

Bonnyrigg Centre Trust Ltd



Business Plan For Bonnyrigg Community Hub and Play Centre 6 January 2014

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1 Executive Summary

On 27th February 2013, residents were publically informed that the imminent demolition of Bonnyrigg Leisure Centre was scheduled because its title forbade commercial sale. Its listed value was nil. A unique opportunity was recognized by the community to inherit a modern centre with 1750 m² of viable space in the form of 3 halls (large, medium and small), Soft play, conservatory, workshop and 12 usable rooms. The building is set in 16 acres of parkland and protected in perpetuity from commercial interests and development by the National Playing Fields Association.

A successful awareness campaign catalyzed a groundswell of interest which turned from protest to practical action. A detailed submission was made to turn the building into a community run hub. In August, Midlothian Council paused demolition plans to allow time for a business plan.

Three community led consultations confirmed the need for a social hub with child friendly soft play cafe, youth club and more community spaces. In December local residents, including community councilors, formed a charity¹ called Bonnyrigg Centre Trust Ltd and formulated an unbiased rescue plan for the building to complement the new Lasswade Centre's offering.

This plan follows two phases. The first phase, a modest step, will establish robust building management by utilising the current income generating spaces to the maximum. Phase 1 will open a fully staffed soft play, party venue and café with grant funding of £45,000 in collaboration with other social enterprises. The side hall will be rented as community offices and a youth club will be opened to partner with the new £140,000 skate park. Financial projections show break even within two years, and a £92,000 surplus within three.

Phase 2 will transform the pool into a large innovative indoor creative play centre and make it rapidly sustainable into the long term. The Trust is seeking to inherit the building so that it can pursue substantial grants amounting to £600,000 which are contingent on ownership.

The social benefits to the Community Planning Partnership are significant:

- It will provide employment: 3-5 full time jobs (£350,000+ of wages over 5 years)
- Youth enterprise and experience in child care.
- Stimulate growth in the social enterprise sector with- £600,000 inward investment.
- Early Years support for parents and toddlers through the social club ethos of the play centre.
- Divert youth from the streets and increase community capacity.
- 8320 Safe play hours for toddlers and children per year.

Over 291 residents have given 2,547 hours of practical action to achieve their goal of inheriting a community Hub and play centre.

We believe this report demonstrates that the Hub would be viable in community ownership. We request that Midlothian Council sell Bonnyrigg Leisure Centre to Bonnyrigg Centre Trust Ltd for £1 on the basis that the Trust ensures the Hub is under the direct unbiased control of a democratically elected body, in perpetuity. Appendix J: Legal Offer.

¹ Constitutionally not for profit, Charitable application pending OSCR

2 Overview

2.1 The Story So Far

As a result of the building of the new Lasswade High School Centre, Midlothian Council decommissioned Bonnyrigg Leisure Centre on 30th June 2013. Local people began an awareness raising campaign to inform residents of the demolition. The groundswell of support led, in July 2013, to the setting up of the Bonnyrigg Centre Initiative (BCI). The purpose of this group was to campaign for its full reuse and community control. A survey showed 91% were in favour of exploring whether it could be self funded under community ownership (Appendix C- Campaign Survey). The highest priority request were for:

- Park Toilets (89%)
- Youth Centre (89%)
- Café (83%)
- Village hall (83%)
- Soft play (82%)
- Kids parties (80%)
- Parent and Toddlers groups (80%).

The BCI group opened a dialogue with the Council with the twin objectives of postponing the planned demolition of the facility and securing time for a re-use consultation with local people and groups. The BCI group submitted a substantial proposal to the Council highlighting the great potential the building still offered. Council officers, in response, issued a report² recommending time to consider community reuse. Councilors agreed to postponement for 6 months. (Appendix G: Time Line)

Local residents, responding to a door to door leaflet distribution, organised by Bonnyrigg & Lasswade Community Council, took part in a constructive 'Reuse' consultation carried out on 13th October. Contributors included Cheer Evolution, Seniors Social Forum, Midlothian Dog Training, Girl guides, Places for People, Architecture students, Outdoor Trainers, Woolrush Yarns, Bonnyrigg Bowling Club. 60 residents and groups attended the first day. Over the month over 1100 people watched the videos and over 220 contributed. (Appendix D)

On the basis of this consultation the Community Council concluded that the community is united in their support for the reuse of the centre as a play centre and community hub. They confirmed priorities were for a toddler friendly cafe, soft play, youth club and more hall hire especially for seniors and dance groups.

Midlothian Council concurrently conducted a 'Neighbourhood Plan' survey (Appendix E). A recurring theme was for more family social facilities and 'what's on' information. Needs were:

- Soft Play
- Regenerate the High street
- Less Dog fouling and litter
- Seniors need space for shoppers club and forum
- Youth facilities such as skate park and youth centre.

² See Appendix I: Midlothian Council Report on Bonnyrigg Leisure Centre

Bonnyrigg has grown rapidly as a result of new housing developments. The population is now estimated to be 17,500: Up 30% from the 2001 census.⁷ A further 8-16% increase is predicted in the next 5 years.⁸ 25% of which are without transport. It is clear that those 3,000 new residents are seeking community.

The consultation, along with population growth and increasing demographic diversity, demonstrates the need for a strong grass roots development to help develop a cohesive and sustainable community in the Bonnyrigg area. A cornerstone of this should be a viable plan for the reuse of Bonnyrigg Leisure Centre as the focal point for a set of community developed services which meet the needs of local groups and individuals which are not currently being met at the new Lasswade Centre. This reuse will also bring the significant environmental benefits of avoiding demolition and leveraging the considerable resource that has been expended by Midlothian Council on this site to date.

2.2 Bonnyrigg Centre Trust

The original Bonnyrigg Centre reuse campaign group developed into the Bonnyrigg Centre Trust Ltd (in this document referred to as The Trust) on 4th December 2013. The Trust is based on the nationally approved 'Development Trust' model and ethos recommended by the Development Trust Association Scotland (DTAS). The Trust is an incorporated company Limited by guarantee and seeking charitable status. It is managed by directors independent of any particular interest group chosen from the local community and others co-opted who provide specific expertise. The target population which will benefit from the Trusts activities resides in Bonnyrigg, Lasswade, Poltonhall and Hopefield.

2.2.1 The Vision of the Trust

"Our vision is to help create a more resilient Bonnyrigg by developing innovative projects and services which meet community needs, represent value for money, enhance lives and promote social inclusion. To facilitate these developments through ongoing community consultation and capturing development funding." (Appendix H: Trust Vision)

As its first project, the Trust seeks the transfer to community ownership of the former Bonnyrigg Leisure Centre. The Trust plans to turn it into a thriving community hub, creating a shared space for play, recreation and social interaction, and providing a base for a variety of community groups, voluntary organisations and charities. The services provided will complement existing Midlothian Council provision.

The Trust's activities will not be confined to this building or its immediate location. The intention is that this project will be the catalyst for wider grass roots initiatives which fulfill the needs of Bonnyrigg.

2.3 Bonnyrigg Centre Project

The Bonnyrigg Centre project (in this document referred to as the Hub) is the first initiative of the Trust.

2.3.1 The Purpose of the Project

The purpose of this project is to prevent the demolition of the former Bonnyrigg Leisure Centre and repurpose it into a valuable community resource. This will provide targeted provision for local

⁷ Sourced from Postal numbers and Leaflet distribution agencies.

⁸ Permission for a further 590-1040 houses will be granted within the year.

groups such as toddlers, parents, youth and seniors by facilitating relevant services. This will be supported with a strong, income generating business plan which utilises the buildings spaces for lets, functions and office/studio spaces.

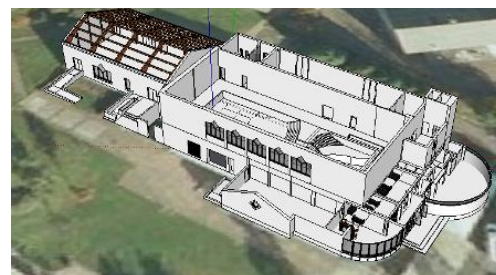
2.3.2 Achievements to Date

- Liaison with Bonnyrigg & Lasswade Community Council to inform community. (Feb 13)
- Secured support of Fields in Trust (The governing body of the site). (March 13)
- Detailed rescue plan submission (22 July 13)
- Delayed demolition (Aug 13-Feb 14)
- Assisted Community Council in 'Reuse Consultation' (Oct 13)
- Engaged with local High School to create 3D Virtual reconstruction of building (Oct 13)
- Set up Bonnyrigg Centre Trust Ltd (4 Dec 13)
- Formulated a well researched business plan. (Aug 13- Jan 14)
- Submitted a Legal Offer (6 Jan 14)

2.3.3 Goals – What We Do Next

- Secure Phase 1 Funding
- Open the building and execute Phase 1 objectives.
- Consult for Phase 2 development.
- Access funding sources to support Phase 2 development.
- Implement Phase 2
- Review the business plan.

3D Online model by pupils and students.



2.3.4 Objectives – How We Will Do It

Table 1: Phase 1 - Initial Set-up/Trade/Turnover – Year 1

	Objective	Target Date	Notes
1.0	Charitable Status Confirmed	28 Feb 14	OSCR processing charitable status
1.1	Full Council Meeting Approval	4 Feb 14	
1.2	Negotiate Sublets with user groups	Feb 14	Eg. Cafe and community office sub let
1.3	Entry Date + £50,000 Funds Secure	25 Mar 14	
1.4	Building systems operational	Mar 14	Eg. Heating, fire certificates, H & S
1.5	Community Makeover Month	April 14	Redecoration and cosmetic upgrades
1.6	Soft Play and Servery Installed	April 14	+ Staff engaged
1.7	Open Soft Play, Cafe and Back Hall	May 14	Fully staffed
1.8	Youth Drop in open	May 14	
1.9	Community Office Open	June 14	

Table 2: Phase 2 – Development - Years 2 & 3

	Objective	Target Date	Notes
2.0	Phase 2 Engagement process Complete	Mar 15	
2.1	Weddings Begin	May 15	
2.2	£250k+ Funding Secured	Sept 15	
2.3	Phase 2 begins	Oct 15	
2.4	New Heating and Insulation	Nov 15	
2.5	Install Indoor Play centre	Nov 15	In the old pool area.
2.6	Indoor/Outdoor Play Centre open	Feb 2016	

In Phase 2 the Trust will also support and integrate other local initiatives and become a fully operational Development Trust.

Table 3: Phase 3 – Consolidation – Years 4+

	Objective
3.1	Respond to emerging community needs

End of Life Plan

The Trust wishes to protect the building from demolition for the next 20 years through securing substantial redevelopment grants during Phase 2 followed by a proactive building repair and improvement program funded by play centre profits. The end of life plan for the building is to anticipate its eventual demolition and to build reserves over its final years of life to cover the costs of its final demolition.

2.4 Legal

Bonnyrigg Centre Trust Ltd is a not for profit community company limited by guarantee (SC465218) seeking charitable status. Its objects are covered in the Memorandum and Articles of Incorporation contained in (Appendix K).

2.5 Community Support

The trust has grown out of a grass roots passion to meet our communities needs with local resources. Resident support has been overwhelming. Over 291 residents have given 2,547 hours of practical action to achieve their goal of creating a community Hub and play centre. (See Appendix N: Volunteer Hours Gifted, for a comprehensive breakdown.) We also have a letter of support from Fields in Trust, the legal overseers of the site. (Appendix L). Numerous local groups such as the neighbouring Bowling Club, Churches and the Orchard Centre have been supporting and collaborating with the Trust. See Appendix M for the full list.

2.6 About the BCT Directors

The following directors have been selected from a number of willing candidates on the basis that they have no affiliations to organisations with an interest in the building. Their sole focus is the overall sustainability of the project, maximising the community engagement and benefit.

Darius Namdaran (Chair) is Chair of Bonnyrigg and Lasswade Community Council. Working as a business owner, property manager and project manager for over 13 years. Training as a sustainability (Permaculture) consultant. Formerly a primary school teacher. 20 yrs of experience as a volunteer youth worker. Law degree.

Ewan Mealyou. I have an MSc in Business Management and have worked in the private sector both in a start-up and for a large corporation. I worked for Midlothian Council as a Recreation Officer and Area Leisure Manager for a number of years. I have also worked in the IT sector and have a post graduate qualification in Information Systems. I currently run my own company which develops projects for turning waste into usable products.

Ryan Sturrock. I am a librarian and active member of Midlothian Youth Platform. I am a film maker and am involved in theatre and youth engagement as a youthworker.

Douglas Strachan I am a Chartered Architect, based locally and working throughout Midlothian. I specialised in community engagement during my post-graduate diploma and have been pursuing this through my professional practice since. My business in Dalkeith operates under a progressive model of collaborative partnerships with other designers and specialists. I also have two young children who enjoyed using the centre under its previous use.

Kirstie Malley

I am a secondary school teacher (Chemistry) with 13 years of experience working with young people. I believe our proposals complement much of the ethos behind Curriculum for Excellence, offering alternative experiences and ways of learning. I also have 2 young children and would like to see better provision for young families in Bonnyrigg.

Three more directors will join if the building is transferred to the trust.

2.7 Membership

We have over 1000 registered supporters: 880 on Facebook, 210 on email. Now the Trust is constituted, members will be enrolled from the 6th January 2014, We expect a membership of 300+ to be signed up by February.

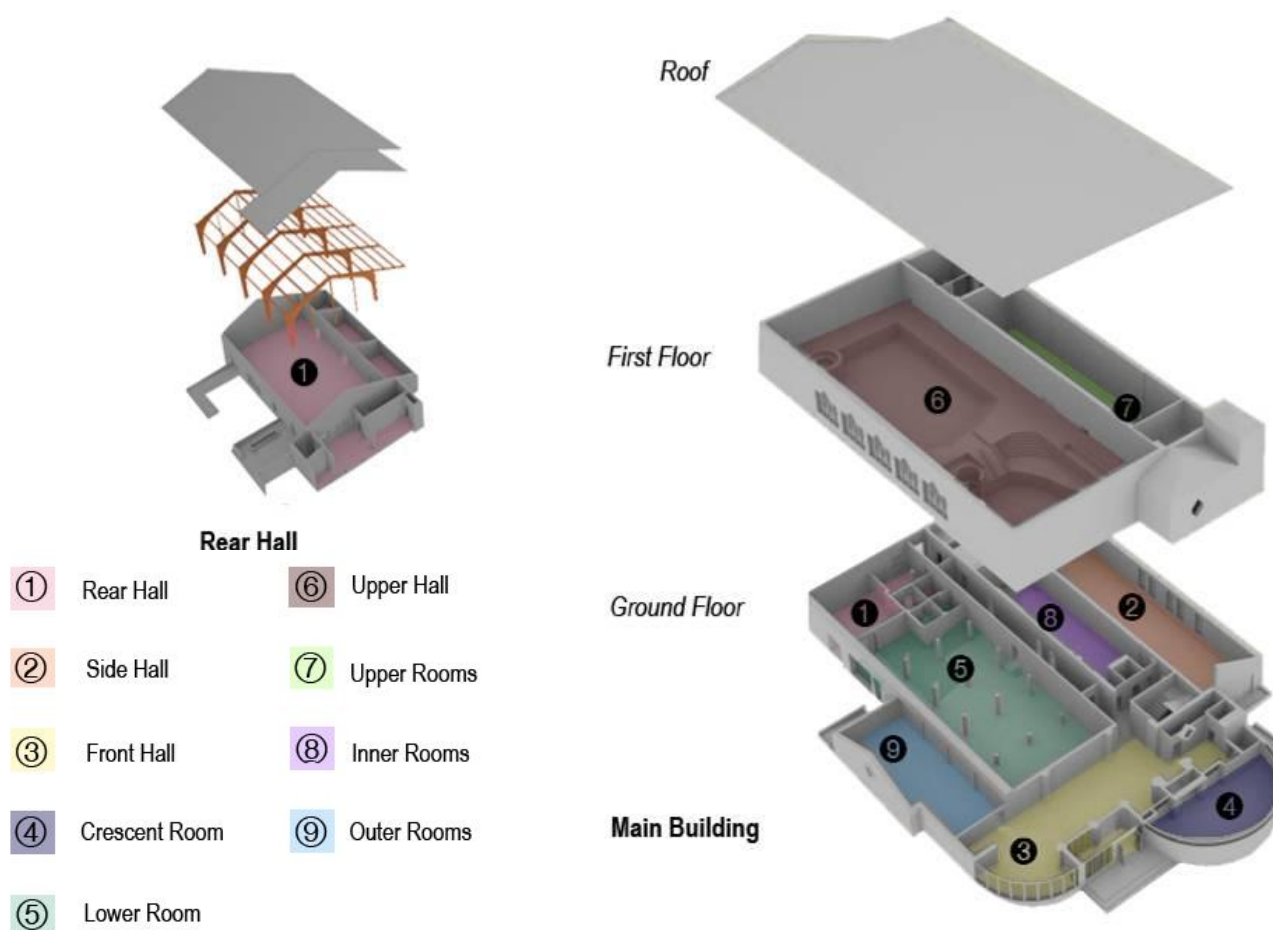
3 Business Strategy

3.1 Appraisal and Phasing Stage

An architectural survey and appraisal of the existing building conducted for the Trust has assessed the potential uses of the existing spaces and grouped them into three categories. These are:

- The areas available to generate income immediately,
- those requiring alteration before generating income, and
- necessary ancillary spaces that cannot generate income.

Diagram 1 describes the nine main areas in the building.

Diagram 1: Nine Main Areas

Around a third of the existing floor space is available for income generation without alteration. This includes the front, side, and rear halls, but does not include the upper hall (former pool) or the various smaller rooms previously used for changing. Alterations to these spaces would allow around three quarters of the floor space to generate income.

Table 4: Space Appraisal

Area	Designation	Previous Use	Immediate income generating (m2)	Income generating following alterations (m2)	Non-income generating ancillary (m2)	Totals (m2)
1	Rear Hall	Hall	220		186	407
2	Side Hall	Gym	129			129
3	Front Hall	Reception	126		63	190
4	Crescent Room	Soft Play	57			57
5	Lower Hall	Under-Pool	32	177	34	244
6	Upper Hall	Pool		371	61	432
7	Upper Rooms	Pool Changing		88		88
8	Inner Rooms	Gym Changing		74	34	108
9	Outer Rooms	Park Changing		71		71
	Totals		566 m2	783 m2	380 m2	1730 m2

Whilst realising this additional capacity would maximise income, attempting to do so immediately would delay operation of any part of the building, thereby delaying the income generation of the spaces already available. A more sustainable strategy is to begin operation of these spaces immediately and benefit from their income generation. Additional investment can then be made at a more economically appropriate point in the growth path of the business.

The consultation process to date has indicated that many of the uses desired by the community do not require specialised facilities. The feasibility of accommodating these within the currently available spaces has therefore been assessed and uses grouped according to their spatial requirements. It has been determined that, through appropriate timetabling, the resulting income generation is sufficient to enable the building to operate effectively prior to making any alterations.

Phase 1 of the Trust's proposals is therefore based on using the current income generating spaces to the maximum before making any significant alterations to the building. The second phase will be generated by an on-going process of engagement with local people to determine the additional uses best suited to optimise the building's potential. Additional investment will be made following an evaluation of the additional resources required for alterations, with regard to the additional social benefit and income generation, ensuring the business model remains sustainable. Phase 2 will more than double the productive income generating space. Table 5 details this shift.

Table 5: Usable Area Comparison

Usage levels	Income generating	Non Income generating	Total
Phase 1	566 m2	1163 m2	1,730 m2
Phase 2	1349 m2	380 m2	1,730 m2

3.2 Phase 1 Proposals

3.2.1 Space Allocation

The first phase will provide the infrastructure to bring community groups together in one hub and operate collaboratively. To this end, complementary uses have been grouped into the main areas of the building, under the headings below.

In addition to the space usage outlined above, a central part of the Trust's proposals is to restart the children's parties the centre was previously renowned for. The proposals for all of these are detailed in subsequent sections, followed by an outline of a provisional plan for the second phase and how this would be developed through on-going community engagement.

We have worked closely with Fields in Trust, the overseers of the sites restrictions, who have indicated they would approve of these suggested reuses on the basis that the site was transferred into community control. They have also confirmed that they would be positive about transferring ownership into community control.

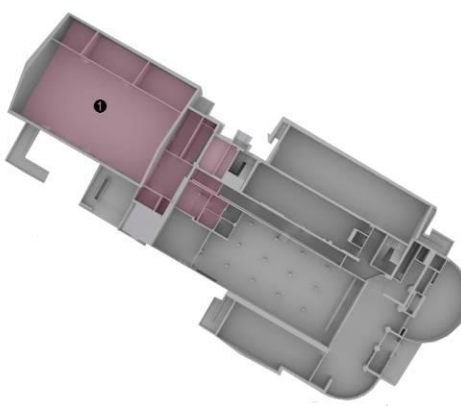
Table 6: Proposed Uses of the 5 Usable Areas

No.	Designation	Previous Use	Proposed Use	Additional Use
1	Rear Hall	Multi-Purpose Hall	Community Hall	Parties and Functions
2	Side Hall	Gym	Community Office	Building Management
3	Front Hall	Reception and Cafe	Park Café & Soft Play	Welcome / Orientation
4	Crescent Room	Soft Play	Creative Hub	Parties and Functions
5	Lower Hall	Under-Pool Plant	DIY Bike Repair	Teenagers' Drop-In

Rear Hall – Community Hall (Area 1)

Throughout the consultation process a number of local clubs, groups and classes have presented a clear demand for large flexible spaces. The rear hall will therefore be utilised to satisfy this demand during the week, on an hourly hire basis. In addition, the hall will be available at the weekend for hire as a wedding venue, for functions, and as part of the Trust's re-booted children's parties, dubbed "Bonnyrigg Bairns" and described in a subsequent section.

