

Item: 5

Community Development Fund Sub-committee: 3 December 2018.

Application Number 0/5/8/63.

Rousay, Egilsay and Wyre Heritage SCIO.

Upgrading of Wyre Community and Heritage Centre.

Report by Executive Director of Development and Infrastructure.

1. Purpose of Report

To consider an application from Rousay, Egilsay and Wyre Heritage SCIO for assistance towards the upgrading of Wyre Community and Heritage Centre.

2. Recommendations

The Sub-committee is invited to note:

2.1.

That Rousay, Egilsay and Wyre Heritage SCIO has applied for assistance from the Community Development Fund towards upgrading Wyre Community and Heritage Centre, for use by the local community and visitors to the island of Wyre, at a total estimated eligible cost of £61,057.

2.2.

That Rousay, Egilsay and Wyre Heritage SCIO is contributing £3,053 of its own resources towards the project.

2.3.

That Rousay, Egilsay and Wyre Heritage SCIO has applied for match funding amounting to £29,002 from the Orkney LEADER Programme 2014 to 2020 towards the project.

2.4.

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

- Alistair Carmichael, MP.
- Liam McArthur, MSP.
- Rousay, Egilsay and Wyre Development Trust.
- Rousay, Egilsay Wyre and Gairsay Community Council.

- 5 residents of Wyre.
- 15 former residents of Wyre.
- 2 individuals with family connections to Wyre.

It is recommended:

2.5.

That a grant amounting to 47.5% of total eligible costs, up to a maximum sum of £29,002, to be met from the Community Development Fund, be offered to Rousay, Egilsay and Wyre Heritage SCIO towards upgrading Wyre Community and Heritage Centre, subject to the full funding package being secured to enable the project to be completed.

2.6.

That powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Solicitor of the Council, to conclude an Agreement, on the Council's standard terms and conditions, with Rousay, Egilsay and Wyre Heritage SCIO in respect of the funding, detailed at paragraph 2.5 above.

3. Background

3.1.

Rousay, Egilsay and Wyre Heritage SCIO, which was established in 2018, is a Scottish Charitable Incorporated Organisation (SC048300) whose main objective is to advance the education of the public in the archaeology, history, culture, natural history and other features of life in the islands of Rousay, Egilsay and Wyre. The group is run by a board of 10 trustees local to the islands of Rousay, Egilsay and Wyre.

3.2.

The existing Heritage Centre is a wooden structure, which was used as a canteen for the Stronsay fish factory prior to World War II and used as a canteen for the forces during World War II. In 1950, Wyre Community Association was established and the building was acquired for the island. The structure was erected and for many years used for community events. In recent years it has been home to a collection of information relating to the history and heritage of the island.

3.3.

In recent years, due to the declining population of Wyre, the centre has been used less by the local community and instead the heritage offering has been developed. A photo of the facility in its current poor state and in need of enhancements is attached as Appendix 1 to this report. The facility continues to be overseen by one member of the local community. The declining population also led to the dissolution of the Wyre Heritage Centre and the subsequent decision amongst the neighbouring islands to establish the Rousay, Egilsay and Wyre Heritage SCIO earlier this year.

3.4.

During late 2015, work began to explore options for upgrading Wyre Heritage Centre. This was expedited by development of the round 2 application of the North Isles Landscape Partnership Scheme. Discussions were undertaken into the possibility of including the upgrading of Wyre Community and Heritage Centre as a project within the North Isles Landscape Partnership Scheme. Ultimately, after discussions with the Heritage Lottery Fund, the main funder for the North Isles Landscape Partnership Scheme, this was deemed unsuitable for inclusion. Despite this, the momentum was maintained, and further exploration of funding options has been ongoing.

3.5.

Rousay, Egilsay and Wyre Heritage SCIO has undertaken community consultation on the upgrading of Wyre Community and Heritage Centre in the form of a community survey. The survey, which was sent to all households in Rousay, Egilsay and Wyre, asked the local communities whether they would support the project, received a positive reply with 86 responses in favour (20 of those strongly in favour).

