Westray Development Trust and Westray Sailing Club, Westray Development Trust has recently purchased land from the Council at Gill Pier Road in Pierowall, Westray. In addition, a 25-year lease has been finalised for this land between the Westray Development Trust and the Westray Sailing Club to facilitate the building of the boat shed and workshop. It is proposed that this lease will have the option for renewal after the initial time-period. Planning permission has also been granted to erect a building, which will act as both a boat shed and a workshop.

3.5.

As this project has been identified for potential grant funding support from the North Isles Landscape Partnership Scheme, Westray Sailing Club has continued discussions with the team involved in the Scheme's delivery. Westray Sailing Club has also identified voluntary contributions, by way of labour which, which although unquantified in the application is understood to be significant and demonstrates local commitment. This commitment and potential funding package have enabled Westray

Sailing Club to progress to the stage of applying for the final funds required to deliver the project.

4. Project Proposal

4.1.

Westray Sailing Club wishes to construct a new workshop and the building of a traditional Westray skiff. The applicant claims that project will not only improve the facilities available to members of Westray Sailing Club but also encourage young people in both Westray and Papa Westray to learn about traditional boat building skills. This, in turn, will increase interest among young people to join Westray Sailing Club thereby helping to ensure the sustainability of the club and the new building for years to come.

4.2.

The works include the following:

- Building of a new shed, with workshop and storage space including externally accessed showers and toilets.
- Building of a traditional Westray skiff by a local boat-builder, with involvement from young people in Westray and Papa Westray.
- Development and retention of new skills within the communities of Westray and Papa Westray.

4.3.

The project costs, which have been determined by way of quotations, and proposed funding arrangements, are outlined below (inclusive of VAT as Westray Sailing Club is not VAT registered):

Project Details.	Cost.
Planning Consents and professional fees.	£4,800.
Building of shed (including showers and toilets).	£263,666.
Building of traditional Westray Skiff (including training).	£19,200.
Total.	£287,666.
Project Financing.	Amount.
Community Development Fund (34.8%).	£100,000.
North Isles Landscape Partnership Scheme (32.5%).	£93,456.
Orkney Marinas (5.2%).	£15,000.
Westray Development Trust (27.5%).	£79,210.
Total.	£287,666.

4.4.

The Community Development Fund has the opportunity to help attract the maximum amount of external match funding through supporting this project. The North Isles Landscape Partnership Scheme has, through recent assessment of indicative costs provided by Westray Sailing Club, identified a potential grant budget of £93,456, currently under consideration. This budget has the potential to match fund this project, subject to discussions between Westray Sailing Club and the North Isles Landscape Partnership Scheme which has led to an application being submitted and awaiting approval. Several board members of Westray Sailing Club are willing and able to provide voluntary labour which demonstrates local commitment.

4.5.

Westray Sailing Club will continue to maintain and promote the new facilities once the project is complete. The North Isles Landscape Partnership Scheme will also promote the project through its website and social media presence.

5. Project Appraisal

5.1.

The proposals put forward in the development plan, which accompanies the application, outlines the intention to construct a new shed, to be used as a workshop and for storage, and to build a traditional Westray skiff, providing new facilities which will be welcoming and accessible to all members of Westray Sailing Club, as well as to visiting sailing clubs to the island.

5.2.

Letters of support in relation to this project have been received from the following groups:

- Westray Development Trust.
- Westray Junior High School.

5.3.

The Community Development Fund and its predecessor, the Community Development Fund for the New Millennium, have supported a wide range of development projects involving sports and recreation, including:

- Orkney Sailing Club towards the building of a new storage and training facility at Hatston Slipway.
- Orkney Rowing Club towards the purchase of new boats and associated equipment.
- Stromness Golf Club towards improvements and enhancements to Stromness Golf Course.
- West Mainland Bowling Club towards the creation of an artificial bowling green and storage facility in Dounby.

5.4.

On 26 November 2019, when considering the eligibility of projects funded by the North Isles Landscape Partnership Scheme in applying for grants from the Community Development Fund, and other Council funding, the Policy and Resources Committee recommended:

- That community-led projects which had previously secured part-funding from the North Isles Landscape Partnership Scheme be considered eligible to seek co-funding from other Council funding streams, including the Community Development Fund.

5.5.

With regard to Westray Sailing Club's application, the following is an assessment and evaluation against each of the approved assessment and evaluation criteria:

5.5.1. Evidence of need

- Westray Sailing Club has liaised with the North Isles Landscape Partnership Scheme since the initial community consultations, which provided evidence of local community support for the various elements of this project. Also, one of the main objectives of the Landscape Partnership Scheme programme nationally is the development and retention of traditional skills between generations. This project will help achieve this within the local communities of Westray and Papa Westray.
- The project has support from Westray Development Trust, who bought the land that the new workshop will be erected and subsequently have agreed a lease for the land for 25 years initially with the option to renew the lease after the initial period. As such, Westray Development Trust has demonstrated considerable buy-in to the importance of this project. Westray Junior High School is also very supportive of the project, with pupils being provided with the opportunity to participate.

5.5.2. Achievability

- Westray Sailing Club is run by a volunteer committee of 16 people, who represent a wide demographic within the island and possess a wide range of skills and experience to carry through the project. This includes people involved in the fishing, tourism, agriculture and environmental consultancy sectors.
- Some members of the committee have been involved in the coordination of previous projects, which received funding from various sources. The committee also successfully co-ordinates the annual regatta, which involves the management of events, timescales and budgets each year.