**Table 6: Rear Hall/Community Hall Space**

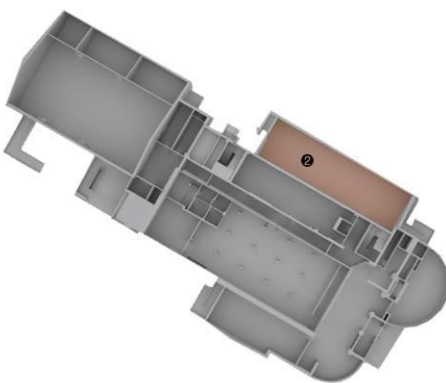
Product Features: <ul style="list-style-type: none"> • Attractive modern Hall 220m² • High quality Wooden floor • Large Storage rooms • Adjoining Kitchen • Independent access • Modern changing rooms • Park Location 	Value to Trusts Charitable objectives: <ul style="list-style-type: none"> • Increasing social functions • Increasing capacity for play, recreation and sport 
Value to Trusts Financial Sustainability: <ul style="list-style-type: none"> • Repeat business • Low labour overheads • Functions 	Price Point £25 per hour: In line with Lasswade Centre. £300 per Wedding

Side Hall – Community Office (Area 2)

In addition to accommodating groups, clubs and classes, the centre is also well suited to facilitating collaboration between other community-focused organisations. Many such charities and third sector organisations have indicated a demand for affordable office space, and this could be provided in the side hall. In addition to the reliable income generation, this use provides community benefit by assisting organisations with complementary objectives.



Table 7: Side Hall – Community Office Space

Product Features: <ul style="list-style-type: none"> • Rent a desk by the month • Proximity to public • Full disabled access and parking • Beautiful location • Central to Midlothian • Excellent public transport • Free Parking • Fibre Broadband WiFi 	Value to Trusts Charitable objectives: <ul style="list-style-type: none"> • Meets Fields in Trust land restrictions: Sports, Play and recreation. • Build strong organisational relationships • Connect providers to clients • Network of beneficial relationships
Value to Trusts Financial Sustainability: <ul style="list-style-type: none"> • Repeat business • Low management overheads 	Price Point £170 a desk pcm inclusive of utilities. £15 per square foot. 

Front Hall – Park Café & Soft Play (Area 3)

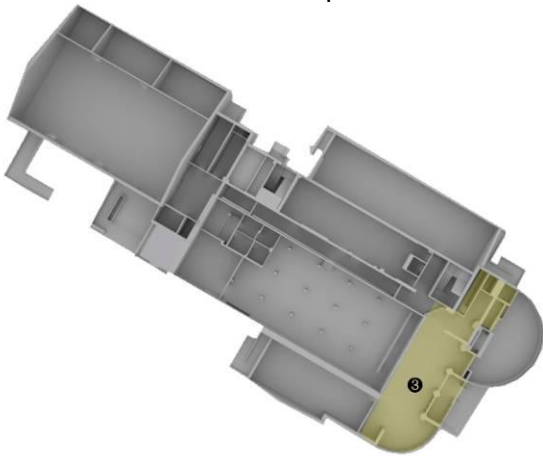
Two key uses where a huge demand has been presented by the community are a café and a soft play. On reviewing the spatial qualities of the available rooms in comparison with nearby competitors, the Trust has determined that these two functions are suited to occupying the same space. As the main entrance to the building, the front hall is well suited to this interim use, as it would double as a welcome and orientation area.



Bonnyrigg will need far more indoor play space for early years than this. Phase 2 will meet that demand.

In order to further facilitate complementary organisations, the Trust will rent out the fully operational cafe booth to a social enterprise to manage and the Trust will oversee the reception and soft play area. A mid-week let of the 190m² cafe booth will be £10,000 pa.

Table 8: Front Hall – Park Café & Soft Play Space

Product Features: <ul style="list-style-type: none"> • Fresh Fair trade coffee • Service with a smile • Coffee £1.70 • Free Fibre Broadband WiFi • Internet cafe for youth 	Value to User: <ul style="list-style-type: none"> • Social Hub for toddlers and carers • Affordable • Enhances the free use of the park • Indoor or Outdoor play • Park location and views.
Value to Trusts Charitable objectives: <ul style="list-style-type: none"> • Socialises Parents and Children • Information area • Volunteer work placements. • Intergenerational connections. 	Value to Trusts Financial Sustainability: Ancor Tenant: £833 per month. 

Crescent Room – Creative Hub (Area 4)

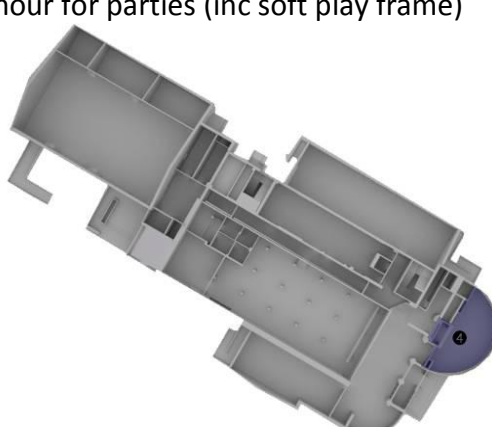
Having grown from a grass roots movement, the Trust holds community engagement as a defining characteristic and considers ongoing engagement as central to the buildings success. To this end, the Crescent Room will be used as a space for continuous engagement on the future of the centre.

The curved wall will serve as a live gallery for a dialogue between members, and regular forum events will be held to review this. The room will

also be hired out for the use of various groups, such as seniors, for smaller gatherings and functions, and will form part of the “Bonnyrigg Bairns” parties.



Table 9: Crescent Room – Creative Hub Space

Product Features: <ul style="list-style-type: none"> • Flexible space for smaller groups • Ideal for meetings • Casual drop-in interaction with living gallery wall • Prominent position of room. • Extension area for café area 	Value to User: <ul style="list-style-type: none"> • Encourages a sense of membership • Community feel • Local friendships
Value to Trusts Charitable objectives: <ul style="list-style-type: none"> • Encourages community “buy-in” • Connects people with the Hub • Continues grass-roots ethos • Facilitates the maximum number of user groups by enabling simultaneous use. 	Value to Trusts Financial Sustainability: Price Point £7 per hour midweek. £45 per hour for parties (inc soft play frame) 

Lower Hall – DIY Bike Repair and Drop-In (Area 5)

A £140,000 skate park will be built beside the building by April 2014 by Midlothian Council. We wish to maximise the benefit of this resource and minimise its potential drawbacks by creating an adjoining youth club/drop in.


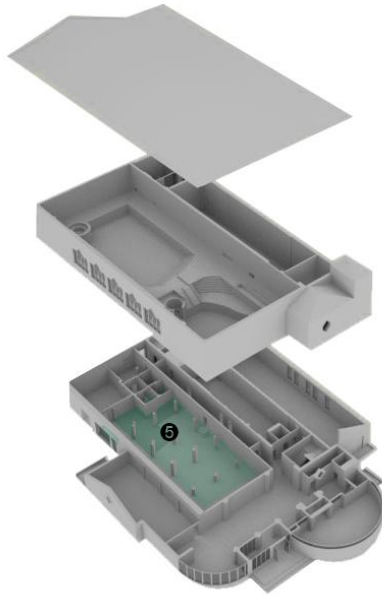


The lower hall benefits from direct access to and from the park via a roller door and, following its previous use as a plant room for the pool, it also has the atmosphere of a basement or garage. For these reasons, the young people the Trust consulted suggested this as an



ideal location for a teenager's drop-in. As much of this area would require alteration to be fully utilised, the proposal for the first phase is to utilise the 32sqm nearest the door for a Skate Club (DIY Bike Repair centre) to complement the skate park. This is seen as the genesis of a process of encouraging the young people involved to create and define the nature of their drop-in, which could expand further into this space within Phase two.

Table 10: DIY Bike Repair & Drop-In Space

Product Features: <ul style="list-style-type: none"> • Basement feel: Suited to teenagers • Direct access to the Skate Park • Low risk user-led initiative 	Value to User: <ul style="list-style-type: none"> • Encourages a sense of membership • Informal skills training • Local friendships
Value to Trusts Charitable objectives: <ul style="list-style-type: none"> • Engages marginalised youth • Encourages youth "buy-in" to Hub • Continues grass-roots ethos • Indirect supervision of skate park Value to Trusts Financial Sustainability: <ul style="list-style-type: none"> • It will not directly generate income. • Reduction in vandalism • Engagement of youth with wider project 	

“Bonnyrigg Bairns” Parties (Areas 1,3 and 4)

Bonnyrigg Leisure Centre has a regional reputation for affordable popular parties for young children in East Lothian, Midlothian, West Lothian and Edinburgh. We would estimate that most parents in the Lothians have attended a soft play and bouncy castle party there.

It has a reputation of delivering a party that thrills 0-8yr olds and parents alike. The children like the soft play, followed by time in the large run around hall with bouncy castle. The parents like it because they can invite 30 children and it still costs less than £100. The new Lasswade Centre has no soft play, neither does it have the capacity to expand into soft play.

The Centre’s unique attraction, dubbed “Bonnyrigg Bairns” in recognition of the wording of Mr Young’s original bequest, is a combination of product features:

Table 11: “Bonnyrigg Bairns” Parties

Product Features: <ul style="list-style-type: none"> ▪ Exclusive use of sized soft play (1hr) ▪ Invite a whole class (No exclusions) ▪ Exclusive use of Large hall and Bouncy Castle (Second hour) ▪ Adjoining kitchen for DIY party food ▪ Fixed price for 30 children (c. £90) 	Value to Trusts Charitable objectives: <ul style="list-style-type: none"> ▪ Socialisation of parents ▪ Socialisation of children ▪ Socially inclusive: everyone invited. ▪ Increased child activity ▪ Increases use of the park ▪ Supports families with low incomes.
Value to Trusts Financial Sustainability: <ul style="list-style-type: none"> • Potential £70,000+ a year. • Low staff levels 	Price Point <ul style="list-style-type: none"> • £90 for a 2 hour party • Lower cost than other soft play providers.

3.3 Phase 2 Proposals

As outlined earlier, a significant amount of the building is not suitable for immediate income generation. The Trust has developed a provisional plan for the development of these areas, which is based on the consultation process to date and intends to maximise community benefit, as well as increase income generation. This plan is to form the basis of the next phase of community consultation, which will determine the proposals ultimately implemented. The heart of Phase 2 will be a flexible play centre.

The main areas for further development are specified in Table 11, along with their respective proposed uses. Appendix has a more detailed draft business plan for the large play centre.

Table 12: Building Development Proposals

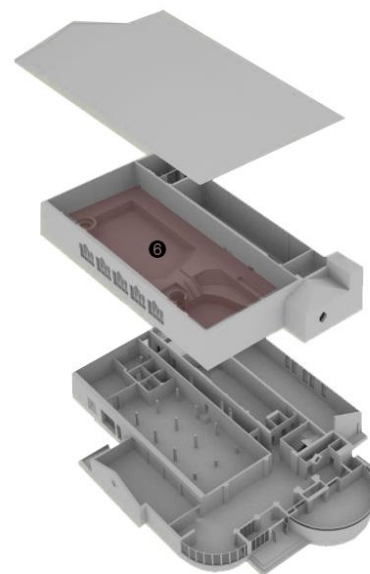
No.	Designation	Previous Use	Proposed Use	Additional Use
5	Lower Hall	Under-Pool	Bike / Skate Repairs	Teenagers’ Drop-In
6	Upper Hall	Pool	Flexible Play Centre	Food Growing
7	Upper Rooms	Pool Changing	Parties & Functions	Community Kitchen
8	Inner Rooms	Gym Changing	Café Kitchen	Club Rooms
9	Outer Rooms	Park Changing	Arts Studios	Craft Workshops

3.4 Phase 2's ongoing engagement.

Phase 1's proposals have developed from the original groundswell of feeling from the community, through the campaign group, and into the Trust's formation of this plan.

Its grass-roots origins have allowed an open dialogue to prevail. As the local community uses the facilities during Phase 1 they will be able to engage with the space and imagine potential uses for the remainder of the building. The Trust is committed to meaningful ongoing engagement for Phase 2 of the Hub's development.

The necessary Phase 2 alterations to the building will require more detailed appraisal and feasibility studies that can credibly be produced in the time available to date. The Trust proposes that in compliance with best practice for community-generated projects, the on-going process of community engagement is allowed to run for the standard duration of one year. This will allow the many interested user groups and organizations to develop proposals for further development and for these proposals to be fully tested against statutory constraints and business planning.



The proposed program of on-going engagement will involve implementation of the latest best practice for community projects, incorporating the recommendations of DTAS and with specialist advice on progressive techniques.

- Continued use of surveys
- On-going online consultation
- 3D Online model for direct design engagement
- The permanent engagement wall in the Crescent room

These will be reviewed in regular forums, and design workshops facilitated by professionals. Holding regular workshops will enable multiple versions of the proposals to be tested and discussed before reaching a consensus for the implementation of any further developments.

4 Finance

4.1 Summary of Financial Plan

The business has been designed to be as simple and sustainable as possible using the available resources in the building. The first phase of the plan will immediately use space on the ground floor to make the charity financially self reliant, whilst the first floor pool is preserved and mothballed. We plan to move to funding Phase 2 within a year. The Projected Cash Flow, in Appendix A, shows grants, income and loans have been matched to the cash flow requirements of the business. This protects the closing balance throughout the three years of the fiscal plan.

4.2 Financial Commentary

This section below gives a financial commentary on the items under income and expenditure listed in the cash flow statement. In addition, a sensitivity analysis is provided to demonstrate that the funding plans for the business are robust. Any additional assumptions referred to in this section can be found in Appendix B: Assumptions and Justifications.

4.3 Phase 1 Costs

We will need £55,000 grant funding to make Phase 1 operational. Which amounts to £32 per m2. The building will be reopened using current building systems. They are dated but have been confirmed by Council Officers to be serviceable in the medium term. (Appendix S: Heating System). We will seek a further £24,000 grant funding for preventative maintenance on the roof, gutters and heating systems.

Table 13: Phase 1 Set up Costs

Phase 1 Set Up Costs	Essential	Preferred	Year 1
Soft Play			
Play Equipment inc Installation	£20,000		
Office			
Flooring	£2,000		
CCTV		£500	
Computer	£800		
Office Equipment	£300		
Locks	£200		
Telephone installation	£150		
Internet and Router	£180		
Fire Equipment Top up	£500		
Systems			
Air Handling Service	£5,000		
Lighting Upgrade for Entrance		£1,000	
Ceiling Tiles		£2,000	
Pigeon Net repairs	£500		
Painting And Decorating	£2,500		
Heating- Replace burners		£7,000	
Floor Buffer	£800		
Compost system			£1,000
Professional Fees			
HSE+ First Aid Training	£500		
Legal Fees	£3,000		
Employment Contracts	£400		
Fire Risk Assessment	£800		
Insurance	£4,000		
Marketing			
Marketing+Advertising		£800	
Signage	£500		
Repairs			
Gutters Clean, seal + clear down pipe			£5,000
Glazing	£5,000		
Graffiti			£700
Flat Roof Patch Repairs			£3,000
Sub Total	£47,130	£11,300	£9,700
15% Contingency	£7,070	£1,695	£1,455
Total	£54,200	£12,995	£11,155
Grand Total			£78,350

4.3.1 Income

Phase 1 is projected to turnover £160,000 p.a. with costs of £130,000 making a surplus of £30,000.⁹ Table 12 shows the sensitivity analysis summary figures. Other service providers, such as the café and community office subletting space will make additional revenue not included in these figures. Our business model will encourage the formation of social enterprises and local enterprises to provide 'value add offerings' such as external catering for parties etc. (See section 5)

⁹ In terms of the income producing areas (566m2) this equates to income of £282 p.a. m2 and costs of £229 p.a. m2 and surplus of £53 p.a. m2

Table 14: Sales Forecasts

Income and Expenditure Summary	Pessimistic Year 1	Realistic Year 2	Optimistic Year 3
Total Income	£126,801	£160,379	£189,859
Total Expenditure	£125,200	£130,448	£130,701
Years Trading Profit (excl Grants)	£1,601	£29,931	£59,157

Although most enterprises expect to break even within 3 years, we anticipate break even in the first year or two because of Midlothian Councils operational legacy, no loan repayments and rates relief.

4.3.2 Assumptions & Justifications

The financial projections are based on the assumptions and justifications detailed in Appendix B.

4.3.3 Staffing

Initially the Hub will be staffed from 10am-4pm, 360 days a year, by a centre manager (£30,000 pa) and cafe manager (Employed by Cafe Social Enterprise). Admin staff (£8.05 hr) will come in 12-2pm to cover lunch breaks. A caretaker (£8.05 hr/ £14,654 pa) will man the building in the evening from 6pm-9pm to cover the private lets of the back hall and crescent room. This amounts to 2.4 Full Time Equivalent jobs. As and when demand increases opening hours will be extended.

4.3.4 Usage

Our usage estimates for Phase 1 are based on historic usage and written notifications of interest from groups and users. They are deliberately modest. We expect many more user groups to note interest when reuse is secured. Currently, interest has been noted by:

- Back Hall: Cheer Evolution, Gymnastics and afterschool clubs want the back hall.
- Café: The Orchard Centre are interested in operating the café.
- Wedding Hire: Bonnyrigg Bowling Club wish to run the bar for functions and weddings.
- Party Hire: Foam Dart Thunder Parties wish to use it as a base
- Party Hire: Parents want the parties to recommence because of the value for money.
- Office Hire: Heath In Mind are looking for 4 desk spaces.

This level of interest is already enough to meet pessimistic targets. Table 13 shows a breakdown of the usage rates which are the basis for our income projections. A competitor analysis report which details the market sector opportunities can be found in Appendix T

Table 15: Usage Levels

Usage Levels	Average	Pessimistic Year 1	Realistic Year 2	Optimistic Year 3	Max
Back Hall Hire	Sessions wk	12	27	37	53
Soft Play	Children a day	36	36	36	120
Office Hire	Whole Office	1	1	1	1
Cafe Hire	Cafe Booth	1	1	1	1
Party Hire	Parties a Weekend	12	14	15	16
Wedding Hire	Weddings a Month	0	1	2	8

The typical weekly pattern of usage is shown in Table 14. See Appendix A for more.

Table 16: Weekly Usage pattern- Realistic

Usage	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall
9-10am	£25	£19	£25	£19	£25	£19	£25	£19	£25	£19	£20	£10	£20	£10
10-11am	£25	£19	£25	£19	£25	£19	£25	£19	£25	£19	£20	£45	£20	£45
11-12pm		£19	£25	£19		£19	£25	£19	£25	£19	£45	£45	£45	£45
12-1pm		£19		£19		£19		£19	£25	£19	£45	£45	£45	£45
1-2pm		£19		£19		£19		£19	£25	£45	£45	£45	£45	£45
2-3pm	£25	£19		£19	£25	£19		£19	£45	£45	£45	£45	£45	£45
3-4pm	£25	£19	£25	£19	£25	£19	£25	£19	£45	£45	£45	£45	£45	£45
4-5pm	£25	£19	£25	£19	£25	£19	£25	£19	£45	£8	£45	£8	£45	£10
5-6pm	£25	£6	£25	£6	£25	£6	£25	£6	£25	£10	£50	£10	£50	£10
6-7pm	£25	£5	£25	£5	£25	£5	£25	£5	£25	£10	£50	£10	£50	£10
7-8pm	£25	£5	£25	£5	£25	£5	£25	£5	£25	£0	£50	£0	£50	£10
8-9pm	£25	£5	£25	£5	£25	£5	£25	£5	£25	£0	£50	£0	£50	£10
9-10pm	£25	£5	£25	£5	£25	£5	£25	£5	£25	£0	£50	£0	£50	£10
10-11pm	£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	£50	£0	£50	£10
11-12pm	£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	£50	£0	£50	£10

4.3.5 Cash Flow Summary

The three year cash flow analysis in Appendix A demonstrates that even at very pessimistic levels of usage the centre would break even within the first year. After the third year it projects a surplus of £60,000 p.a. It demonstrates that with modest use of only part of the building Phase 1 can make the whole space financially self sustaining. Phase 2 will make significant surplus which it can be used to develop the site.

On the basis of 'realistic' usage levels (Table15) income levels would be:

- £32,000 for back hall lets
- £27,000 from soft play entry fees
- £18,000 annual office sub lease
- £10,000 annual sub lease for the cafe booth
- £65,000 from soft play parties.

Table 14 summarises the 3 year cash flow projections.