3.6.

Rousay, Egilsay and Wyre Heritage SCIO has successfully identified potential match funding from the Orkney LEADER 2014 to 2020 Programme. Also, the group has raised sufficient funds to provide the required 5% contribution from their own resources. This has enabled the group to progress to the stage of applying for the final funds required to deliver the project.

4. Project Proposal

4.1.

Rousay, Egilsay and Wyre Heritage SCIO wish to upgrade the Wyre Community and Heritage Centre. The project will enhance the facility, making sure it can continue to be used as a fit for purpose community facility for social events, meetings and as a visitor attraction. Making the facility more appealing for use by the local community and visitors will enhance the island offering, as well as increasing the sustainability of the facility for many years to come.

4.2.

Works include the following:

- Removal of old roof coverings.
- Installation of new metal roofing.
- Blockwork, including new windows.
- External rendering.
- Restoration of internal ceiling.
- Installation of internal partitions.
- Installation of new flooring.

- Upgrading of electrical and heating systems.
- Installation of new kitchen, shower and bathroom facilities.

4.3.

The project costs, which have been determined by way of quotations, and proposed funding arrangements, are outlined below (inclusive of VAT as Rousay, Egilsay and Wyre Heritage SCIO is not VAT registered):

Project Details.	Cost.
Building works.	£45,284.
Upgrading and installation of electrical, heating, kitchen and bathroom facilities.	£11,251.
Professional fees.	£4,522.
Total.	£61,057.
Project Financing.	Amount.
Community Development Fund (47.5%).	£29,002.
Orkney LEADER 2014 to 2020 Programme (47.5%).	£29,002.
Own Resources (5.0%)*.	£3,053.
Total.	£61,057.

* Confirmed.

4.4.

Community Development Fund and LEADER grants are the two remaining funders to be confirmed. A decision on LEADER funding is expected by 6 February 2019.

4.5.

The Wyre Community and Heritage Centre is owned by Rousay, Egilsay and Wyre Heritage SCIO and will continue to be maintained by committee members and a local volunteer once the project is complete.

5. Project Appraisal

5.1.

The proposals put forward in the development plan outline the intention to create a public space which is welcoming and accessible to all members of the local communities, as well as visitors to the area.

5.2.

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

- Alistair Carmichael, MP.

- Liam McArthur, MSP.
- Rousay, Egilsay and Wyre Development Trust.
- Rousay, Egilsay Wyre and Gairsay Community Council.
- 5 residents of Wyre.
- 15 former residents of Wyre.
- 2 individuals with family connections to Wyre.

5.3.

As Rousay, Egilsay and Wyre Heritage SCIO owns the facility, there would be no further Council involvement required upon completion of the project.

5.4.

The Community Development Fund and its predecessor, the Community Development Fund for the New Millennium, have supported a wide range of development projects at community and heritage centres, including:

- Papay Development Trust towards the creation of a new island heritage and craft centre.
- Sanday Development Trust towards the creation of a new island heritage centre.
- Orkney Fossil and Vintage Centre Ltd towards the upgrading of their facility.
- Flotta Community Council towards creation of the Lurdy Heritage Centre.

5.5.

With regard to Rousay, Egilsay and Wyre Heritage SCIO's application, the following is an assessment and evaluation against each of the approved assessment and evaluation criteria:

5.5.1. Evidence of need

- Rousay Egilsay and Wyre Heritage SCIO undertook consultation with the local community. The consultation showed strong support from the islands covered by the group, with 86 respondents supportive of the proposals (20 of these strongly supportive).
- Although the North Isles Landscape Partnership Scheme was unable to provide any direct support towards this project, the objectives of the project and its wider benefits to the island were acknowledged. This subsequently led to an allocation of £5,000 from the North Isles Landscape Partnership Scheme being earmarked for future internal and external interpretation enhancements to the facility.

5.5.2. Achievability

- Rousay Egilsay and Wyre Heritage SCIO is run by a volunteer committee of 10 people, who have a wide range of skills and experience to carry through the project. This includes finance, education and project management.