5.5.3. Sustainability

- The project will help support the sustainability of Westray Sailing Club and sailing in Westray for the future, by providing the opportunity for young people in both Westray and Papa Westray to become involved in this project. This will help support the club's development and future sustainability.
- Westray Sailing Club will have a modern building, which will be energy efficient. This will help to keep running costs to a minimum and reduce the strain on their financial resources. A 25 year lease has been agreed with the option to renew after this period, which will help ensure the long-term sustainability of the new workshop is not compromised.

5.5.4. Serving the local public and having lasting benefits

- The project will benefit the Westray community through improving the accessibility of the sport, as well as promoting Westray's rich sailing heritage to a new generation. Also, the build of a Westray skiff will provide a new asset for the club, which will provide enjoyment for generations of local people to utilise.
- It is also intended that the project will provide educational opportunities for those participating in the Westray skiff build. The skills obtained during the delivery of the project will provide enhanced social and economic opportunities to the young local people who participate, as well as allowing the recently trained local boat builder the opportunity to further develop his skills.

5.5.5. Opportunities provided or upgraded.

- The proposals seek to create two new community assets, a new shed and a Westray skiff. The various facets of this project have been designed to be as cost effective and beneficial as possible to all existing and potential members of Westray Sailing Club.
- The new facilities will assist in raising the profile of Westray Sailing Club and its future use by locals and visitors. Also, the new facilities will provide new opportunities for community participation, education, and recreation within the island.

5.5.6. Enriching quality of life.

- Sailing is an active sport and by ensuring that it is open to as wide a demographic as possible will help encourage a healthy lifestyle within the community and provide new social opportunities for individuals and families in Westray. The boat building project will encourage young people (and the wider community) to more directly engage with their island traditions and heritage.

5.5.7. Value for money.

- Project costs have been carefully identified through completion of competitive quotes for the various works contained within this project, ensuring best value for money. There is currently only one traditional boat builder in Orkney and he has been engaged to work with Westray Sailing Club to deliver this project.

5.5.8. Partnership funding

- There is the potential of securing funding amounting to £93,456 from the North Isles Landscape Partnership Scheme.
- Westray Development Trust has agreed to provide grant support up to £79,210.
- Orkney Marinas has agreed to provide grant support of up to £15,000 provided the plans meet with the approval of Orkney Marinas with regard to the provision of showers and toilets.
- Volunteer time from members of Westray Sailing Club of up to 450 hours, has also been identified. This demonstrates strong local support for the project.

6. Corporate Governance

This report relates to the Council complying with governance and procedural issues and therefore does not directly support and contribute to improved outcomes for communities as outlined in the Council Plan and the Local Outcomes Improvement Plan.

7. Financial Implications

7.1.

At the Policy and Resources Committee held in December 2022, a further £1,000,000 was allocated to the Community Development Fund, with £100,000 ring fenced for Community Councils. The current fund balance is £982,406.

7.2.

The option of assessing Community Development Fund grant as an advance payment, in order to assist cash flow, will be required to ensure that the project reaches a satisfactory conclusion. It is, therefore, recommended that powers be delegated to the Corporate Director for Enterprise and Sustainable Regeneration, in consultation with the Head of Finance, to authorise advance payment of the grant on receipt of invoices, in order to assist Westray Sailing Club with its cash flow requirements.

7.3.

The North Isles Landscape Partnership Scheme is a £4,500,000, 5-year programme with various funders making up the funding for its delivery. This includes a financial contribution of up to £282,260 towards the delivery phase costs of the Scheme from the Council's Reserve Fund as approved in September 2017. In effect, the Council has restricted its financial contribution to the Scheme by establishing a financial ceiling.

7.4.

At the Policy and Resources Committee on 26 November 2019 it was agreed that the current cap on Council funding towards the North Isles Landscape Partnership Scheme be removed and that community-led projects which have provisionally secured part-funding from the North Isles Landscape Partnership Scheme be

considered eligible to seek co-funding from other Council funding streams, including the Community Development Fund.

8. Legal Aspects

8.1.

There are no legal constraints to the recommendations in this report being implemented and the relevant powers are contained in section 20 of the Local Government in Scotland Act 2003.

8.2.

If grant assistance is to be provided by the Council, a legally-binding agreement will require to be entered into between the Council and the recipient setting out the terms on which the funding is being provided.

8.3.

The Community Development Fund guidance notes require that, where a total project cost exceeds £10,000, the CDF Sub-committee are asked to determine whether appropriate security should be taken over any heritable property improved as a result of the project. For this project the new shed will be built on land owned by the Westray Development Trust and is subject to a 25 year lease to the Westray Sailing Club. As the prospective grant recipient, the Westray Sailing Club will not be in a position to grant security over the heritable property and the Council is unlikely to wish to have any security over the lease.

9. Contact Officers

Gareth Waterson, Corporate Director for Enterprise and Sustainable Regeneration, Extension 2103, Email gareth.waterson@orkney.gov.uk.

Sweyn Johnston, Head of Enterprise and Economic Growth, extension 2348, Email sweyn.johnston@orkney.gov.uk.

Stuart Allison, Service Manager (Enterprise), extension 2514, Email stuart.allison@orkney.gov.uk.

Morag Robertson, Economic Development Officer, Extension 2852, Email morag.robertson@orkney.gov.uk.