Table 17: Projected Sales vs Overheads -First Three Years

Cash Flow Summary	2014	2015	2016
INCOME			
Back Hall Hire	£15,622	£32,240	£49,140
Soft Play	£27,311	£27,311	£31,311
Office Hire + Service Charge	£17,948	£17,948	£17,948
Cafe Hire	£10,000	£10,000	£10,000
Party Hire	£49,920	£65,520	£70,200
Wedding Hire	£0	£8,216	£12,116
Sales of Contents	£6,000	£0	£0
Total Income	£126,801	£161,235	£190,715
EXPENDITURE			
STAFF	£51,342	£51,342	£51,342
Holiday Cover	£10,268	£10,268	£10,268
PAYE/NI (estimated at 12%)	£8,574	£8,574	£8,574
FIXED COSTS			
Rent + Rates	£1	£0	£0
Telephone/ Internet	£1,200	£1,200	£1,200
Stationary/Postage	£600	£600	£600
Signage	£0	£0	£0
Marketing/Advertising	£2,400	£2,400	£2,400
Cleaning	£4,800	£4,800	£4,800
Legal/Accounting	£2,200	£2,200	£2,200
Insurance	£0	£5,000	£5,000
Loan repayment	£0	£0	£0
Bank Charges	£234	£484	£737
Water Charges	£2,004	£2,004	£2,004
Electricity	£6,000	£6,000	£6,000
Gas	£11,000	£11,000	£11,000
CRC Energy Efficiency	£1,200	£1,200	£1,200
Cleaning Materials	£1,740	£1,740	£1,740
Toilet Equipment	£840	£840	£840
Refuse Disposal - Uplift Chges	£1,200	£1,200	£1,200
Repairs and Maint - Day to Day	£12,000	£12,000	£12,000
Repairs and Maint - Vandalism	£996	£996	£996
Health and safety Checks	£360	£360	£360
Lump Sum MAintenance	£3,000	£3,000	£3,000
Fire System Checks+ Contract	£1,440	£1,440	£1,440
Safety Tests	£1,800	£1,800	£1,800
Total Expenditure	£125,200	£130,448	£130,701
Years Trading Profit (excl Grants)	£1,601	£30,787	£60,013

4.3.6 Operating Costs

Costs have been calculated on the basis of Midlothian Councils last 3 years operational accounts and amended according to new usage.

Previously, the Leisure Centre's running costs were c.£220,000 p.a. The payroll was c.£450,000 p.a. with a turnover of c.£400,000 p.a. Resulting in an annual loss of c.£200,000 p.a. It was open from 9am to 10pm 363 days a year.

Our costs will be reduced because of the different uses of the space with significant savings in heating, rates and maintenance.

Heating: For example the closure of the swimming pool, which was heated to 30 degrees for over 14 hours a day will reduce the heating bill to £18,000 p.a. because it will heat half the space for half the time to a lesser temperature.

Rates: Because of charitable relief we will not have to pay the £60,000 rates

Maintenance: Significant reductions in maintenance costs are made due to the decommissioning of the pool, plant equipment and associated wet rooms.

Table 18: Phase 2 Set up estimates.

4.3.7 Phase 2 set up costs.

Phase 2 will transform the old pool and lower hall into a larger play centre and community Hub in line with the population of Bonnyrigg. This investment will increase the scope of social benefit and income generating space from 566m² to 1349m². Phase 1 makes a £53 per m² p.a. profit. The redeveloped 783m² space will increase profits by at least a corresponding £41,499 p.a. The Hub could run at an annual surplus of over £100,000.

Phase 2 will require significant grant funding. Table 18 breaks down our estimate of £600,000. It would secure the legacy of the Hub for a further 25-40 years. This investment amounts to £657m². Compared to building a new facility at £3,000m² (£2,995,000) it represents a 456% higher return on investment for grant funders. Therefore, our chances for securing Lottery 'Growing Community Asset' funding is high.

A provisional cash flow analysis has been done for Phase 2. See Appendix Q.

Phase 2 Estimated Costs	
Building Improvements	Estimate
New Heating Systems	£100,000
Air handling turned Passive	£20,000
Toilet Upgrades	£30,000
Lighting Upgrade LED	£20,000
Other Building Preparations	£70,000
Decorating	£15,000
Insulation	£100,000
Flat roof replacement	£35,000
General	
Play Equipment	£98,000
Tables and Chairs	£900
Booth Seats	£900
Sofas	£3,000
Flooring	£8,000
Computer office equipment	£800
Security Upgrade	£1,500
Public Address	£500
Entry Exit control	£1,000
Cash Register	£500
Signage	£2,500
CCTV upgrade	£1,000
Fire Equipment Upgrade	£1,000
Solar Panels	£20,000
Fees	
Professional Fees	£20,000
Permissions	£1,000
Total	£550,600
10% Contingency	£55,060
Grand Total	£605,660

4.4 Funds

An attractive social enterprise opportunity like this could gain funds from a number of sources. For example local businessmen could be approached to give back to the community. However, because 'Hubs' can attract significant external funding we feel its better not to draw on this social capital so that other local charities can benefit.

Community Hubs can attract substantial funding because they are a proven vehicle for delivering sustainable social benefits.

Midlothian has the recent examples of 'The Kabin' which gained £2,000,000 to build a small Hub. Gorebridge also secured over £2,000,000 to build a Hub. Bonnyrigg Leisure Centre's robust recent construction means a 'repair and reuse' approach is possible for £600,000 versus rebuild costs of £3,000,000. This presents a very attractive social investment to funders, especially with the low cost of initiating Phase 1.

4.4.1 Phase 1 Funding.

We have identified 8 funders who provide fast start up grants, within 6-8 weeks, for projects like this amounting to £77,000 (See table 19 for details). We need £45,000 start up costs. Dr Lesley Kelly, an expert on fundraising matters in Midlothian, agreed to be quoted confirming that: “There is lots of evidence of other development trust-type associations accessing that level of funding, and more”. It is our intention to secure this funding by April 2014. In addition to this we anticipate selling at least £11,000 of surplus pool equipment via eBay. See Appendix V: Funding Strategy.

Table 19: Funding for Phase 1 set up

Funding Sources For Set Up Costs					
Organisation	Range (up to)	Amount Request	Eligibility %	What for?	Wks
Awards for All	£10,000	£10,000	100	Boiler	6
Foundation Scotland	£2,000	£2,000	100	Admin	6
Clothworkers Foundation	£50,000	£30,000	100	General set up	8
Communities and Families Fund	£10,000	£10,000	100	Soft Play	8
Local Communities Programme (Comic Relief)	£10,000	£10,000	100	General	10
Seed Bed Funding	£5,000	£5,000	100	General set up	6
The Robertson Trust (Small)	£10,000	£10,000	100	General	6
Earth Action Grant	£500	£500	100	Planters	
Total Available		£77,500			

Once Phase 1 is underway we will be eligible for a further £450,000 of funding from 6 other funders. (See table 20) These applications will take 4-6 months. Many of these funds will allow for further capital improvements and the employment of staff for the development of the project. Over a 5 year period it would be possible to fund Phase 2 in this way, supplemented by annual surpluses. However, there is a more direct route.

4.4.2 Phase 2 Funding.

Our ultimate goal is to secure National Lottery funding from the ‘Growing Community Assets Fund’ which is specifically for Hub projects. Successful projects, like the Kabin and Gorbridge, are given set up costs, equipment costs and cover the first 3 years salaries. Ours is an ideal Hub for this fund because of its comparably low set up costs. However, this fund closes in 14 months and requires the Hub to be in the ownership of the community not the local authority. We hope that Midlothian Council will gift the building to the community rather than spending £100,000 demolishing it. (See table 20)

Table 20: Funding Phase 2

<u>Organisation</u>	Ongoing Funding Sources				Wks
	Range (up to)	Amount Request	Eligibility %	What for?	
Awards for All	£10,000	£10,000	100	Boiler	6
The Robertson Trust (Small)	£5,000	£5,000	100	Development Office	6
The Robertson Trust (Main)	£20,000	£20,000	100	A project	
The Robertson Trust (Major)	£100,000	£100,000	100	Whole site	
The Robertson Trust (Development)	£500,000	£300,000	100	Whole site	
Garfield Weston Foundation	10% budget	£12,000	100	Core costs	12
Lloyds TSB		£5,384	100	Staff + General	
The Henry Smith Charity	£25,000	£25,000	50	General and staff	
The Tudor Trust	no max	£20,000	100	Staffing	16
The Weir Charitable Trust	£25,000	£5,000	100	General	
Total Available		£492,384			
Funds Dependent on Ownership					
National lottery: Growing Community Assets	£1,000,000	£900,000	100	Whole site	52
Supporting 21c Life (Lottery)	£1,000,000	£10,000	100	Computers/toddlers	
Active Places Fund	£100,000	£20,000	100	Soft Play	
Climate Challenge Fund	£150,000	£30,000	100	Insulation/ lighting/	
Junior Climate Challenge Fund	£100,000	£10,000	100	DIY bike repair	
Energy Saving Trust		£50,000	100	Heating System	
Total Available		£1,020,000			

5 Social Benefits

Our goal is to create a space for our community to grow, not just the sustainable reuse of a community asset. Growing community capacity is at the heart of our Trust. Many of the 3,000 incoming new residents in Bonnyrigg, not to mention existing residents, feel a sense of isolation that a social Hub could help: Especially parents, toddlers and seniors. We will create a platform for community engagement ranging from the casual visit to volunteering and leadership.

Our strategy makes a clear distinction between a professionally staffed facility and volunteer powered projects. Our strategy means volunteers will be empowered to deliver many extra social benefits rather than drain their resources keeping the centre going.

5.1.1 Community Benefit Projects

The strong financial footing of the Hub will enable the following volunteer run initiatives to be physically and organizationally facilitated. A great deal of work has been put into integrating these possibilities into the underlying design of the business. We have individual groups and residents who are confirmed for each of these projects. They just need the Hub:

- Micro Allotments/Planters around the building (30) (Mondo Loco) (Appendix X: Food)
- Arts and Craft Studios (Woolrush Yarns) (Appendix Y: Arts and Crafts)
- Skaters Club (Bonnyrigg and Lasswade Community Council) (Appendix O: Bike Club)
- Parent and Toddlers Social club (Local Parents)
- Bi annual Community Ceildhs (Bonnyrigg Centre Trust)
- Youth Internet Cafe (Places for People Scotland)

- Sensory Room- open to the public. (Local parents of Autistic children)
- Toy Library (Play Network)
- Dog Training (Midlothian Dog Training)
- Play Pod-Outdoor play materials in a shipping container. (Play Network)
- Horizontal Climbing wall (Alien Rock- Reuben Walsh)
- Nerf Gun parties- (Foam Dart Thunder)
- Community Bowling Clubhouse (Bonnyrigg Bowling Club)
- Seniors Shopping Social room (Bonnyrigg Seniors Forum)
- Solar panels and Wind Turbine on the roof tower. (Mondo Loco)
- Youth Football club (TBC)
- Orchard Behind the Building (Mondo Loco)
- Industrial Composting of all food waste on site. (Permaculture Group)

5.2 Summary of social benefits

The benefits of Community Hubs are so significant they will be promoted by law through the current Community Empowerment and Renewal Bill. The broad range of benefits detailed in our Social Benefit Plan excite us and motivate the wide range of residents who can see a direct benefit to their families and neighbours. See Appendix W: Social Benefit Plan.

It describes the significant increase over and above the standard social benefits of a generic Hub gained through the integration of grass roots enhancements. This has been possible because of the unbiased approach of Bonnyrigg Centre Trusts organisation. It has protected the process from being dominated by vested interest organisations which, according to DTAS, beset so many other similar initiatives in Scotland and result in failed funding applications from discerning large grant funders.

5.2.1 Phase 1 Benefits:

To Preschoolers 0-4 years

- 4,000 soft play visits 0-5 p.a
- 640 food growing visits p.a.
- 10,400 play visits as part of a party p.a

Young people 5-19 years

- 1,300 soft play visits (5-10 yr. olds) p.a.
- 5,200 play visits as part of a party p.a. (5-10 yr.)
- 780 DIY bike repair visits p.a. (10-17 yr. olds)
- 3,000 Youth Drop in visits p.a.
- 15,000 youth experiences of a dance/movement class (See Appendix W for much more)

The Hub fulfils many National and local authority action plan targets:

Single Midlothian Plan

- Increased community capacity
- Equip Bonnyrigg to be more resilient and sustainable
- Early Years

Midlothian Police Plan

- Reduce crime by diverting youth from the streets.
- Make people feel safer around the new Skate park.

Scottish Play Policy

- Create a flagship indoor and outdoor play centre for early years

Bonnyrigg Neighbourhood Plan (in process)

- Soft Play Cafe
- Youth Club
- Increase social functions with bi-annual community meals and Ceilidhs
- Increase public amenities
- Socialise seniors with the 'shoppers tea room'

Midlothian Best Value Audit

- Achieve best social value for the building

Midlothian Educational Plan

- Improve teenagers opportunities with childcare and business creation
- Enhance pupils education in science and environment

Midlothian Child Poverty Action Plan

- Create informal support networks

6 Marketing

6.1 Market Analysis

Our marketing will appeal directly to our chosen customer segments. Its offerings will be targeted directly to Bonnyrigg rather than as a destination facility for The Lothians.

Competitor Analysis

A summary of our Competitor Analysis Report (See Appendix T) Hall rental, Office rental, Soft Play and Cafe follows.

6.1.1 Hall Demand

Midlothian Council's centralisation of all hall rentals into the Lasswade Centre has eroded hall hire availability by 21%. This can be demonstrated by a before and after comparison of physical space provision, see Appendix T for a detailed analysis. Pavilions and community halls have been reduced by a 40% and 15% through closures. Bonnyrigg has grown by 30% but seen a loss of the equivalent of 2-3 large community halls, see Appendix T for details.

6.1.2 Impact on Lasswade Centre

We have designed our offering to minimise financial impact on the new Leisure Centre. Table 21 shows how our mitigation strategy makes the impact negligible.

We recognise the Lasswade Centre as the flagship centre for Sports and competition in Bonnyrigg. We wish to become the flagship centre for play and collaboration in Bonnyrigg. We will complement it rather than duplicate it. For example the consultation identified a modest demand for a youth fitness gyms and boxing club. We would welcome the boxing club because it is not provided in Lasswade Centre but would recommend Midlothian Council reduce its minimum age policy for the gym from 16yrs to 14 yrs to fulfil the youth need for gym rather than duplicating provision.

There are some areas of overlap such as hall hire, the cafe and parties, which are provided at Lasswade Centre. We have demonstrated that hall hire is under supplied and our parties and cafe is targeted to toddlers, for whom the Leisure centre has minimal provision.

Table 21: Impact on Lasswade Centre

Impact Analysis on Lasswade Centre	Impact	Bonnyrigg Centre	Lasswade Centre	Mitigation
Hall Hire	Negligible	Back hall for dancing/clubs	Max capacity Dancing School use displaced marginal groups	Match pricing
Cafe	Negligible	Parent and Toddler cafe	Cafe not toddler friendly Parents traveling to alternatives.	None needed
Soft Play	Nil	Soft Play	No soft play in LC Small creche for drop offs.	None Needed
Parties	Mild	Soft Play and Bouncy Castle	Bouncy Castle without Soft Play	LC 6-12 yr Sporty parties
Social Functions	Nil	Weekend function hire	LC doesn't open late Financially un-viable.	None needed

6.1.3 Community Office

A community office will provide affordable shared office space, or desks, for voluntary organisations & charities. The Norton Park Centre in Edinburgh successfully pioneered this. Midlothian does not have the equivalent. The only flexible office space in Midlothian is Bilston Glen Park and Midlothian Innovation Centre both of which are on the other side of Roslyn Glen and removed from the community. There is high demand from the booming Third Sector and negligible supply in Midlothian. See our Competitor Analysis report for case studies and full market provision in Appendix T

The cheapest flexible office space is £17 sq ft, at Midlothian innovation centre. The average cost for an FRI is £10 sq ft with £5-7 sqft service costs. Our rate is c. £9 sq ft + £4 sq ft service charge, c. £17,948 p.a.

6.1.4 Soft Play Parties

The Bonnyrigg soft play has had over 15 years of good will and use. In recent years it declined. There are four small soft plays in Midlothian but they have poor public transport routes. 25% of Bonnyrigg families don't have a car. There is no soft play provision in Bonnyrigg or Dalkeith. Our target market are locals in Bonnyrigg and Dalkeith. Table 22 shows local soft play provision.

Table 22: Soft Play Competition

Soft Play	Distance Miles	Public transport	Coffee Quality	Cost	Equipment Quality	Visibility
The Kabin	2.4	Poor/Av	Avg	£2 Hr	Good	Poor
The Leadburn Inn	8.5	None	Avg	£3.5 unlimited	Good	Good
Mining Museum	2.7	Infrequent	Avg	£2 Hr, £3 2hrs	Good	Good
Happy Castle	7.1	Average	Poor	£4.25 (2hrs)	Average	Avg
Bonnyrigg Leisure (Closed)	0	Walk	V. Poor	£3.5 Hr	Poor	Poor

(For a more information refer to "Competitor Analysis Report" Appendix T)

6.1.5 Cafe

There are three cafes in Bonnyrigg: The Mayshade, Fresco and Lasswade Centre. However, none engage toddlers adequately.

6.1.6 Risks and SWOT

There are risks to every enterprise. Our strategically phased plan mitigates most risk by making the project practically and financially viable. Please refer to Appendix R for a more detailed SWOT and risk analysis.

6.2 Marketing Plan

The Neighbourhood Plan consultation identifies that residents want to be informed of what's happening in Bonnyrigg, especially the 3,000 new arrivals, but they simply can't find the information because they are not connected to the grapevine. Therefore, our marketing strategy will fill this void by creating an interactive 'Engagement Platform' to inform residents of what's happening in Bonnyrigg and also advertising our offerings.

6.2.1 The Engagement Platform

We will create a platform of engagement composed of the following:

- Massive community notice board on the outside of the building
- Community engagement wall inside
- Facebook wall (Currently 880 followers)
- Twitter (@Brghub)
- Blog weekly (Operational)
- Newsletter posted through 7500 doors in Bonnyrigg (Monthly) (Paid for by advertisers)
- Email Newsletter members. (Currently 300 emails)

A constant stream of information will be sent to residents about what's on in Bonnyrigg. The Hub will be the place to get connected in Bonnyrigg. (Our detailed Marketing Strategy can be found in Appendix Z.

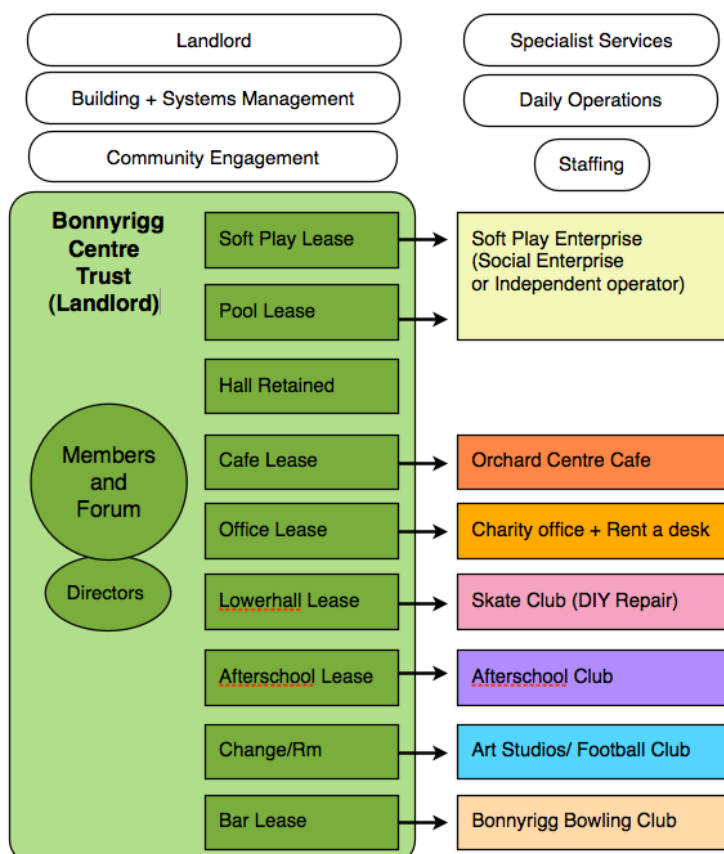
7 Operations

7.1 Structure & Management

The directors of the Trust are responsible for the development, operational and financial oversight of the project.