- Also, some of the members have previous project experience from their membership of other local organisations, including Rousay, Egilsay and Wyre Development Trust. These skills and experience will ensure that the scale of the project does not impact on its successful completion.

5.5.3. Sustainability

- Once the proposed project has been undertaken, the building will be in a good condition for several decades with very modest annual running costs (insurance, electricity and minor routine maintenance/repairs). These will be adequately covered by income from the 6 kW Wyre community turbine.
- It is not intended that the upgraded facility will charge for admission into, or use of, the facility but users will have the opportunity to make donations. This will also assist in the sustainability of the facility.

5.5.4. Serving the local public and having lasting benefits

- The proposals will see the facility enhanced, allowing wider use by the local community, surrounding islands, and visitors to Wyre. The facility affords the only indoor space available for events involving more than a small number of people.
- It will also provide visitors with a congenial place for rest, refreshment, comfort and information and, by encouraging more visitors help to ensure the long-term viability of the island.

5.5.5. Opportunities provided or upgraded

- The proposals seek to enhance the existing community asset, Wyre Community and Heritage Centre, through provision of new and upgraded facilities which have been designed to be as accessible as possible all potential users. The enhancements will assist in raising the profile of the facility and its future use by locals and visitors.
- Ensuring the continuance of a valuable community space and heritage asset will also make an invaluable contribution to maintaining a viable island community.

5.5.6. Enriching quality of life

- The enhancements to the Wyre Community and Heritage Centre will have a positive impact on the quality of life and provide a welcoming and stimulating environment.
- As the population of Wyre is now under 10, the importance of social opportunities for the remaining inhabitants is greater than ever. Continuing to provide a venue for social events and making many aspects of the heritage archive more extensive, more accessible, more arresting and more interactive will enrich the quality of life for residents and visitors alike.

5.5.7. Value for money

- Project costs have been carefully identified, first through completion of a condition report by a Quantity Surveyor, and subsequently through completion of competitive tendering exercise, ensuring best value for money.
- The successful contractor has demonstrated a good understanding of the project brief and is a reputable company whom the applicant has confidence in.

5.5.8. Partnership funding

- Rousay, Egilsay and Wyre Heritage SCIO has been proactive in fundraising towards the cost of the project. Also, they have held discussions with various potential funders including the North Isles Landscape Partnership Scheme and Historic Environment Scotland.
- Additional funding has been applied for from the Orkney LEADER 2014 to 2020 Programme, which will potentially lever in external funding to Orkney.
- This demonstrates a strong effort to secure as much match funding prior to approaching the Community Development Fund.

6. Links to Council Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Council Plan strategic priority themes of Thriving Communities and Quality of Life.

7. Links to Local Outcomes Improvement Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Local Outcomes Improvement Plan priorities of Strong Communities and A Vibrant Economy.

8. Financial Implications

8.1.

In July 2016, a further £1,000,000 was allocated to the Community Development Fund, with £100,000 ring-fenced for Community Councils, leaving £900,000 remaining in the new allocation.

8.2.

A total of £207,596 has been allocated from the 2016 tranche of funding to date.

8.3.

Any award to Rousay, Egilsay and Wyre Heritage SCIO in respect of this project would be met from within the Fund, referred to at section 8.1 above, of which a budget of £333,000 per annum has been agreed for the period 2016 to 2019.

8.4.

It is understood that the Rousay, Egilsay and Wyre Development Trust are supporting this project through the provision of an interest free loan facility to meet the cashflow requirements for this project, together with a financial contribution of £3,053.

9. Legal Aspects

9.1.

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.

9.2.

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.

10. Contact Officers

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11. Appendix

Appendix 1: Images of existing Wyre Community and Heritage Centre.

Appendix

Images of the existing Wyre Community and Heritage Centre.



Externally, the building is somewhat dilapidated, not fully waterproof and is becoming an eye-sore in a location very close to important heritage sites.



The interior of the building, in need of modernisation and better heating, insulation and visitor facilities.