We propose that Midlothian Council and The Trust mutually agree an appropriate operational structure. Figure 1 contains an overview of how the structure may develop. The normal Development Trust model is to take on the role of Landlord ensuring ongoing community control. The Trust will manage community engagement, funding and building systems. It will also operate the running of the Play Centre. In Phase 2 this will probably become a separate entity. Other specialist groups will lease specific

Figure 1: Outline Staffing Structure

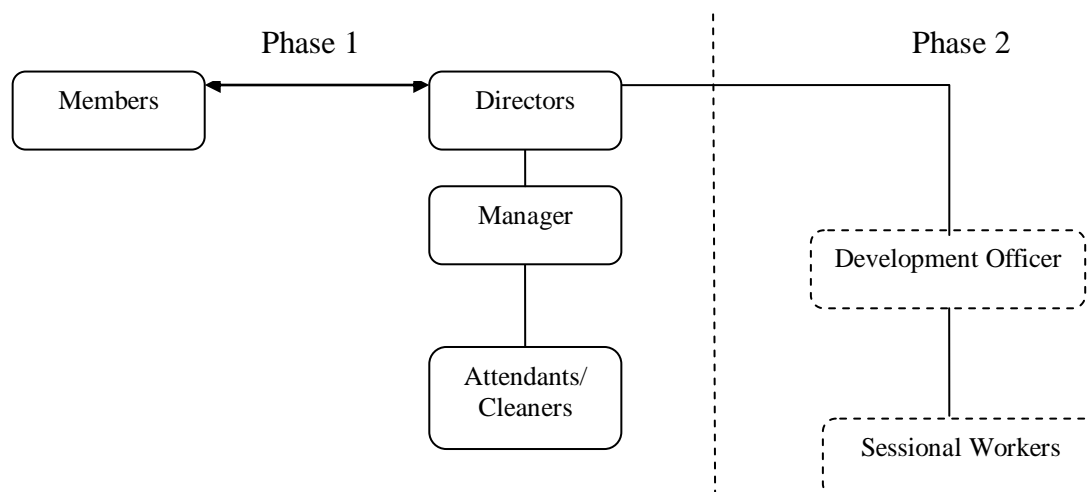


areas. The service providers will manage daily operations and staffing.

7.2 Staffing structure

The directors will arrange for the recruitment of staff to enable the day to day operation of the Hub and work on the development of services agreed by the members and the board.

Figure 2: Outline Staffing Structure



The day to day responsibility for the running of the Hub is the responsibility of the manager or, in his/her absence a delegated employee. The manager is responsible to the directors. He/She will attend regular directors meeting to report on the progress of the project, review the budgets, report issues and discuss new or ongoing developments implemented on behalf of the members. See Figure 2.

In Phase 2 responsibility for development is likely to be assumed by a development officer with the manager taking on wider operational responsibility for running a larger facility as more space opens up. However, further employment in Phase 2 is dependent on successful funding applications.

7.3 Recruitment & Staffing

Choosing the correct staff for key roles will have a large impact on making the Hub project a success. The key role for Phase 1 is the manager and for Phase 2 the development officer. Generally this project requires experienced people with the skills to engage the community and implement the varied and exciting projects that the directors hope will develop. For both roles the directors will formulate detailed job specifications which will be advertised as widely and conform to equalities legislation. This will give the best opportunity to recruit the people with the correct experience and skills.

Attendant and sessional worker posts are also important as they will interface with the public and user groups. These roles will also be advertised locally as knowledge of the community and individuals within it will be a distinct advantage.

The directors will seek staff for each role that have the correct mix of personality, skill and experience to contribute strongly to the project from the beginning. Staff will be expected to engage in training and be committed to continuous improvement. The Trust will employ on

industry standard terms and conditions for these roles and seek to support staff with additional vocational training and development opportunities.

7.4 Operations

7.4.1 Health & Safety

The Hub will operate under the standard health & safety requirements for a centre of this type. This requires a standardised regime of risk assessment for both customers and staff carried out by the manager and approved by a board subcommittee. This will include the implementation of COSHH regulations and an inspection regime for play and other equipment. Where required the Trust will commission independent inspections to ensure the building and equipment are fit for public use.

The Trust will formulate and implement a child protection policy. This will be done in association with a suitable advisory body. All workers whether salaried or volunteer who come into contact with children or vulnerable adults, as assessed by this policy, will undergo the appropriate disclosure checks.

In addition daily operations will require some staff and volunteers to be trained first aiders. Staff, members or organisations who wish to use the kitchens for food preparation as part of an organised activity require a basic food hygiene certificate. It is envisaged that a health & safety consultant will be employed to advise on and facilitate this process.

Disability access has been kept up to date with current regulations.

7.4.2 Licences

Certain licences such as a Fire Safety certificate are required prior to the building reopening. These will be included on the project plan developed for the buildings reopening. The Trust will also maintain licenses for any software used within its operation whether it is paid for or open source.

7.4.3 Finance & Cash Handling

The proposed accounting system is designed to be as paperless and automated as possible. Wherever possible, invoices will be issued by email and payments received electronically (e.g. by Paypal or online banking). The cafeteria/ walk in soft play will be operated by a third party on a leasing agreement and they will maintain a till point for their operations. If necessary the centre may negotiate with this third party to take payments on behalf of the Hub.

In Phase 2 it is envisaged that the Hub may require standard a point of sale system to accommodate a growing diversity of income streams.

The Trust will use the VT Transaction Plus accounting package, which has been evaluated to fulfil all the transactional and reporting needs of the organisation. This includes Income/Expenditure reporting on a Departmental basis (often required by funders), customer ledger accounting, and to produce electronic invoices in PDF format for issue by email. Up to date cash flow figures will be available to the directors to establish the ongoing financial health of the project and make decisions about future developments. The Finance Director will have specific responsibility for overseeing the accounts and maintaining a Management Accounting function (e.g. budgeting and

managing funding streams). To maintain integrity, the bookkeeping function will be administered separately and all payments (other than Petty Cash) will require authorisation from at least two directors, including the Finance Director.

7.4.4 Information Handling

The Trust will seek to collect information from customers (and potential customers) which helps to define target groups for the purposes of service development and marketing. Information will also be collated on the day to day use of the Hub and the demography of the customer base. This information will be held in computerised format and legally secured according to standard data protection rules.

In Phase 1 this information is likely to be collected manually. In Phase 2, depending on funding, point of sales systems will be used which allow for more sophisticated data collection.

7.4.5 Customer Charter

In conjunction with the members the directors will develop a customer charter which defines the Trusts values in relation to the community it serves.

7.4.6 Standard Operating Procedures (SOPs)

Operationally staff will work to a set of standard operating procedures worked out with the manager and maintained by a set of checklists completed throughout the day. The SOPs will be formulated according to best practice for the operation of this type of facility and tailored to the Hubs requirements. The SOPs will need to adapt as the building develops and should contain updated instructions to staff regarding items such as risk assessment, child protection and maintenance activities.

7.4.7 Support Services

The directors will engage professional, legal and financial support services where required to ensure prudent management of the Trust and the Hub. This will involve direct support from professionals such as accountants or organisations such as DTAS. It will also involve indirect support from industry bodies such as the Federation of Small Businesses.

8 Acknowledgements

Authors: Darius Namdaran, Ewan Mealyou and Douglas Strachan

Editors: Jo Lee and Kirstie Malley

With thanks to the 1000+ people who support the initiative, and deepest thanks to those 290+ people who turned to action. You came to meetings, campaigned, surveyed, pestered politicians, protested, filled in forms, wrote reports, wrote newsletters, wrote press releases, 'Liked' Facebook posts, commented, advised, restrained, researched, measured, designed, wrote proposals, crunched figures and dreamed.

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APPENDICES

Appendix A: 3 Year Cash Flow + Weekly Breakdowns

Bonnyrigg Hub Cash Flow 2014-15

Bonnyrigg Hub 2014 INCOME		MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTALS
Back Hall Hire		£1,148	£1,148	£1,062	£1,170	£1,387	£1,387	£1,387	£1,387	£1,387	£1,387	£1,387	£1,387	£15622
Soft Play		£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£27311
Office + Cafe Hire		£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£2,329	£27948
Party Hire		£1,950	£3,120	£3,510	£3,900	£4,680	£4,680	£4,680	£4,680	£4,680	£4,680	£4,680	£4,680	£49920
Wedding Hire		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Sales of Contents		£5,000	£1,000	£1,000	£1,000	£1,000	£1,000							£6000
Grants		£55,000												£0
Total Income		£60,000	£8,703	£9,873	£10,177	£10,675	£11,672	£11,672	£10,672	£10,672	£10,672	£10,672	£10,672	£126,801
Milestone														
EXPENDITURE		MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTALS
Set Up Costs		£54,200												
STAFF			£4,278	£4,278	£4,278	£4,383	£4,488	£4,488	£4,488	£4,488	£4,955	£4,955	£4,955	£54,312
Holiday Cover			£856	£856	£856	£877	£898	£898	£898	£898	£991	£991	£991	£10,862
PAYE/NI (estimated at 12%)			£719	£719	£719	£736	£754	£754	£754	£754	£832	£832	£773	£9,065
FIXED COSTS														
Rent + Rates			£1											£1
Telephone/ Internet			£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200
Stationary/Postage			£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£600
Signage														£0
Marketing/Advertising			£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£2,400
Cleaning			£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£4,800
Legal/Accounting			£100	£100	£300	£100	£300	£100	£100	£300	£100	£100	£500	£2,200
Insurance														£0
Loan repayment			£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Bank Charges			£17	£17	£16	£18	£21	£21	£21	£21	£21	£21	£21	£234
Water Charges			£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£2,004
Electricity			£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£6,000
Gas			£800	£800	£800	£800	£900	£1,000	£1,200	£1,200	£1,000	£900	£800	£11,000
CRC Energy Efficiency			£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200
Cleaning Materials			£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£1,740
Toilet Equipment			£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£840
Refuse Disposal - Uplift Chges			£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200
Repairs and Maint - Day to Day			£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£12,000
Repairs and Maint - Vandalism			£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£996
Health and safety Checks			£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£360
Lump Sum MAintenance			£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£3,000
Fire System Checks+ Contract			£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£1,440
Safety Tests			£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£1,800
Totals		£54,200	£10,236	£10,235	£10,434	£10,236	£10,382	£10,825	£10,725	£10,925	£11,125	£11,364	£11,264	£129,255
LOANS														
	Loan	Rate	Term											
Working Capital		0	6.25%	60								Trading Profit		£-2,454
NET CASH FLOW														
	PRE	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	
Cash Flow		£-54,200	£-1,533	£-362	£-257	£439	£1,290	£846	£-54	£-254	£-454	£-692	£-592	£-833
Opening Bank Balance		£60,000	£5,801	£4,268	£3,906	£3,648	£4,088	£5,377	£6,224	£6,170	£5,916	£5,463	£4,771	£4,179
Closing Bank Balance		£5,801	£4,268	£3,906	£3,648	£4,088	£5,377	£6,224	£6,170	£5,916	£5,463	£4,771	£4,179	£3,346

Bonnyrigg Hub Cash Flow 2015-16

Bonnyrigg Hub 2015 INCOME			MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTALS	
Back Hall Hire			£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£2,687	£32240	
Soft Play			£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£2,276	£27311	
Office + Cafe Hire			£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£27092	
Party Hire			£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£5,460	£65520	
Wedding Hire			£685	£685	£685	£685	£685	£685	£685	£685	£685	£685	£685	£685	£8216	
Sales of Contents															£0	
Grants															£0	
Total Income			£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£13,365	£160,379	
Milestone																
EXPENDITURE			MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTALS	
Set Up Costs																
STAFF			£4,278	£4,278	£4,278	£4,278	£4,383	£4,488	£4,488	£4,488	£4,488	£4,955	£4,955	£4,955	£54,312	
Holiday Cover			£856	£856	£856	£856	£877	£898	£898	£898	£898	£991	£991	£991	£10,862	
PAYE/NI (estimated at 12%)			£719	£719	£719	£719	£736	£754	£754	£754	£754	£832	£832	£773	£9,065	
FIXED COSTS																
Rent + Rates			N/A												£0	
Telephone/ Internet			£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200	
Stationary/Postage			£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£600	
Signage															£0	
Marketing/Advertising			£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£2,400	
Cleaning			£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£4,800	
Legal/Accounting			£100	£100	£300	£100	£100	£300	£100	£100	£300	£100	£100	£500	£2,200	
Insurance			£5,000												£5,000	
Loan repayment			£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Bank Charges			£40	£40	£40	£40	£40	£40	£40	£40	£40	£40	£40	£40	£484	
Water Charges			£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£2,004	
Electricity			£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£6,000	
Gas			£800	£800	£800	£800	£800	£900	£1,000	£1,200	£1,200	£1,000	£900	£800	£11,000	
CRC Energy Efficiency			£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200	
Cleaning Materials			£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£1,740	
Toilet Equipment			£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£840	
Refuse Disposal - Uplift Chges			£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200	
Repairs and Maint - Day to Day			£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£12,000	
Repairs and Maint - Vandalism			£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£996	
Health and safety Checks			£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£360	
Lump Sum MAintenance			£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£3,000	
Fire System Checks+ Contract			£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£1,440	
Safety Tests			£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£1,800	
Totals			£0	£15,258	£10,258	£10,458	£10,258	£10,401	£10,845	£10,745	£10,945	£11,145	£11,383	£11,283	£11,524	£134,503
LOANS																
	Loan	Rate	Term													
Working Capital			0	6.25%	60								Trading Profit		£25,876	
NET CASH FLOW																
	PRE	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR			
Cash Flow			£0	-£1,893	£3,107	£2,907	£3,107	£2,963	£2,520	£2,620	£2,420	£2,220	£1,982	£2,082	£1,841	
Opening Bank Balance			£3,346	£3,346	£1,453	£4,560	£7,466	£10,573	£13,536	£16,057	£18,677	£21,097	£23,317	£25,299	£27,381	
Closing Bank Balance			£3,346	£1,453	£4,560	£7,466	£10,573	£13,536	£16,057	£18,677	£21,097	£23,317	£25,299	£27,381		£29,222

Bonnyrigg Hub Cash Flow 2016-17

Bonnyrigg Hub 2016 INCOME		MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTALS
Back Hall Hire		£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£4,095	£49140
Soft Play		£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£2,609	£31311
Office + Cafe Hire		£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£2,258	£27092
Party Hire		£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£5,850	£70200
Wedding Hire		£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£1,010	£12116
Sales of Contents														£0
Grants														£0
Total Income		£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£15,822	£189,859
Milestone														
EXPENDITURE		MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTALS
Set Up Costs														
STAFF		£4,278	£4,278	£4,278	£4,278	£4,383	£4,488	£4,488	£4,488	£4,488	£4,955	£4,955	£4,955	£54,312
Holiday Cover		£856	£856	£856	£856	£877	£898	£898	£898	£898	£991	£991	£991	£10,862
PAYE/NI (estimated at 12%)		£719	£719	£719	£719	£736	£754	£754	£754	£754	£832	£832	£773	£9,065
FIXED COSTS														
Rent + Rates		N/A												£0
Telephone/ Internet		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200
Stationary/Postage		£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£600
Signage														£0
Marketing/Advertising		£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£2,400
Cleaning		£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£400	£4,800
Legal/Accounting		£100	£100	£300	£100	£100	£300	£100	£100	£300	£100	£100	£500	£2,200
Insurance		£5,000												£5,000
Loan repayment		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Bank Charges		£61	£61	£61	£61	£61	£61	£61	£61	£61	£61	£61	£61	£737
Water Charges		£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£167	£2,004
Electricity		£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£6,000
Gas		£800	£800	£800	£800	£800	£900	£1,000	£1,200	£1,200	£1,000	£900	£800	£11,000
CRC Energy Efficiency		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200
Cleaning Materials		£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£145	£1,740
Toilet Equipment		£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£70	£840
Refuse Disposal - Uplift Chges		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£1,200
Repairs and Maint - Day to Day		£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£12,000
Repairs and Maint - Vandalism		£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£83	£996
Health and safety Checks		£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£360
Lump Sum MAintenance		£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£3,000
Fire System Checks+ Contract		£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£1,440
Safety Tests		£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£1,800
Totals		£15,279	£10,279	£10,479	£10,279	£10,423	£10,866	£10,766	£10,966	£11,166	£11,404	£11,304	£11,545	£134,756
LOANS														
	Loan	Rate	Term											
Working Capital	0	6.25%	60									Trading Profit		£55,102
NET CASH FLOW														
	PRE	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	
Cash Flow	£0	£542	£5,542	£5,342	£5,542	£5,399	£4,956	£5,056	£4,856	£4,656	£4,417	£4,517	£4,277	
Opening Bank Balance	£29,222	£29,222	£29,765	£35,307	£40,649	£46,191	£51,590	£56,546	£61,602	£66,457	£71,113	£75,531	£80,048	
Closing Bank Balance	£29,222	£29,765	£35,307	£40,649	£46,191	£51,590	£56,546	£61,602	£66,457	£71,113	£75,531	£80,048		£84,325

Milestone	Max Capacity
Weddings pcm	8
Hall Classes wk	53
Desks	15
Parties	15

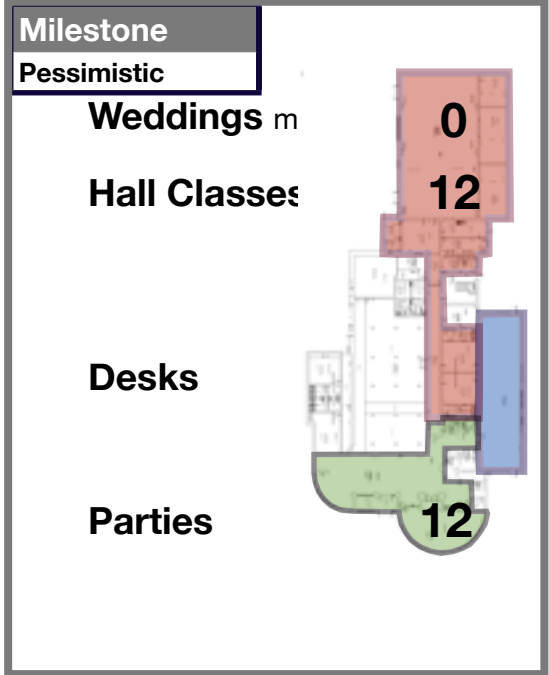
The floor plan shows a large hall (red) with a capacity of 53 for hall classes. A smaller room (blue) has a capacity of 15 for desks. The kitchen (green) has a capacity of 15 for parties. The main entrance area (orange) has a capacity of 8 for weddings.

Bonnyrigg Community Hub Maximum Capacity											
Maximum Capacity Ground Floor											
Income		Month									
Back Hall Hire		£5,828									
Soft Play		£2,609									
Office + Cafe Hire		£2,258									
Party Hire		£5,850									
Wedding Hire		£2,960									
Total		£19,505									
Expenditure											
Wages		£4,278									
Expenses		£5,958									
Profit											
This Month		£9,269									
Annualized		£111,224									

Staffing	Shift	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Hrs/Wk
Manager	10-4	7.0	7.0	7.0	7.0	7.0	7.0	7.0	49.0
-	-								0.0
Cleaner	12-2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	14.0
Caretaker	7-9	2.5	2.5	2.5	2.5	2.5	2.5		15.0
-									
-									
-									
-									
-									
						Full Time Equi			2.2
				Members Of Staff					4
				Wages		£4,278		pcm	

Users	Month
Total Users	6,909
Regular MW use	4,569
Visiting WE use	2,340
Play user Hours	3,250
Youth Club Use	390
Computer hours	
Active Hours	
Active Adult Hours	
Shoppers club use	347
School Visits	
FTE staff	2.23

Usage		Monday				Tuesday				Wednesday				Thursday				Friday				Saturday				Sunday					
	V	Bck Hall		Frnt Hall		Bck Hall		Frnt Hall		Bck Hall		Frnt Hall		Bck Hall		Frnt Hall		Bck Hall		Frnt Hall		Bck Hall		Frnt Hall		Bck Hall		Frnt Hall		Desk Pw	
9-10am		1 £25		£19		1 £25		£19		1 £25		£19		1 £25		£19		1 £25		£19		£20		£10		£20		£10		1 £23	
10-11am		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		£20	1 £45		£20	1 £45		£20	1 £45		2 £23		
11-12pm		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19	1 £45	1 £45		1 £45	1 £45		1 £45	1 £45		3 £23			
12-1pm		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19	1 £45	1 £45		1 £45	1 £45		1 £45	1 £45		4 £23			
1-2pm		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £45	1 £45	1 £45		1 £45	1 £45		1 £45	1 £45		5 £23			
2-3pm		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £45	1 £45	1 £45	1 £45		1 £45	1 £45		1 £45	1 £45		6 £23			
3-4pm		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £45	1 £45	1 £45	1 £45		1 £45	1 £45		1 £45	1 £45		7 £23			
4-5pm		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £25	1 £19		1 £45	1 £45	1 £45	1 £45		1 £45		£8	1 £45		£10		8 £23		
5-6pm		1 £25		£6		1 £25	4 1 £6		1 £25			£6		1 £25		£6		£25		£10		£50		£10		£50		£10		9 £23	
6-7pm		1 £25		£5		1 £25	4 1 £5		1 £25	1 1 £5		£5		1 £25		£5		1 £25		£10		1 £50		£10		1 £50		£10		10 £23	
7-8pm		1 £25		£5		1 £25		£5		1 £25	1 1 £5		£5		1 £25		£5		1 £25	1 1 £0		1 £50	1 1 £0		1 £50		£10		11 £23		
8-9pm		1 £25		£5		1 £25		£5		1 £25	1 1 £5		£5		1 £25		£5		1 £25	1 1 £0		1 £50	1 1 £0		1 £50		£10		12 £23		
9-10pm		£25		£5		£25		£5		£25		£5		£25		£5		£25	1 1 £0		1 £50	1 1 £0		1 £50		£10		0 £23			
10-11pm		£0		£0		£0		£0		£0		£0		£0		£0		£25		£0		1 £50		£0		1 £50		£10		0 £23	
11-12pm		£0		£0		£0		£0		£0		£0		£0		£0		£25		£0		1 £50		£0		1 £50		£10		0 £23	
12-1am		£0		£0		£0		£0		£0		£0		£0		£0		£25		£0		£80		£0		£80		£0		CA £17	



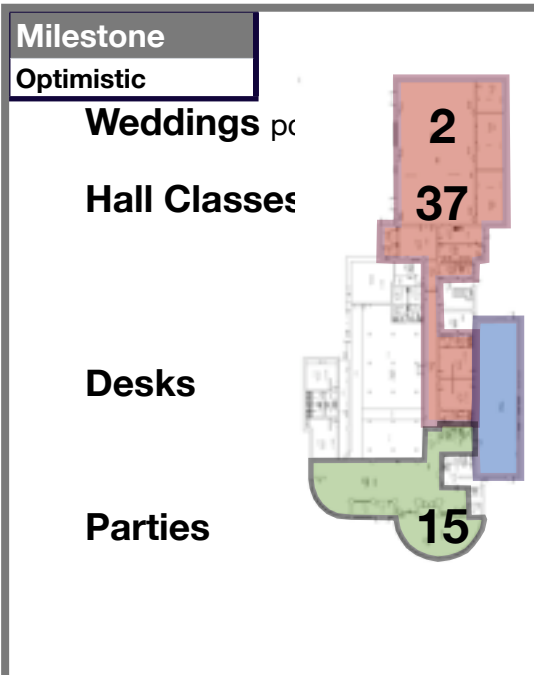
Bonnyrigg Community ‘Pessimistic’ Hub Projection										
September-14										
Income		Month								
Back Hall Hire		£1,387								
Soft Play		£2,276								
Office + Cafe Hire		£2,329								
Party Hire		£4,680								
Wedding Hire		£0								
Total		£10,672								
Expenditure										
Wages		£4,383								
Expenses		£5,958								
Profit										
This Month		£331								
Annualized		£3,968								

Staffing	Shift	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Hrs/Wk
Manager	10-4	7.0	7.0	7.0	7.0	7.0	7.0	7.0	49.0
—	—								0.0
Cleaner	12-2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	14.0
Caretaker	6-9	3.0	3.0	3.0	3.0	3.0	3.0		18.0
—	0								0.0
—	0								0.0
—	0								0.0
—	0								0.0
—	0								0.0
Full Time Equi									2.31
Members Of Staff									9
Wages									£4,383 pcm

User Groups	
WE Youth drop in	2
Cheer Evolution	
Tap Dance	
Street Dance	
Play Therapy	
Think Health	
Hockey Assn	
Charity	
Soft Play Parties	
Dance Group	
Soft Play Sub let	
Wedding	
£16,640	
£27,310.92	
£27,947.92	
£56,160	
£0	
£128,058.84	

Usage		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday			
	V	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Desk Pw	
9-10am		£25	£19	£25	£19	£25	£19	£25	£19	£25	£19	£20	£10	£20	£10	1	£23
10-11am		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	£20	1 £45	£20	1 £45	2	£23
11-12pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	1 £45	1 £45	1 £45	1 £45	3	£23
12-1pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	1 £45	1 £45	1 £45	1 £45	4	£23
1-2pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £45	1 £45	1 £45	1 £45	1 £45	5	£23
2-3pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	1 £45	1 £45	1 £45	£45	1 £45	1 £45	6	£23
3-4pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	1 £45	1 £45	£45	£45	1 £45	£45	7	£23
4-5pm		£25	£19	£25	£19	£25	£19	£25	£19	1 £45	£8	£45	£8	£45	£10	8	£23
5-6pm		£25	£6	£25	4 1 £6	£25	£6	£25	£6	£25	£10	£50	£10	£50	£10	9	£23
6-7pm	0	£25	£5	1 £25	4 1 £5	1 £25	1 1 £5	0 £25	£5	0 £25	£10	£50	£10	£50	£10	10	£23
7-8pm	1	£25	£5	1 £25	£5	1 £25	1 1 £5	1 £25	£5	1 £25	£0	£50	1 1 £0	£50	£10	11	£23
8-9pm	1	£25	£5	1 £25	£5	1 £25	1 1 £5	1 £25	£5	1 £25	£0	£50	1 1 £0	£50	£10	12	£23
9-10pm		£25	£5	£25	£5	£25	£5	£25	£5	£25	1 1 £0	£50	1 1 £0	£50	£10	0	£23
10-11pm		£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	£50	£0	£50	£10	0	£23
11-12pm		£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	£50	£0	£50	£10	0	£23
12-1am		£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	£80	£0	£80	£0	CA	£192

Users	Month
Total Users	4,203
Regular MW us	2,331
Visiting WE us	1,872
Play user Hour	2,665
Youth Club Us	390
Computer hours	
Active Hours	
Active Adult Hours	
Shoppers club	347
School Visits	



Bonnyrigg Community Hub ‘Optimistic’ Projection										
May 2016 Onwards										
Income		Month								
Back Hall Hire		£4,095								
Soft Play		£2,609								
Office + Cafe Hire		£2,258								
Party Hire		£5,850								
Wedding Hire		£1,010								
Total		£15,822								
Expenditure										
Wages		£4,955								
Expenses		£5,958								
Profit										
This Month		£4,909								
Annualized		£58,912								

Staffing	Shift	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Hrs/Wk
Manager	8-5	8.0	8.0	8.0	8.0	8.0	8.0	8.0	56.0
—	—								0.0
Cleaner	12-2	2.0	2.0	2.0	2.0	2.0	2.0	2.0	14.0
Caretaker	6-9	3.5	3.5	3.5	3.5	3.5	3.5		21.0
—	0								0.0
—	0								0.0
—	0								0.0
—	0								0.0
—	0								0.0
Full Time Equi									2.60
Members Of Staff									9
Wages							£4,955	pcm	

User Groups	
WE Youth drop in	2
Cheer Evolution	
Tap Dance	
Street Dance	
Play Therapy	
Think Health	
Hockey Assn	
Charity	
Soft Play Parties	
Dance Group	
Soft Play Sub let	
Wedding	
Classes	

Usage	V	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		Desk Pw
		Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	Bck Hall	Frnt Hall	
9-10am		1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £20	1 £10	1 £20	1 £10	1 £23
10-11am		1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £20	1 £45	1 £20	1 £45	2 £23
11-12pm		1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £45	1 £45	1 £45	1 £45	3 £23
12-1pm		1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £45	1 £45	1 £45	1 £45	4 £23
1-2pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £45	1 £45	1 £45	1 £45	1 £45	5 £23
2-3pm		1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £45	1 £45	1 £45	1 £45	1 £45	1 £45	6 £23
3-4pm		1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £25	1 £19	1 £45	1 £45	1 £45	1 £45	1 £45	1 £45	7 £23
4-5pm		£25	1 £19	£25	1 £19	£25	1 £19	£25	1 £19	1 £45	1 £8	1 £45	£8	1 £45	£10	8 £23
5-6pm		£25	£6	£25	4 1 £6	£25	£6	£25	£6	£25	£10	£50	£10	£50	£10	9 £23
6-7pm		1 £25	£5	1 £25	4 1 £5	1 £25	1 1 £5	1 £25	£5	1 £25	£10	1 £50	£10	£50	£10	10 £23
7-8pm		1 £25	£5	1 £25	£5	1 £25	1 1 £5	1 £25	£5	1 £25	1 1 £0	1 £50	1 1 £0	£50	£10	11 £23
8-9pm		1 £25	£5	1 £25	£5	1 £25	1 1 £5	1 £25	£5	1 £25	1 1 £0	1 £50	1 1 £0	£50	£10	12 £23
9-10pm		£25	£5	£25	£5	£25	£5	£25	£5	£25	1 1 £0	1 £50	1 1 £0	£50	£10	0 £23
10-11pm		£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	1 £50	£0	£50	£10	0 £23
11-12pm		£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	1 £50	£0	£50	£10	0 £23
12-1am		£0	£0	£0	£0	£0	£0	£0	£0	£25	£0	£80	£0	£80	£0	CA £176

Users	Month
Total Users	6,169
Regular MW u	3,829
Visiting WE us	2,340
Play user Hour	3,250
Youth Club Us	390
Computer hours	
Active Hours	
Active Adult Hours	
Shoppers club	347
School Visits	

Appendix B

Bonnyrigg Hub Phase 1 Assumptions and Justifications

The cash flow projections are based on the following assumptions. Justifications are footnoted.

Commence Trading May 2014.

Hire Rates:

- Back Hall £25 per hour.¹
- Parties (2hrs) £90²
- Soft Play Cafe £10,000 p.a.³
- Desk hire £200 pcm⁴
- Hub Room £5 hr community rate.⁵
- Weddings £300 evening use.⁶

Usage levels:

- Average 12 Parties a Week⁷
- Average 12 Desks a week/ Sublet to Social Enterprise⁸
- Average 12 Weddings/Functions a year⁹
- Average 12 hourly classes a week.¹⁰
- Sublet Soft Play Cafe to Social Enterprise for midweek use.¹¹

Staff

- At least two members of staff on during the day.
- Caretaker at night.
- Caretaker pay= £8.05 an hour (£14,654pcm)¹²
- Manager pay= £16.50 per hour (£30,000 pcm)¹³
- Caretaker have second aspect to job: Admin, Fund raising, marketing or youth worker.
- Part time roles can be accommodated (under 16 hrs week)
- Manager role can be full or job share.
- Social enterprise Cafe independently run and fund staff

1 Standard rate for this size of hall 30'x70'. 1.5 badminton courts. Lasswade Centre is £27.30 for half a sports hall. £54.60 for a whole hall. These prices will double in April 2014

2 Party hire used to be £80 including bouncy castle hire.

3 All inclusive £6.83 sqft p.a. on Aprox 1463 ft2 (Mid week use only)

4 Equivalent to cheapest option: Midlothian Innovation Centre.

5 Council rates equivalent would be between the multifith room size (£8.05hr) and Multi purpose room (£13.45hr)

6 Based on £50 a hour for hall hire- Much like a children's party.

7 Currently average of 7.7 parties a weekend (Deduced by dividing equipment hire of £5939 by £15 a party). Used to be higher from local anecdotal evidence and former employees. Current weekend capacity 15 parties 12-6pm Fri, Sat and Sun.

8 The only venue like it in Midlothian. Equivalentents in Edinburgh are fully booked.

9 With a capacity of 96 functions in a year and no other facilities of this size in Bonnyrigg open to this time this is a very conservative usage level.

10 This is only 4 evenings a week. Lasswade Centre is fully booked with high demand for these popular mid week times.

11 Current usage is c. £14k with a 57m2 play area only midweek. £245 income per m2 p.a. Averaging 15 children a day midweek @ £3.50 entry per hour with Vending machines for parents.

12 Midlothian Council pay £14201 - £14877 to Leisure Assistants

13 Local Authorities paying £28362 - £31909 for Project Manager, Business Improvement & Performance

- High quality coffee or Vending¹⁴
- Holiday Cover: Part time staff paid to cover 20% extra factored in.
- Part time Cleaners.
- Admin, marketing and books done by Manager
- Accounts include quarterly management accounts prepared by accountant.¹⁵

Running Costs

- No Rates (charity)
- No rent or mortgage payments (Owned outright)
- Insurance. £4,000 p.a (Midlothian Council Cover for first year)
- Water £2k¹⁶
- Heating/Lighting cost £25k.¹⁷
- Waste management £1500.¹⁸
- CRC Efficiency £Nil.¹⁹
- Cleaning Equipment and Materials no more than £3800²⁰
- General Maintenance £15,000²¹

Start Up

- Start Up will cost £35,000
- Building ownership gifted to the community
- Car park ownership shared with Council. Council retain responsibilities.
- Heating systems operational on transfer. We maintain for further 2 years until replaced
- Cost to repair damaged windows donated by Midlothian Council £5,000
- Midlothian Council donate an administrative time contribution eg: Fire Risk assessment, COSH report, Health and Safety etc. Worth £10,000
- Trust decommissions, dismantles and sells contents- especially pool equipment.
- Remaining £80,000 disposal budget held on account until building needs demolished (1yr or 20yrs)

14 Default will be vending machines (Including higher end- Costa etc). Vending income currently £9,000- £24,000. Cafe permission confirmed permissible by Fields in Trust.

15 Higher than normal because we will require quarterly accounts for the first 2 financial years for board.

16 Currently 15k because of rateable value as swimming pool. Excludes water charges for carpark runoff

17 Current heating and lighting costs are currently £78k. 25% Reduced operational hours: 70 hours a week vs 91 Hours. 50% reduction in space to heat during week (only keeping pool at 15 Degrees) Other savings: 7 Degrees above average temperature rather than 15 degrees for a 30 degree pool. No dehumidification during the nights for pool

18 Currently c. £2300. Lower level because of lower use, composting and recycling.

19 We are working on the basis that this is applicable to the pool use and Not applicable to Indoor Play/Pavillions.

20 Currently £6,500. We will have over 50% less toilets and wet rooms to clean by area and over time.

21 Last Few years cost rose to £66k and £34k from £22k have been due to high heating system costs because of the heating demands of a hot pool. The spare current system can be reused and duplicate boiler can be used for parts. Many costs relate to swimming pool and showers/wet systems in building which will no longer be relevant.

Appendix C: Campaign Survey Results

In July 2013 We undertook a door to door (90 responses) and web survey (116 responses) to establish whether people felt consulted about the Leisure Centres Future and what they would prioritise. An example of the survey is below. Key questions covered were:

Q1: I was consulted about the future of Bonnyrigg Leisure Centre (No 82%)

Majority of the 'Yes' were attributed to our 4 month campaign.

Q5: In your opinion, which of these three choices is Best Value for your community? (Tick)

Option 1. Demolish the building and return to playing fields. (4%)

Option 2. Keep the back hall, demolish the main building and rebuild in the future. (5%)

Option 3. Keep it for a year and investigate full reuse for new community uses.(91%)

There is overwhelming public support for our campaign.

C

Q7: How important to you is including the following facilities in reuse of Bonnyrigg Leisure Centre? (Percentage is those who feel its 'important' or 'more important')

1. Park toilets (89%)
2. Youth Centre (89%)
3. Cafe (83%)
4. Village Hall (83%)
5. Soft Play (82%)
6. Parties (80%)
7. Parent and Toddlers group (80%)
8. After School Club (76%)
9. Climbing wall (76%)
10. Seniors Social room (76%)
11. Sensory Room (70%)
12. Bike repair centre (69%)
13. Parents Social Club (65%)
14. Food Bank (65%)
15. Offices for charities (64%)
16. Communal Kitchen (62%)
17. Football Club (61%)
18. Toy Library (59%)
19. Food Growing (58%)
20. Solar Panels (56%)
21. Indoor Skate Park (53%)
22. Art Studios (50%)
23. Indoor Bowls (48%)

The feedback identified need for the following top potential reuses to meet these priorities were:

1. Indoor Play Centre Cafe and Toilets
2. Youth Club and DIY Bike Repair Centre
3. Village hall
4. Club Rooms- Seniors/Sustainability/Football/Food Growing

Can you help us do a survey about Bonnyrigg Leisure Centre? (5-6 min.)

Q1: I was consulted about the future of Bonnyrigg Leisure Centre (Circle)

1= Yes, 2= No, 3= Unsure.

Q2: Who consulted you about the future of Bonnyrigg Leisure Centre?

Comment:.....
.....

Q3: When did you find out about plans to demolish Bonnyrigg Leisure Centre? (Circle)

1= Now 2= This month, 3= Last 3 months,
4= 6-12 months ago, 5= 1-2 Years ago.

Q5: In your opinion, which of these three choices is Best Value for your community? (Tick)

Option 1. Demolish the building and return to playing fields.



Explanation: The Council can't sell the building commercially because of title restrictions. They don't have a budget to run the building since the new facilities have moved to the Lasswade Centre. Policy says empty buildings must be demolished. Therefore they are planning to demolish it.

Option 2. Keep the back hall, demolish the main building and rebuild in the future.



Explanation: An afterschool group called 'Bonnyrigg and Sherwood Development Trust' are requesting the back hall is given to them and the remaining 80% demolished. They hope to turn it into a soft play, internet cafe and afterschool club, and then build further community facilities later.

Option 3. Keep it for a year and investigate full reuse for new community uses.



Explanation: A residents group called 'Bonnyrigg Centre Initiative' want demolition paused for a year to see if the whole building can be reused. Proposing uses such as a large indoor play and party centre, youth centre, bike repair centre, village hall, club houses and other community uses.

Q6: What's the reasons for your choice?

Comment:.....
.....
.....

Return to: Alastair Skene 31 Park Road, Bonnyrigg.
More info: Bonnyrigg.weebly.com or Facebook: Keep Bonnyrigg Leisure Centre. Tel: 07595373211

Q7: How important to you is including the following facilities in reuse of Bonnyrigg Leisure Centre? (Tick)

Less Important
Important
More Important

Soft Play			
Parties			
Climbing wall			
Sensory Room			
Youth Centre			
Bike repair centre			
Indoor Skate Park			
Indoor Bowls			
Park toilets			
Village Hall			
Seniors Social room			
Football Club			
After School Club			
Parent and Toddlers group			
Parents Social Club			
Offices for charities			
Art Studios			
Communal Kitchen			
Solar Panels			
Food Growing			
Cafe			
Toy Library			
Food Bank			
Suggestion?:			

General Info: (Circle)

Age: 7-12, 12-16, 16-25, 25-50, 50-60, 60-70, 75+

Area: 1.Sherwood, 2.Poltonhall, 3.Cockpen, 4.Lasswade, 5.Bonnyrigg, 6.Hopefield, 7.Midlothian, 8.Other.

Signed: **Date**

Optional:

Would you like email updates about the Centre?

Name

Email

Would you like to be part of the campaign to see it fully reused? Phone

Do you know someone who would like to know more about this? Phone

General Comments / Suggestions:

.....
.....
.....

Email: BonnyriggCentre@gmail.com

Bonnyrigg Leisure Centre at Risk of Demolition

Failure to advertise puts building at risk

In less than 4 weeks bulldozers are set to roll into King George V Park, Bonnyrigg, to raze all, or most, of the Leisure Centre to the ground.

The previous administration neglected to formally advertise that they would **donate** it to the community if a sustainable plan was found.

As a result, only a small group, came up with a proposal to use the back hall as a soft play and cafe.

Under current proposals they will demolish at least 2 halls, soft play, cafe, warehouse and 12 rooms at a cost of £100,000.

We are trying to show a skeptical Council that it's not too late to put this right. A significant part of the



community want to be involved in its reuse.

Bonnyrigg Neighbourhood Plan

Fortunately, in August, a specialist department of Midlothian Council will begin a major "Neighbourhood Plan" Consultation with local residents designed to discover what facilities, resources and services they require in Bonnyrigg by 2020. We think it's common sense to include the centre.

The Long Term Proposal

Because the building would be gifted, we think there is a good chance that the centre's profitable soft play and parties can be professionally run by a new community charity and expanded into the old pool and exercise room. The profit would subsidise other activities such as: Youth centre, social centre for parents, Indoor play, meeting place for older people, sensory room and bike repair.

One year would give an opportunity to find creative solutions and funding for replacement heating, repairs and equipment.

Demolishing a perfectly sound building ahead of the Bonnyrigg Neighbourhood Plan is premature. We ask that any proposals involving demolition be put on hold for a year, to allow the local community to develop a long-term plan to reuse the whole centre for the community, families and clubs.

During that year the council can keep the reception and soft play open for a year to keep the building earning money and occupied.

FAQ's:

- Q. I thought they were going to sell it?
A. No, They can't.
Q. I thought it would cost £250k to fix up?
A. The council produced figures of £91k. £31k were to replace stained ceiling tiles. They have been misleading with figures.
Q. Who would fund it?
A. Community grants would pay for set up, then expanded soft play and parties would fund it.

For More FAQ's see our website:
www.Bonnyrigg.weebly.com

Councillor: Demolition In July is a Mistake

Bonnyrigg ward Councillor Baxter writes compellingly, in his blog, about the reasons why he has changed his mind and now thinks the Leisure Centre building should be granted a stay of execution.

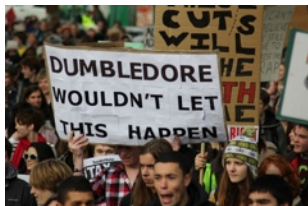


<http://midlothiangreen.blogspot.co.uk/>

Public Support Includes:

Bonnyrigg and Lasswade Community Council, Scottish Playing Fields Association, 650+ Facebook, 100's petitions, Letters, Councillors, 3 MSP's.

Midlothian Council still refuse to put a delay on the agenda.



Demonstration Sat 8th, 1pm.

We are calling a demonstration on Sat 8th June at 1pm in George V Park so residents can show their support. We want one year to thoroughly investigate if this building

can become an incredible community resource. Only after our Neighbourhood Plan should we even consider their wasteful and irreversible demolition plans.

Scottish Parliament Gets Involved



MSP Alison Johnstone has tabled a Motion in the Scottish Parliament asking the chamber to support a proposal to delay any plans for the Bonnyrigg Leisure Centre building until the Neighbourhood Plan has been agreed. She took the time to talk to local residents outside the Leisure Centre.

"It's common Sense"

MSP Johnstone

What Would you Do with it?

Youth Centre?



Warehouse under pool available when pool equipment is stripped out. Overlooks planned skate park. Ideal flexible youth venue.

Indoor Play?



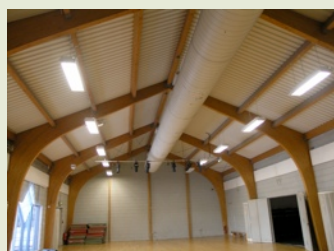
Pool room could be drained + floored for parents social area with wrap round flexible indoor play for all ages.

Club Rooms?



In total there are 3 halls, soft play, cafe, 12 rooms and a warehouse. Small clubs could rent a room on a medium term basis and have a home.

Village hall?



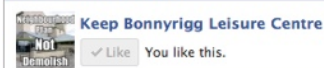
Flexible back hall for parties, after school groups or events.

We are campaigning for every school pupil, parent and group in Bonnyrigg to be allowed to be part of designing this building's future. Please stay connected and chip in your ideas either through our website or on facebook.

Stay Connected

Email: SoftPlayClub@gmail.com
www.bonnyrigg.weebly.com

Find us on Facebook



Community Says NO To Demolition



The Council has found it can't sell Bonnyrigg Leisure Centre because it sits on protected land so it plans to demolish it on 2nd July. We believe this is wasteful and irresponsible and that the building should continue to serve the community in another capacity.

Sat 8th June at 1pm in George V Park.

Come and show the Council it can't do this to Bonnyrigg's future. Peaceful, Child Friendly Demonstration.
Banner making workshop first, then a walk round the building and a press photograph.

Councillors Vote to Keep public in the dark

In February 2010, ahead of the building of a new Lasswade Centre, the council agreed to 'dispose' of the building within King George V Park.

The council has since refused to confirm or deny whether it will be pulled down, only that: "No business case has yet been received to retain the entire building, and a report will be made to Council on June 15."

The park is regulated by the Fields in Trust charity, set-up to safeguard recreational spaces, it cannot be sold commercially and must be for community use.

Bonnyrigg and Lasswade Community Council chairman Darius Namdaran, claims that local residents have not been adequately informed of the council plans for the centre.

He asked the Petitions Committee for it to be advertised to the wider community and for

cooperation. His plea was rejected when councillors Margo Russell (Lab), Jim Muirhead (Lab) Derek Rosie (SNP) voted against it.

He said afterwards: "We are calling a demonstration to invite people to show that they want to have a chance at designing their own youth centre, flexible indoor play, social centre and village hall in this building. We're asking for a year to work together and decide as a community what would be best for the people of Bonnyrigg."

Green MSP for Midlothian Alison Johnston has now put her weight behind the campaign by tabling a motion, calling for the building to be saved, at the Scottish Parliament.

She said: "I hope Midlothian Council can see the sense in retaining Bonnyrigg Leisure Centre.

"It's clearly a valued local resource and at the very least the council should wait until it has consulted on its Neighbourhood Plan before deciding its future. Local facilities like this centre are often the glue that holds our communities together."

Midlothian councillor Ian Baxter is angry that the views of the public are not being taken into consideration:

"Consultation is due to begin in August on the Bonnyrigg Neighbourhood Plan. This involves asking individuals and community groups what facilities they would like in the town. Yet, just weeks before they are asked, Midlothian Council plans to pull down the one building that people might think could fulfill all their needs. This is madness. Towns and villages up and down the country are crying out for community

buildings and village halls but are told there's no money to build them. Here, Midlothian Council wants to pay someone to get rid of one and then ask people what they want."

Councillor Margot Russell explained her decision not to back the campaign: "Community groups in other areas have been successful in taking over public buildings and so it's sad that this group has left it too late. They didn't come up with a proper plan."

Campaigners say: "Our 'proper plan' is to include this building in Midlothian Council's Neighbourhood Plan consultation. We refuse to be drawn into Labour's tactic of making one group compete against another. The community should not be divided and blamed for being "too late" when this opportunity was not formally advertised. The building is big enough for every group to collaborate and get what they want. The Council should take responsibility for its mistake and give Bonnyrigg a year."



Appendix D: Reuse Consultation Results.

Bonnyrigg Leisure Centre Reuse Consultation

Bonnyrigg and Lasswade Community Council seized the opportunity of the delay in demolition to co-ordinate a town wide consultation over the space of a month because of the tight time frame.

Newsletter and Drop in:

An explanatory newsletter was compiled. A delivery agency was employed to deliver them through doors inviting residents to participate. The consultation began with a 'drop-in' Open Day on 13th October 2013 at Bonnyrigg Bowling Club. Sixty people came throughout the day and contributed.

Online Engagement:

For those who could not come in person a video tour was created for them to comment on Facebook. Other videos related to specific reuse ideas were also posted on Facebook. Hundreds of other people commented and discussed these on the 'Residents Voice: Community Council' Facebook page. The internet engagement was very high. Of the 20 posts the videos were locally viral and well watched. Because of the different nature of the videos 90% of the people leaving comments were unique.

D

Video	Unique People Watched	People Leaving comments
Tour of Bonnyrigg Centre	853	98
Youth Club Idea video	154	43
Reduced Hall Availability	115	16
Weddings in the Hall	319	64
Architecture students ideas	19	5

Website

The drop in day feedback was put onto a new website. It received a further 986 unique visitors following the leaflet distribution.

Engagement Levels

As a result of these various means of consultation, we know that 1000's of residents read and watched the information with over 200 people commenting and engaging.

Consultation Style

The nature of the consultation was deliberately open ended following a "World Cafe" style of engagement. People were asked three simple questions around areas of focus such as Toddlers, Youth, Sports, Seniors etc. The three Questions were:

- What is the existing provision for...?
- What does Bonnyrigg need for...?
- How could the Leisure Centre be used for...?

Results

A full breakdown of the results can be seen at the end of this report. We have summarized the comments regarding the Leisure Centre according to areas in the building. The results are not quantitative. A further quantitative survey will be made from these ideas to assess how the community would prioritize these ideas.

Reception area:

- Soft Play
- Soft play + bouncy castle parties
- Mum and toddlers groups
- Child friendly cafe with outside sitting
- Internet Cafe

Old changing rooms/offices

- Equipped Craft Studios
- Seniors drop in room for teas coffees and chat
- Specialist club rooms

Side Hall

- Desk space for Charities/ social enterprises
- Citizens advice information service
- Parent support services
- Mini sports hall for judo/martial arts- other fitness
- Free weights room
- Ten pin bowling

Back Hall**Weekends:**

- Cinema
- Wedding venue
- Children's parties
- Indoor farmers/craft market
- Dance hall for ceilidhs

Midweek use:

- Dog training classes (Indoor/outdoor)
- Archery range (temporary)
- Archery range (permanent)
- Carpet bowls
- Seniors evening functions- silver band/film club/tea dances
- Indoor craft market for local people
- Seniors Lunch club
- Local drama groups (rehearsal+shows)
- After school club
- Indoor football training facilities.
- Badminton for older people
- Mature movement classes
- Table tennis

Old Pool

- Large Indoor play
- Indoor Skate Park

Warehouse

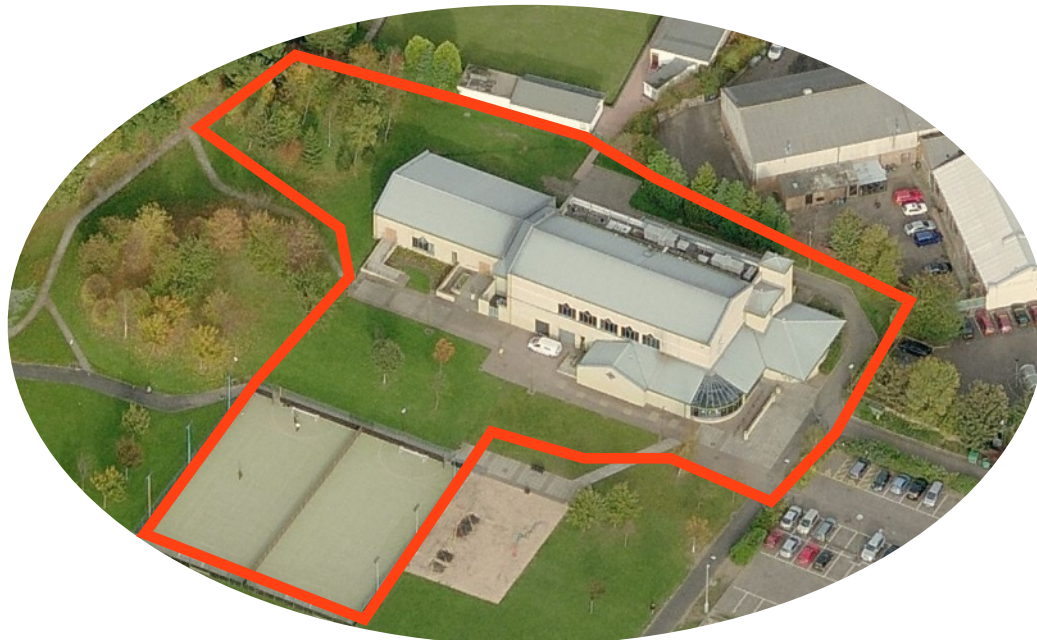
- Snooker tables
- Youth groups/Clubs
- Recording studios
- Workshop for bikes
- Bike workshop
- Equipment store

Outdoor:

- 5 Aside Football/hockey/tennis court (3G+4G)
- Tennis
- Football Stand
- Fenced off Football pitch
- Food Growing
- Park toilets
- Archery range permanent

BONNYRIGG AND LASSWADE NEWS

A Community Led Future For Our Leisure Centre?



3 Halls, Softplay, Conservatory cafe, Warehouse and 12 Rooms.

The provision of the new Lasswade Centre means that Midlothian Council no longer requires Bonnyrigg Lesuire Centre which is situated in George V Park.

Ordinarily, this building would have been sold on but due to an unusual legal restriction the building cannot be sold for commercial gain.

This presents an unprecedented opportunity for the residents of Bonnyrigg as there is the possibility that the centre can be transferred into community ownership and be run by the community, for the community.

Does this sound like something the residents of Bonnyrigg would like?

Is there the need and desire and enthusiasm for a community run space

where various groups within Bonnyrigg could meet and share time together?

Are there enough passionate people in Bonnyrigg to see an empty building transformed into a community hub?

We, Bonnyrigg and Lasswade Community Council, feel this is a once in a lifetime opportunity for Bonnyrigg and we want to create a space to find out if local residents agree.

We are beginning a community consultation by inviting you to the building on Sunday 13th October where there will be tours of the available space and the opportunity to share your ideas. It is designed for the whole family to drop in between 10am and 4pm.

Pupils build 3D virtual model of centre

Lasswade High S3 pupils are building a 3D virtual model of the building as part of their Craft and Design lessons and the community consultation.

Pupils and staff are partnering with local architect Douglas Strachan to recreate the building as a 3D model on Google Earth using Google SketchUp.

Pupils have begun to imagine all of the possibilities for the space and have measured the building this week. Follow the exciting progress of this venture on at www.Bonnyrigg.org.uk.

The 3D model will be soon be available to download from Google earth. The hope is that the designers amongst us will use it to come up with creative ideas.

What's the condition of the building?

The building is generally sound. It needs gutter repairs and a small area of flat roof will need replaced.

The main work needed is to upgrade the heating, re-equip and decorate. The cost of this could be found through Lottery funding. Taking on the building would be based on getting enough funding first.

Can it be reopened as a play pool?

No, it needs to become something different.

The costs are too high and Midlothian Council doesn't want competition to the Lasswade Centre pool.

Finances?

If the building is gifted to the community there will be no rent or rates which are usually the biggest outlays for a project such as this. Initial set up costs would be covered by community engagement and grant funding.

In the long term, the running and management costs could be covered by a combination of grant funding and revenue producing activities depending on what was decided as the final use for the space. This arrangement would allow non profit making community ventures to also make use of the centre.

A History of giving

The 16 acre park was gifted to the community in 1936 and protected 'in perpetuity' by Fields in Trust for sports, play and recreation of Bonnyrigg residents.

The cost of building the pool was donated by Mr Young in his will for the "bairns of Bonnyrigg" 44 years ago.

It has been extended many times. The most recent is the beautiful back hall. The buildings area is now 1750m² (18,000 ft²)

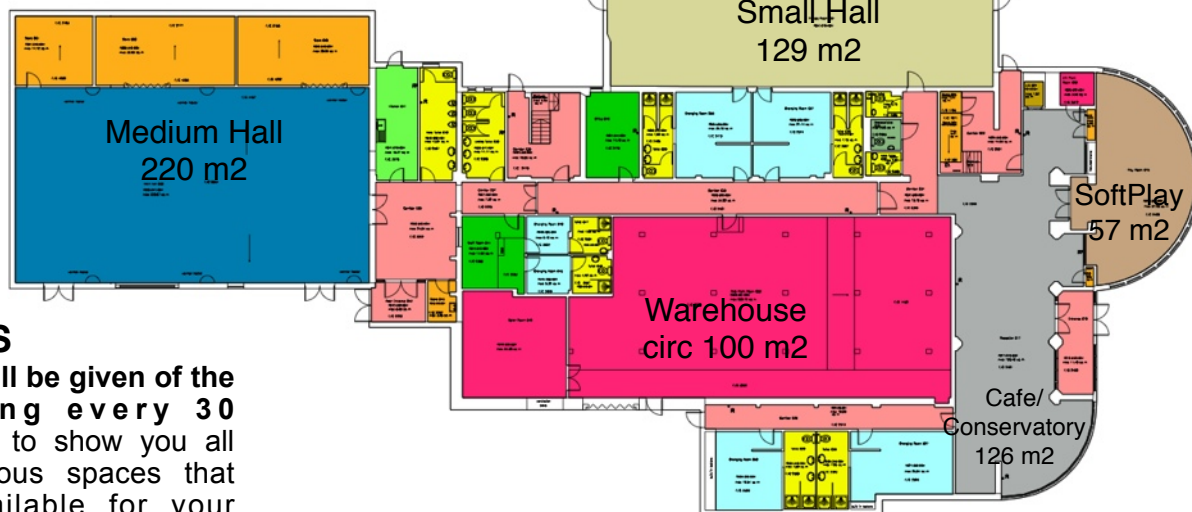
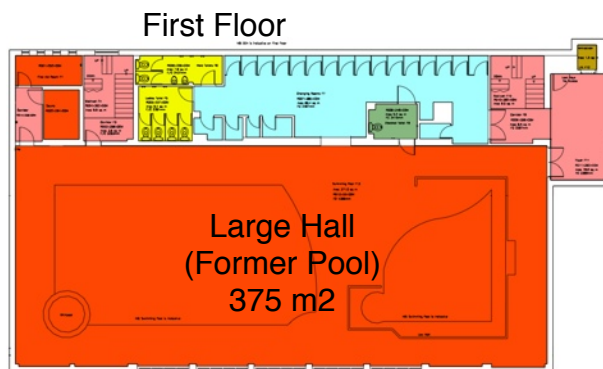
Seven years ago £180,000 was spent introducing the Tone Zone gym facility.

The Bonnyrigg Centre- How Would You Reuse It?

Consultation Day
Sunday 13th October
(Drop in 10am-4pm.)

We really want to know your opinions and ideas.

Come along, find out more and share your ideas. Please come even if you have shared your ideas before or think they are obvious. The more people and groups who are involved then the more evidence we have for potential funders. This day will be a great opportunity to meet local people and chat.



TOURS

Tours will be given of the building every 30 minutes to show you all the various spaces that are available for your ideas.

HAVE YOUR SAY

After the tours there will be a questionnaire and comments sheets available so that you can leave feedback and ideas.

There will also be "World Cafe" style table discussions arranged around areas of interest such as toddlers, teens, seniors, sport, etc. You can go around as many tables as you like, and stay as long as you like.

What are Community Councils?

Community Councils are voluntary residents' groups. Although they have 'council' in the name, they are independent from Midlothian Council.

They are a place for residents to find out what's happening in the town, discuss local issues and make residents opinions known to the local authorities.

Bonnyrigg has two: Bonnyrigg and Lasswade Community Council, and Poltonhall Community Council.

Bonnyrigg and Lasswade Community Council meets on the third Thursday of every month at 7:30pm in the pavillion at George V Park. Everyone is welcome.

Poltonhall Community Council meet on the second Wednesday of the month at 7:30 at Poltonhall Pavilion. Everyone is welcome.

Future Issues for Bonnyrigg and Lasswade Community Council are:

- **Police station:** Police propose to close the station to the public.
- **Waiting Times for Doctors Appointments.**
- **20 mph speed limits** Do residents want them in Bonnyrigg? How many roads should be covered?
- **Bonnyrigg Leisure Centre** Discuss results of consultation day.
- **Neighbourhood Plan**

Next Meeting 17th October 7:30pm
For more info call Chairman Darius Namdaran on 07595373211

Other ways to engage:

We realise not everyone can make it on the day so we have prepared a range of alternatives:

Join the discussion at:
www.Bonnyrigg.org.uk

Virtual tour: Find the video tour of the building on Youtube. Type in "Bonnyrigg Centre". You can put ideas in the comments section.

or

Get updates via:
Facebook/
BonnyriggAndLasswadeCommunityCouncil

Email: Chair@Bonnyrigg.org.uk
Call: 07595373211.

Appendix E: Neighbourhood Plan Consultation (Interim Results)

The Scottish Government is funding a local consultation for Bonnyrigg as part of its Community Planning Partnership to discover how local residents think their neighbourhood can be improved. Questions have been left deliberately open to develop the most qualitative response. Quantitative responses will become clearer in the focus group stage.

The tables of quotes below are what Midlothian Council's Consultation team could Provide at this midpoint. (Please excuse the formatting issues)

We have identified the following strong themes in each area:

Young Children and Families

- Need Soft play: Generally the new Leisure Centre is a let down for toddlers
- Need more family friendly social opportunities

Youth

- Nothing for teenagers to do: Need activities like a skatepark and Youth club

Working age

- There is nothing to do except the leisure centre: Need more social opportunities
- Don't know what's happening or where to get info

Seniors

- Closure of old leisure centre big impact on older people: Classes cancelled, shortage of rooms
- Poor community information.
- Public library too far out
- Closure of seniors public hall

Culture and Leisure

- Facilities are selling point for area but delivery and information disappointing.
- Most activities are concentrated in the new hub: 80% of people have no easy access.

General

- Dog fouling and litter
- Regenerate high street
- Police walking the beat
- Family friendly pub
- Faster broadband

Or in simpler form:

- Soft play and facilities for young children and families to socialise
- Facilities for youth, such as skate park and youth club
- More local community information for residents
- Seniors seen a drastic drop in facilities and need space
- Regenerate the high street.

E

Tables of quotes from answers to Consultation questions:

What do you like most?
<ul style="list-style-type: none"> • Near Edinburgh (multiple responses) • New high school (multiple responses) • New leisure centre (multiple responses) • The people/friendly (multiple responses) • Good bus service (multiple responses) • Proximity of bypass • Community spirit • Peaceful and safe X 2 • I feel safe and believe my child is in a safe town • The scenery, environment and views. Fresh air and friendly people. • Surrounding landscapes • I thought the letter we received from the local councillor was actually a really nice touch: probably a bit of PR but I liked it. • Near Borders and East Lothian • Parks X2 • Football and swimming clubs • Access to countryside (multiple responses) • Thriving local high street • Gigis • Good bus service (multiple responses) • Lovely gardens • Where I grew up • Good housing • It's my home. Been here over 60 years and wouldn't like to be anywhere else. • Been my home for the last 66 years. More than good enough, a good area to live. • Easy access to town and country, coast and hills. • Not a great deal. These places do not have a lot going for them. • Friendly area • Close to city but keeps a rural feel to it. Lots to do locally for families. • Accessibility to Edinburgh • The local people are very friendly towards the new people coming to live in the area. • Bonnyrigg is outside of town but still has easy access to town. Good bus service. Good schools. • The country feel. • Not too big • Family and friends • Good new restaurants: Gigis and Papermill • Good facilities and schools • The new high school, Tesco, Gigis, Christmas lights • Bonnyrigg Rose FC and the people who have supported them through the years. • Cheaper to live in than Edinburgh.
<ul style="list-style-type: none"> • What would make it better?

- **Dog fouling cleaned up, more dog bins (multiple responses)**
- **Less litter (multiple responses)**
- **Regenerate town centre (multiple responses)**
- **Better mix of shops on high street (multiple responses)**
- **Police walking the beat (multiple responses)**
- **Family friendly pub (multiple)**
- **Faster broadband (multiple responses)**
- Better roads round the older estates and street cleaning around the estates
- A community centre.
- More attractive town centre, improved roads, less pot holes, remove speed bumps that are not necessary, improve road network, stop building. We no longer reside in a rural area.
- Empty overflowing bins
- Keep local open spaces
- More parking
- Less building of homes, it is like a bomb site.
- Sunday bus service.
- Better variety
- Miss the Dalkeith section of the railway cycle path
- Better shopping and cleaner streets
- More security, ie. Cameras or police visible
- Better eateries.
- Less take away food shops in high street
- More greenspaces
- More community space, i.e. develop the old Bonnyrigg Leisure Centre.
- Better transport route. Bridge at Laird and Dog not fit for commuter traffic.
- Bonnyrigg is growing all the time so bigger/more facilities would be helpful
- More employment
- More cultural programmes, better leisure facilities/activities for pre-school children
- Better information (multiple responses)
- Move library back to the centre (multiple responses)
- Reduce traffic going through Bonnyrigg/congestion
- No visitor attractions
- Better shops
- Community garden opportunities
- Allotments
- In summer more flower baskets
- Encourage volunteering opportunities x 3
- For councillors to participate with the people for the people
- Tidier gardens
- More busses on Sunday (Poltonhall)
- Less heavy lorries
- Park and Ride
- Road services poor
- More parking
- Less housebuilding
- Improved signage for shops
- Build more council houses.
- As a non driver, Hopefield could benefit from another bus service to different areas.
- A total revamp of the high street. What on earth is going on with the amount of hairdressers and takeaway shops!
- A better selection of shops, coffee shops and a community centre in Bonnyrigg.
- Dog bins to keep streets clean.
- Upgrading of Town Centre—kerb appeal.
- More upmarket cafes and shops.

Young Children And Families

- **Need Soft play (multiple responses)**
- The new Leisure Centre at Lasswade is a bit of a let down, the gym is very badly laid out and the pool is a joke with the amount of 'extra activities' it has to cater for including school use. It is always sectioned off for something.
- I was very surprised and disappointed by the lack of facilities on offer at the new Lasswade Centre. This was supposed to be a better, more improved facility than the old Bonnyrigg pool but the new centre doesn't even have a soft play let alone any classes for babies/toddlers or pre-school children.
- **The new Hopefield estate play area is on exposed hill, no shelter, too warm in hot weather, too cold/windy in the winter.**
- **Hopefield play park doesn't suit my children. The chute has no steps.**
- Every time I go to the park with my grandchildren there is always youth from about 12 and older taking over the swings etc and bad language is rife.
- Been on new estate for over 11 years and council still haven't made the developer complete the children's play areas approved with planning.
- Parks not always clean and have been vandalised recently, both Hopefield and Sherwood Park next to Bonnyrigg School.
- Not enough sitting areas for adults at play parks.
- Poltonhall park not very good. Often occupied by teenagers and affects child safety.
- Mining Museum and Kabin in Loanhead are good. More in Bonnyrigg centre would help.
- The children of today have more facilities to attend.
- Nothing for bad weather
- Pool is not enough
- Could be more
- Mum and baby groups are oversubscribed
- Better play facilities in Poltonhall
- Need facilities for disabled children
- Wrap around care no longer available
- Too expensive
- Cafe/play area
- Improve playpark at Hopefield X 2
- Few activities for little ones
- Lack of play areas/shops in Hopefield
- Parks and outdoor facilities are good but there's not much to do indoors
- Bookbugs good but very busy and uncomfortable sitting on the floor
- Arts and crafts would be good
- I think the council could do more by running youth clubs for older children 13-16. This would keep them off the streets and give them somewhere to go and in turn reduce petty crime!
- I have 2 grandchildren (small) and the facilities are quite good
- Don't have young children, some play parks but not a lot in them
- Not a large variety of clubs, Lasswade Centre does not have a lot for boys aged 10 – 12
- The park playground is quite boring for kids and very dated, could do with more
- I am happy with the facilities provided but feel they could be improved on with the addition of some activities located indoors.
- The new pool is good but lacks for entertainment value with regards children in the 5-10 age group – flumes/slides!!
- Play parks very littered
- Stimulating play facilities poor.
- Plenty playground areas but closing the leisure centre in the heart of Bonnyrigg meant losing toilet facilities when visiting the park
- Could do with more variety for children
- There are plenty parks and open spaces for children to play, might be good to have organised youth clubs nearby
- Some good areas. The park opposite the new Burnbrae School has never materialised 4 vers

Older children and young people

- **Nothing for teenagers to do except hang about on streets (multiple responses)**
- **A skatepark (multiple responses)**
- **Youth club (multiple responses)**
- Don't believe there's much for older children to do but don't really know what is on
- Internet cafe
- What there is is too expensive
- Apart from the high school there is nothing for this age group
- Nothing to do during school breaks
- More healthy outdoor stuff would be good
- Not aware of any
- Don't see there is much at all for the above group
- I can't think of any at all.
- Not enough for 14-18 year olds
- New school a big benefit
- They have youth clubs, sports clubs, and swimming
- Facility for young people at Hopefield
- Mainly school club related
- At the moment only Bonnyrigg Church provide services for young people
- Apart from new Lasswade Centre no other activities spring to mind
- Activities and services out there if they are interested
- Apart from sporting/recreational services, what else is there? No cultural activities.
- They could possibly be provided with some form of focal point for example a youth club or similar but are not guaranteed to use it. Possibly a cafe with music would be of use for them.
- Brand new development at Hopefield with eyesore landfill site on Burnbrae Road when these hundreds of children on estate grow up what will there be to stimulate them? Football pitches etc. This generation will be the next one to cost tax payers money cleaning the streets from litter and graffiti – give kids a chance and work hand in hand with school to give them facilities.
- I do not require such facilities but see a need for them to help keep children safely off the street and out of trouble
- No flat areas/Astroturf in and around play areas
- Play area mostly designed for younger kids
- Not much for people over 10 unless you like sport.
- Limited opening hours for sports centre at weekends.
- A lot of the activities aren't well advertised.

Working age adults

- **There is nothing except the leisure centre (multiple responses)**
- **Not many opportunities available in the area (multiple responses)**
- **Where/what are they? Don't know where to get info (multiple responses)**
- More input from Jobcentre
- No local jobs
- Really disappointed. Any class I have found be it for my child or myself has been outwith the area.
- Gym is available
- Apart from pubs and fast food there is not very much except our new facility.
- The only thing is the Lasswade Centre which was a big disappointment and pubs. Who wants to go to the rubbish pubs in Bonnyrigg?
- There do not seem to be a lot of facilities apart from the new Lasswade Centre.
- Good but mainly due to close towns and city and transport links.
- In Bonnyrigg area there is a lot going on with dancing, bowling and organised bus trips in summer.
- Loving the new high school centre
- New sports centre and pool good but can get a bit busy

Older people

- **Could be more**
- **Closure of leisure centre—too far for some older people to use library and facilities at the new school**
- **Lack of community spirit**
- **Better advertising- not everyone has internet access X 2**
- **New Lasswade centre could do more**
- **Public library too far out for older people in Bonnyrigg. Closure of public hall in Lothian street**
- **Classes cancelled, shortage of rooms**
- Nothing much for older people except some clubs.
- Not aware of any.
- Poor number of day care facilities, long waiting lists x 3
- In Bonnyrigg area there is bowling, which the elderly are encouraged to join and also OAP clubs which has meetings with entertainment and also a bus which picks them up from their home.
- I like Ageing Well
- Pensioners need a place centrally that they can go to.
- In my opinion the library should not have been moved as it is not accessible for the elderly as it is not on a bus route.
- Great community hospital and day activities
- Very limited
- I don't think old people get enough thought. Somebody should be checking on older people who have no relatives to check on them. I worry for OAPs.
-
-

Cultural, leisure and social activities

- **Growth of community would be okay if amenities grew at same pace. Multiple responses.**

- One of the main selling points to us relocating to this area was these facilities. They were meant to be fabulous, cost effective, lots on offer and tonnes to do for all the family. Unfortunately this hasn't been the case at all. The help, advice and information provided regarding the leisure centre was awful. A complete lack of interest, knowledge and information was provided by staff at the Lasswade Centre and often conflicting with printed materials or on-line/other colleague's fact.
- Most activities are concentrated in the new hub, to which 80% of people have no easy access.
- The new Lasswade Sports Centre is good but the area would benefit from the development of the old Leisure Centre into additional community space for classes and workshops.
- Dismal
- Empty buildings could be put to better use.
- Active football and rugby clubs. Limited cultural opportunities.
- Start a community arts hub
- I go into Edinburgh
- Leisure is good.
- How can we find out?
- A market
- Quite good variety through the year.
- Loss of Midtext computer classes
- Not enough for town the size of Bonnyrigg
- Not enough interaction between BME community and indigenous community
- Not enough
- If you don't drink, there are none
- Good to have more local festivals
- Better promotion of what's on
- Mountain biking is a sport that is on the increase and with approx 300,000 people visiting Glentworth in Peebles, maybe there is an opportunity here to do something.
- Could be better variety
- I don't know what is going on
- Have to drive to centre of Edinburgh or Ocean Terminal for cinema
- Very good leisure activities. Cultural and social I am not so sure.
- Fairly good leisure facilities, but let's bring back Bonnyrigg Fun day in the Park
- Very little
- Apart from facilities within Lasswade HS what else is there and what other information is available
- Leisure – good for adults, not enough class/activities for children
- Social – some baby groups have been useful, nothing for children aged 10-12
- Lots of sport – no culture
- I think since the new high school has been built there are ample facilities.
- Not aware there are any – no gala day
- No community town crier etc
- Its up to the people to create their own cultural leisure and social activities
- Needs more
- We only know about new leisure centre, we have no other info on what else is available for primary kids etc.
- Don't know much – where do you find out about it?


Anything else

- I am very disappointed with the amount of dog's mess around Bonnyrigg. We lived in Essex and London's surrounding areas and I have never seen so much. The pavements around Hawthornden Primary School and Dalhousie Road and Gardens are like running an obstacle course. We are very unhappy about it.
- I appreciate the opportunity to complete this survey in my own time and that the Council are actively consulting with the whole community rather than relying on community councils or activists for feedback.
- The community appears to be growing but the facilities are diminishing. Everything seems to be moving out of Bonnyrigg Town Centre.
- We moved here 16 years ago. A councillor was canvassing for votes. We told him about a blocked drain in our street that floods every time there is heavy rain. It still has not been repaired. He told us he would complain about it?
- The library is no longer in the centre. This makes it difficult for older people who used to like to walk to the library whilst picking up shopping.
- Please remove the anti-gypsy blockade in HOpefield (concrete and tar) and replace with proper bollards or a gate. It is a total eyesore against a backdrop of beautiful countryside.
- We are about to be subject to torment on the roads by the haulage of coal from Cauldhall, which our councillors failed to prevent.
- The village of Lasswade is a disgrace. Driving through, there are derelict buildings, scrap yards, areas overrun by weeds and of course the speed of the traffic. I believe it was decided not to make it a 20mph zone. What a mistake! Trying to get out of Westmill Road and School Green is impossible in rush hour and very dangerous and yet the pub and businesses have 'keep clear' markings drawn for them.
- We only arrived in Bonnyrigg in April. My wife has Alzheimers and we are treated well and have had assistance from people in our street.
- We have a beautiful town which is wasting away due to expansion. There are council plans for future building of houses up towards Rosewell. These are only going to make the problem worse and put more strain on local doctors and schools. It's a real shame a once quiet, mellow town has been expanded for greed.
- Who decided to widen pavements at the Crossroads in the town centre? It only takes one vehicle to turn right and no-one can go straight on.
- I think a youth club for teens, possibly in the old centre in the park would be great.
- No safe pathways to Dobbies
- Police are not visible
- Fix uneven pavements
- Speed calming measures
- Traders/farmers market X 3
- Female only swim sessions
- Glass on cycle paths x 3
- More fitness classes on evenings and weekends
- Don't know what activities there are or how to find out.
- Council should support and celebrate diversity.
- A cinema
- STOP building on our green spaces. Respect what it is that makes this area a nice place to live, this is a great selling point and just one reason why people move into the area.
- More for older children (13-16) to do community, community youth centres.
- Yes, my daughter has lived here all her days, on the council list, can't get a house, we were told she will never get a house, she is in private accp,pcation, 2 young children, partner and herself both work, in fact she is doing nursing degree, money very tight, but don't live on benefits, they both work hard and still not entitled to a house - very angry parent.
- Apart from local newspapers a booklet giving details of clubs/activities/services for local areas would be beneficial especially to persons moving into the neighbourhoods.
- Many more council houses required with more consideration to couples with families and parents with children who are separated/divorced

Appendix F: Census Data

Browser Population

<http://www.scrol.gov.uk/scrol/browser/profile.jsp?profile=Pop...>



Scotland's Census Results OnLine

NEWS CONTACT ABOUT LEGAL FAQS LINKS

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HELP PRINT DOWNLOAD PROFILE

view profile view map

Comparative Population Profile: Bonnyrigg Locality Scotland

Interesting Facts	Bonnyrigg	Scotland
Median Age - Male	38.00	37.00
Median Age - Female	40.00	39.00
Number of males per female - under 25	1.02	1.04
Number of males per female - 25 or over	0.86	0.88
Percentage of households where not all persons are in the same religion category	26.87	23.76
Percentage of households where not all persons are in the same ethnic category	0.70	0.97
Percentage of households where not all persons are in the same country of birth category	13.24	13.49

Sex	Bonnyrigg	Scotland
Total resident population	14,457	5,062,011
- % Males	47.51	48.05
- % Females	52.49	51.95

Age	Bonnyrigg	Scotland
Total resident population	14,457	5,062,011
- % 0-4 years old	5.81	5.47
- % 5-15 years old	15.02	13.73
- % 16-29 years old	14.47	17.46
- % 30-44 years old	23.84	22.97
- % 45-59 years old	20.37	19.29
- % 60-74 years old	13.86	13.98
- % 75 and over	6.63	7.09
Total resident population	14,457	5,062,011
- % under 16	20.83	19.20
- % 16-pensionable age	61.24	62.19
- % pensionable age and over	17.93	18.61

Marital Status	Bonnyrigg	Scotland
Total resident population aged 16+	11,446	4,089,946
- % Single (never married)	22.87	30.55
- % Married (first marriage)	51.67	44.27
- % Re-married	6.77	5.52
- % Separated (but still legally married)	2.80	3.57
- % Divorced	7.36	7.02
- % Widowed	8.54	9.06


Resident Type	Bonnyrigg	Scotland
Total resident population	14,457	5,062,011
- % People resident in households	98.78	98.30
- % People resident in communal establishments	1.22	1.70

Country of Birth	Bonnyrigg	Scotland
Total resident population	14,457	5,062,011
- % Scotland (inc UK part not specified)	91.28	87.15
- % England	5.62	8.08
- % Wales	0.26	0.33
- % Northern Ireland	0.52	0.66
- % Ireland (inc. part not specified)	0.26	0.43
- % Rest of Europe	0.89	1.10
- % Elsewhere	1.17	2.25

Gaelic	Bonnyrigg	Scotland
Total resident population	14,457	5,062,011
- % Speaking Gaelic	0.23	1.16
- Of those speaking Gaelic % born outside Scotland	9.09	8.27

Did you know?

Introducing **Thematic Maps**



This example shows **Average (mean) weekly hours worked - Male for Scottish Parliamentary Region.**

scrol browser

Select a topic...
Population

Select a primary area level...
Locality

Enter a Locality
Bonnyrigg







Select a comparative area level...
Scotland

GO

General Register Office for SCOTLAND
information about Scotland's People

© General Register Office for Scotland 2013

Comparative Population Profile: Dalkeith Locality Scotland

Interesting Facts	Dalkeith	Scotland
Median Age - Male	39.00	37.00
Median Age - Female	41.00	39.00
Number of males per female - under 25	1.00	1.04
Number of males per female - 25 or over	0.85	0.88
Percentage of households where not all persons are in the same religion category	25.75	23.76
Percentage of households where not all persons are in the same ethnic category	0.66	0.97
Percentage of households where not all persons are in the same country of birth category	13.19	13.49
Sex 	Dalkeith	Scotland
Total resident population	11,566	5,062,011
- % Males	47.15	48.05
- % Females	52.85	51.95
Age 	Dalkeith	Scotland
Total resident population	11,566	5,062,011
- % 0-4 years old	6.42	5.47
- % 5-15 years old	13.67	13.73
- % 16-29 years old	14.39	17.46
- % 30-44 years old	22.19	22.97
- % 45-59 years old	21.52	19.29
- % 60-74 years old	14.30	13.98
- % 75 and over	7.51	7.09
Total resident population	11,566	5,062,011
- % under 16	20.09	19.20
- % 16-pensionable age	60.75	62.19
- % pensionable age and over	19.16	18.61
Marital Status 	Dalkeith	Scotland
Total resident population aged 16+	9,242	4,089,946
- % Single (never married)	25.35	30.55
- % Married (first marriage)	47.92	44.27
- % Re-married	6.31	5.52
- % Separated (but still legally married)	3.28	3.57
- % Divorced	7.90	7.02
- % Widowed	9.24	9.06
Resident Type 	Dalkeith	Scotland
Total resident population	11,566	5,062,011
- % People resident in households	98.56	98.30
- % People resident in communal establishments	1.44	1.70
Country of Birth 	Dalkeith	Scotland
Total resident population	11,566	5,062,011
- % Scotland (inc UK part not specified)	90.18	87.15
- % England	6.43	8.08
- % Wales	0.28	0.33
- % Northern Ireland	0.55	0.66
- % Ireland (inc. part not specified)	0.42	0.43
- % Rest of Europe	0.73	1.10
- % Elsewhere	1.42	2.25
Gaelic 	Dalkeith	Scotland
Total resident population	11,566	5,062,011
- % Speaking Gaelic	0.28	1.16
- Of those speaking Gaelic % born outside Scotland	18.75	8.27

Appendix G: Time Line

History of the building and its proposed future

- 1968 Swimming pool construction gifted in Mr Young's will.
- 1970's pool built.
- 1980's Multiple extensions and rebuild
- 1990's New back hall added
- 1990's New pitched roof installed to replace storm damaged flat roof.

2010

- Midlothian Council decide to relocate leisure facilities to new High school.
- Disposal authorised from August 2013 because 'surplus to requirements'. (February 2010)

2011

- Commercial sale forbidden by title restrictions.
- Community transfer or demolition the only viable disposal options.
- No marketing undertaken: As community transfer opportunity
- Council default to vacant buildings policy: Demolish any vacant buildings.
- Midlothian Council official line: "Back hall is the only viable part"
- Bonnyrigg and Sherwood Community Development Trust (BSCDT), (Circ 2012) in off market discussions about retention of the back hall as a soft play, cafe and afterschool club.

2013

- Community Council formally told of demolition plans. Jan 2013
- Community Councillors find reuse costs were misleading.
- Community Councillors establish claims that the building is 'unviable' are unfounded.
- Community Councillors establish no evidence of structural need to demolish.
- BSCDT refuse to inform Bonnyrigg residents of demolition. (February)
- BSCDT formally rejects investigation of full reuse. (March)
- Residents campaign to investigate full reuse. (March)
- Broad public support established.
- Council Petitions Committee refuse to cooperate with investigating reuse option. (May)
- Community Asset Transfer Policy created and passed to create basis for assessment. (June)
- 6 weeks given to form a proposal and business plan.
- 1 July, Residents form a group so they can submit a proposal as alternative to demolition: "Bonnyrigg Centre Initiative".
- 22 July 'Reuse Consultation Proposal' submitted.
- 13 August Midlothian Council agree to give community 3 months to submit business plans to rent the building. They also put aside £41,000 to keep the building safe.
- 13 October Community Council begin 'Reuse Consultation'
- 31 October Extraordinary Meeting of Community Council decides the majority view of residents is that the building should be used as a general community hub rather than rebuilt as a Bonnyrigg Rose semi professional football facility with some community services.
- Community Council invites community groups and residents to form a "Trust" to put forward a simple, sustainable business plan for the reopening of the building with uses that are inline with the majority view of residents.
- A trust is formed called Bonnyrigg Centre Trust and puts forward a sustainable, costed business plan. (Nov 2013)

G

Hopes rise for centre

by Craig Finlay
craig.finlay@midlothian.co.uk

EFFORTS to halt the proposed demolition of Bonnyrigg Leisure Centre have gained momentum after it was claimed that the building could be made "usable" for as little as £30,000.

Situated at King George V Park, it features a swimming pool and back hall for community use and other facilities.

At a council meeting in February 2010, it - along with Bonnyrigg Community Library, Poltonhall Outdoor Bowling Club, Bonnyrigg Town Hall and Poltonhall Community Centre - was earmarked for "disposal" ahead of the opening of the new Lasswade

Calls to stave off demolition

Presenting a copy of the 2008 survey at a meeting of Bonnyrigg and Lasswade Community Council last week, he told members that £70,000 of the repairs were cosmetic.

He said: "The building is fine. The only significant thing that needs doing is to fix the leaking gutters and jetwash the downpipes. If ordinary people that we trust were to do this it would probably cost less than £30,000."

Also at the meeting however



centre is a massive building and you cannot sit there and say it would cost £20-30,000 to repair. You do not have the experience to make that estimate. A heating

ing, he said: "It has now come to light that the cost of demolishing the leisure centre is not part of the Lasswade Centre project as I had been led to believe. The council

"I think it makes sense to at least try to save what we have. A thriving community has been given the minimal risks to the Midlothian Council

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8 ADVERTISER

More time to save centre

By CAMPBELL HUTCHESON
Reporter
campbell.hutcheson@midlothian.co.uk

Campaigners bidding to save leisure facilities in Bonnyrigg have been given two months to produce a workable solution.

Angry residents attended a recent rally at George V Park to protest at Midlothian Council's plans to demolish most or all of Bonnyrigg Leisure Centre.

The council wants to close the local facilities when the new Lasswade Centre's pool and gym opens next month.

Keep Bonnyrigg Leisure Centre, which is supported by more than 730 residents and several community groups, has been campaigning for re-use of the whole building to provide other services and facilities for the community.

Speaking on behalf of the group, Darius Namdaran said: "Our meeting with Midlothian Council's chief executive, Kenneth Lawrie, was productive."

"He assured us they would leave the building standing

another two months, until August.

"The council also promised full co-operation with information we need to draw together an alternative 'No demolition' proposal.

"Now we need everyone with ideas for re-use to come forward.

"Together we hope to make a win-win plan for everyone, including the group involved in the partial demolition proposal."

Councillor Ian Baxter (Green) is angry that public views are not being considered. He said: "Consultation is due to begin in August on the Bonnyrigg Neighbourhood Plan.

"This involves asking individuals and community groups what facilities they would like in the town.

"Yet just weeks before they are asked, Midlothian Council plans to pull down the one building that people might think could fulfil all their needs - this is madness.

"Towns and villages up and down the country are crying out for community buildings and village halls, but are told



PROTEST RALLY: Campaigners make their views known at Bonnyrigg Leisure Centre.

"We need everyone with ideas to come forward"

there's no money to build them.

"Midlothian Council wants to pay someone to get rid of one and then ask people what they want."

A Midlothian Council spokeswoman said: "We are currently liaising with all in-

terested parties in relation to the Bonnyrigg Leisure Centre and seeking to treat all groups equally.

"Any business cases presented by groups will be considered equitably in the context of the proposed policy."

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Appendix H; Mission of Bonnyrigg Centre Trust (Draft)

A building of this size and amenity is at risk of being controlled by specialist community groups rather than the wider community. Therefore, it is our intent to legally protect the building in perpetuity by creating a legal entity which ensures it stays under the control of ordinary residents. Based on advice from the Development Trust Association Scotland (DTAS) we have formed a new charity suited to the task, with limited liability and free from ties to user groups.

The Trust is an incorporated company Limited by guarantee and seeking charitable status. It is managed by an impartial board of directors chosen from the local community and others co-opted who provide specific start up expertise. The target beneficiary of the charity will be Bonnyrigg, Lasswade and Poltonhall. The directors will ensure that 500-1000 members are recruited and engaged to democratically elect the directors who will oversee the future of the building.

If the building is gifted to the Trust an AGM will be held within 3 months whereby the current self- appointed directors will stand down and stand for re-election alongside any other individual who wishes to stand. This will ensure maximum democratic control from the beginning and lead to the broadest combined community decision for the building in Phase 2.

The Vision of the Trust

Our vision is to help create a more resilient Bonnyrigg by developing innovative projects and services which meet community needs, represent value for money, enhance lives and promote social inclusion. We want to facilitate these developments through ongoing community consultation and capturing development funding.

As its first project, the Trust seeks the transfer to community ownership of the former Bonnyrigg Leisure Centre. The Trust plans to turn it into a thriving community hub, creating a shared space for play, recreation and social interaction, and providing a base for a variety of community groups, voluntary organisations and charities. The Trust will support these ambitions with a strong, income generating business plan. The services provided will complement existing Midlothian Council provision.

The Trusts activities will not be confined to this building or its immediate location. The intention is that this project will be the catalyst for wider grass roots initiatives which fulfill the needs of the population within the Trusts defined geographic area of activity.

The Trust will also take over the existing Community Willow Bed initiative in King George V Park and 'StoryCraft', an event that brings families together to be creative and tell stories.

Trusts Core Values:¹

- Independent, yet actively involved in partnerships and alliances between the community, voluntary, private and public sectors
- Openness and integrity
- Co-operation, mutuality and local accountability
- Innovation and Sustainability
- Empowerment of communities
- Growing community capacity

¹ Based on the Development Trust Association Scotlands core values.

H

- Community ownership of assets
- The social enterprise culture
- Sustainable stewardship of the environment
- Aiming for self sufficiency
- Community based and owned assets

Trusts Charitable ‘Objects’

- (1)To provide within Bonnyrigg, recreational facilities...
- (2)To advance environmental protection and improvement in Bonnyrigg ...
- (3)To help young people, particularly those resident in Bonnyrigg...
- (4) To advance the health of the residents of Bonnyrigg...
- (5) To promote, establish, operate and/or support other similar schemes and projects of a charitable nature...

Appendix I: Midlothian Council Report



Midlothian Council
Tuesday 13 August 2013
Item No. 12

Bonnyrigg Leisure Centre Update Report

Report by John Blair, Director, Corporate Resources

1 Purpose of Report

This paper is to advise Council on the current position and recommends further actions with regard to the former Bonnyrigg Leisure Centre building taking into account title issues, current policies and feedback from the community.

2 Background

2.1.1 Council at its meeting on 23 February 2010 agreed to;

- The inclusion of the facilities then available at **Bonnyrigg Leisure Centre**, and other outlying buildings be relocated to the New Lasswade High School Centre when it opened; and
- Authorised the **closure and disposal** of these outlying buildings (which included Bonnyrigg Leisure Centre), once the new Lasswade High School Centre opened.

2.1.2 A subsequent report to Council dated 28 June 2011 on selection of preferred bidders for Lasswade High School Campus included a provision of £302,000 for the demolition of all the outlying buildings.

2.1.2 Any action whether disposal (including sale or lease) or demolition of the former Bonnyrigg Leisure Centre building would require the consent of the National Playing Fields Association or its successors, Fields in Trust. This is in accordance with the terms of the George V Park Trust agreement which covers the whole park and the buildings within it.

2.1.3 As part of that process formal consent will be sought from Fields in Trust, in accordance with the restrictions within the title. These restrictions include the provision that:-

- Any **change of use** to the building would also require the National Playing Fields Association or its successor's approval. It is understood that this would include initial proposals to return the space occupied by the Leisure Centre to use as parkland
- as Trustees for the park, the Council are not to dispose or transfer any part of the park without the consent of the National Playing Fields Association ; and if granted, The Council are bound to report to the National Playing Fields Association or their successors, the terms of any proposals

received and obtain and follow their instructions regarding disposal of the subjects.

- In the event that any part of the park is sold the proceeds are to be used to acquire a new recreation ground and relevant buildings.
- That no society or person can charge for admission to any part of the subjects let to them without the consent of the National Playing Fields Association or its successors.

- 2.1.5 These restrictions are onerous to the extent that they require that the Council engage with the National Playing Fields Association's successors the Fields in Trust with regard to any future decision in respect of the building.
- 2.1.6 Fields in Trust have indicated that they consider that the community be given the opportunity to develop and propose a combined community use for the building.
- 2.1.7 Community consultation and positive engagement are key features of the Council's policies on Future Models of Service Delivery. This policy and supporting policies focus on effective community engagement and are supportive of Community Co-production and Capacity Building with the aim of seeking to encourage and support communities to become self reliant and resilient in the provision of services locally.
- 2.1.8 Through its Neighbourhood Planning process the Council and its Community Planning Partners are effectively engaging with communities to establish local priorities and provide a basis for collective action planning. The Bonnyrigg Neighbourhood Plan process is due to commence in August 2013.
- 2.2.1 Following closure of the Bonnyrigg Leisure Centre and transfer of activities to the new Lasswade Centre Hub from July 2013, community concern has been expressed with regard to demolition of the building.
- 2.2.2 Furthermore proposals have been received from the 'Bonnyrigg and Sherwood Development Trust/ Midlothian Fitness Academy' and the 'Bonnyrigg Centre Initiative'.
- 2.2.3 Both proposals seek to make use of and retain the whole building, and both seek further time to develop their proposals into effective fully consulted business plans.
- 2.3.1 The Council have two options with regard to the future of the former Bonnyrigg Leisure Centre building;
- a) Seek consent from the Fields in Trust to demolish the building ; or
 - b) Delay any decision to demolish and further engage and involve with the Fields in Trust to develop a criteria to consider the future of the building which might include alternative uses for the building.

At the same time this would allow all interested parties until 29 November 2013 to submit, a fully costed, consulted, viable business plan which does not require significant financial contribution from the Council. This would enable the Council to robustly review and subsequently decide on the buildings future taking into account the community's views and long term sustainability.

3 Report Implications

3.1 Resource

Delaying a decision of the future of the building will incur unplanned revenue expenditure. Excluding boarding up the costs which are estimated to be in the region of £13,000, ongoing revenue costs until end of October 2013 will be in the region of £2100 per month, at which point unoccupied rate relief expires and the costs increase to £7,000 per month. It is estimated that the cost of mothballing the building for an initial 12 months will equate to approximately £82,000. This would include boarding up the building and provision of nightly security visits.

3.2 Risk

There are a number of risks associated with the two options outlined above.

3.2.1 *Reputation Risk and Policy Risk*

Seeking to proceed with the immediate demolition of the building without taking cognisance of the Bonnyrigg and Lasswade/Poltonhall Neighbourhood Planning engagement process would be counter to the Council's stated position of listening to its communities. Given the level of volunteer effort which proposals have received to date, refusal by the Council to take account of these requests would have a detrimental impact on the credibility of the Council's Co-production and Community Capacity Building agenda.

There is a risk that the Council, in not agreeing to extend the timescale for the development of full and detailed business plans with the backing of effective and robust community consultation, will be accused of acting unreasonably and applying unrealistic timescales on communities and voluntary groups.

These risks can be mitigated by agreeing to delay any decision on the future of the building for a minimum period of a further three or four months, subject to progressing the community engagement and consultation process and receipt of fully detailed business plan proposals from the community.

There remains a risk that criticism could be made regarding the quality of the Neighbourhood Planning process by condensing the Neighbourhood plan priority setting within the minimum timescale.

3.2.2 *Legal Risk*

The Bonnyrigg Leisure Centre lies within George V Park, which is held in trust by the Council on behalf of the National Playing Fields

Association, now Fields in Trust. The nature of the trust agreement would require that the Council obtain the agreement of the Fields in Trust regarding the future of the building. Fields in Trust have indicated they would prefer the Council allow a 12 month period for alternative community based options to be developed and considered. There is therefore a risk that if a request to demolish the building is made now without allowing for a consultation period Fields in Trust would refuse to grant consent effectively preventing the Council from acting.

By engaging with Fields in Trust and proposing more limited timescale it is hoped that Fields in Trust's opposition to any proposed outcome will be removed and consent for subsequent proposed actions might be forthcoming.

There is a risk of delay in the internal decision making processes and the granting of consent by Fields in Trust. By progressing engagement with Fields in Trust and agreeing proposed assessment processes, and timescales for decision making it is hoped that any delay will be minimised, with consequential reduction in financial risk to the Council.

Financial Risk

The retaining of the building carries a financial risk. Whilst the initial retention cost of holding the building for a six month period cannot be avoided given the legal requirements to obtain consent of Fields in Trust, engaging in a process of consultation with the community in conjunction with the Fields in Trust will mitigate the risk that the Council having to continue to have to fund this property for an extended open ended period. By seeking to ensure that the building is either transferred in a sustainable way to a third party who takes on all future liabilities, or gaining consent for its demolition the Councils' ongoing liability can be minimised within specified and agreed timescales.

3.2.3 Structural building Risk

No detailed structural surveys have been undertaken by the Council. There is therefore a slight risk that there may be unidentified structural issues with the building. Whilst this is not thought to be the case, if structural surveys are undertaken which reveal issues with the structure of the building this would impact on any decisions with regard to the future of the building and be material to any consents, required from Fields in Trust and proposals from interested parties.

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 Impact on Performance and Outcomes

The effective transfer (which in this case is likely to be by way of lease given the title restrictions) of an asset can deliver improved community capacity, enhancing community resilience and independence.

3.5 Adopting a Preventative Approach

Agreeing to delay a decision of the future of the building and considering the transfer of the asset ownership can:-

- Support Community Planning priorities and therefore assist local communities to become more resilient;
- Improve opportunities for investment into local communities and community assets, through access to external funding not available to local authorities;
- Provide an opportunity for safeguarding local facilities and the delivery of social economic and environmental benefits at a local level.
- Encouraging the engagement with parents/volunteers in the community will help build and develop community resilience.

3.6 Involving Communities and Other Stakeholders

Allowing interested parties to come forward with ideas and proposals for consideration would ensure positive engagement with communities.

3.7 Ensuring Equalities

Reference is made to the EQIA accompanying the report on Community Asset Transfer policy to Council on 25 June 2013. Further assessments will be made in respect of community proposals should Council agree to delay decisions on the future of the building.

3.8 Supporting Sustainable Development

The effective transfer of an asset (by way of long lease or freehold transfer) can deliver improved community capacity enhancing community resilience and independence.

3.9 IT Issues

There are no IT issues arising as a consequence of this report.

4 Summary

The Council has adopted a model which relies on community engagement and co-operation, and seeks to develop resilience and capacity in communities in order that the Council can focus its efforts towards supporting those groups most in need. The future of the Bonnyrigg Leisure Centre particularly if sustainably transferred into community control has the potential to achieve these goals at a local level to the mutual benefit of the community and the Council.

5 Recommendations

Council are asked to:

- Note the legal title restrictions imposed by the Trust Agreement in respect of the George V Park and the consequential impact this has on future decisions with regard to the former Leisure Centre Building.
- Agree to extend the timescales until a final decision with regard to the future of the Bonnyrigg Leisure Centre building is made until December Council;
- Agree a supplementary estimate of £41,000 to fund the cost associated with the building for a period of 6 months.
- To note that it is expected that within that timescale the Neighbourhood Planning Engagement and Consultation process will indicate the emerging priorities.
- That bidders be given until the 29th of November to submit fully robust consulted and sustainable business plans for consideration against policy and land title and community consultation priorities criteria.

7 August 2013

Report Contact:

John Blair, Director, Corporate Resources
john.blair@midlothian.gov.uk

Tel No 0131 271 3102

Background Papers:

Appendix J: Legal Offer

Friday, 03 January
2014

Midlothian Council
Buccleugh Street, Dalkeith

Dear Sirs

We Bonnyrigg Centre Trust Ltd, incorporated under the Companies Acts and having our Registered Office at 2 Park Road Bonnyrigg EH19 2AW, ("the Purchaser ") offer to PURCHASE from you ("the Seller") ALL and WHOLE Bonnyrigg Leisure Centre King George V Park Bonnyrigg , showed yellow and red on the plan together with (i) a right to share with the Seller the existing car park showed blue on the plan annexed and executed as relative hereto ('the Plan') (ii) a servitude right of vehicular access and egress to the nearest public road ; and (iii) the pertinents thereof and the whole fixtures and fittings and contents therein so far as belonging to the Seller (hereinafter referred to as "the Premises") on the following terms and conditions:-

1. The price shall be one pound (£1.00) STERLING paid on 31.3.204 ('the Date of Entry')
2. this offer is expressly conditional on :
 - (1) the Purchaser obtaining a survey of the Premises in terms entirely satisfactory to the Purchaser as to which the Purchaser shall be the sole judge
 - (2) The extent of the Premises being agreed as including the whole area within the hatched area on the Plan or otherwise a reduced area by agreement;
 - (3) the Seller to pay for repairs to windows and fire damaged door at the Premises
 - (4) The Seller to pay the Purchaser the first years buildings and other insurance cost to a maximum of £5,000 p.a
 - (5) The Seller to donate the administrative skills and time of its staff to provide to the Purchaser assistance with amongst others : Fire Risk assessment, COSH report, Health and Safety etc. to a maximum cost of £10,000.
3. Condition of Structure and Fixtures and Fittings
 - (i)
 - (a) So far as the Seller is aware the Premises are not and have not been affected by any wet rot, rising damp or infestation by woodworm or other insect or fungus.
 - (b) The systems and appliances leased to the Purchaser are in proper working order.
 - (c) The Seller is not aware of any defect in the drainage, plumbing, gas or electrical systems.
 - (d) Until the date of entry, the Seller will maintain the Premises and the fixtures and fittings, in substantially the same condition as at present, ordinary wear and tear excepted; and the risk of damage to or destruction of the Premises will not pass to the Purchaser until the date of entry. In the event of any material deterioration in the condition of the Premises prior to the Date of Entry, the Purchaser will be entitled to resile from any bargain to follow hereon without penalty.
 - (ii) If the Premises are substantially damaged or destroyed in fire, storm or other cause prior to the date of entry either the Purchaser or the Seller will be entitled to resile without penalty. Risk will not pass to the Purchaser until that date.

- (iii) Prior to the date of entry there shall be delivered to us by the Seller's agents all necessary planning permissions, building warrants, completion certificates, superior's consents and relative plans and others relating to the erection of and any alterations, extensions or developments carried out to the Subjects.

4. Cost of Repairs

The cost of any repairs ordered or instructed for the Premises but not effected prior to the Date of Entry will be borne by the Seller.

5. Title

The Seller will deliver in exchange for the purchase price at settlement a validly executed Disposition in favour of the Purchaser or their nominees and there will be delivered or exhibited a valid marketable title together with a Form 10a report or Form 12a Report brought down to a date as close as practicable to the date of settlement showing the Seller's title and no entries adverse to the Purchaser's interest and in addition the Seller will furnish the purchaser with such documents including a plan to enable the Keeper to issue a Land Certificate in the name of the purchaser as registered proprietor without any exclusion of indemnity.

6. Title Conditions

- (a) In so far as the Seller is aware all obligations ad factum praestandum affecting the Premises have been duly implemented and all continuing conditions and restrictions have been and are being duly complied with. No Superior's Certificate, however, will be produced.
- (b) There is no outstanding liability for any part of the cost of constructing walls, fences, roads, pavements or sewers.
- (c) the minerals are included in the sale only insofar as the Seller has right thereto but any reservation of the minerals does not contain any right to enter upon the surface of the Subjects and contains adequate provisions as to compensation in the event of damage.
- (d) The titles contain no unusual burdens and no prohibition on sub-division and no conditions or burdens which will prevent the present use of the Subjects or in any way restrict the use of the Subjects.

7. Expenses

Each party will be responsible for their own expenses in this transaction.

8. Waiver

The Purchaser shall have the sole option unilaterally to waive any of the provisions of the missives which operate to any extent to its benefit, in which event the Purchaser shall be entitled to insist on proceeding with the missives as if any such provision so waived had never been incorporated therein, without prejudice to the right of the Purchaser to claim damages, if appropriate, under the missives.

Yours faithfully

Darius Namdaran

Chairman, signed on behalf of the board of Bonnyrigg Centre Trust Ltd.

Witness

Appendix K: Articles of Incorporation

MEMORANDUM OF ASSOCIATION

THE COMPANIES ACT 2006

**COMPANY LIMITED BY GUARANTEE
AND NOT HAVING A SHARE
CAPITAL**

**MEMORANDUM of ASSOCIATION
of
BONNYRIGG CENTRE TRUST**

K

THE COMPANIES ACT 2006

COMPANY LIMITED BY GUARANTEE AND NOT HAVING A SHARE CAPITAL

MEMORANDUM of ASSOCIATION

of

BONNYRIGG CENTRE TRUST

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company.

Name of each subscriber	Signature of each subscriber
Darius Namdaran	
Kirstie Malley	
Ryan Sturrock	
Ewan Mealyou	
Douglas Strachan	

Dated: 2 December 2013

ARTICLES OF ASSOCIATION

THE COMPANIES ACT 2006

**COMPANY LIMITED BY GUARANTEE
AND NOT HAVING A SHARE
CAPITAL**

ARTICLES of ASSOCIATION of

BONNYRIGG CENTRE TRUST

THE COMPANIES ACT 2006

**COMPANY LIMITED BY
GUARANTEE AND NOT HAVING A
SHARE CAPITAL**

ARTICLES of ASSOCIATION of

BONNYRIGG CENTRE TRUST

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ADMINISTRATION	committees, operation of bank accounts, secretary, minutes, accounting records and annual accounts, notices	articles 98-112
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Constitution of company

- 1 The model articles of association as prescribed in Schedule 2 to The Companies (Model Articles) Regulations 2008 are excluded in respect of this company.

Defined terms

- 2 In these articles of association, unless the context requires otherwise:-
- (a) "Act" means the Companies Act 2006;
 - (b) "charity" means a body which is either a Scottish Charity, or a "charity" within the meaning of section 1 of the Charities Act 2006, providing (in either case) that its objects are limited to charitable purposes;

- (c) "charitable purpose" means a charitable purpose under section 7 of the Charities and Trustee Investment (Scotland) Act 2005 which is also regarded as a charitable purpose in relation to the application of the Taxes Acts;
- (d) "electronic form" and "electronic means" have the meanings given in section 1168 of the Act;
- (e) "OSCR" means the Office of the Scottish Charity Regulator;
- (f) "property" means any property, heritable or moveable, real or personal, wherever situated;
- (g) "Scottish Charity" means a "Scottish charity" within the meaning of section 13 of the Charities and Trustee Investment (Scotland) Act 2005;
- (h) "subsidiary" has the meaning given in section 1159 of the Act;
- (i) "sustainable development" means development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

3 Any reference to a provision of any legislation (including any statutory instrument) shall include any statutory modification or re-enactment of that provision in force from time to time.

Objects

4 The company has been formed to benefit the community of Bonnyrigg, Lasswade and Poltonhall, which comprises the postcode units in Appendix 1. ("the Community")

The company's objects are:

- (1) To provide within Bonnyrigg, recreational facilities, or organise recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended
- (2) To advance environmental protection and improvement in Bonnyrigg through the provision, maintenance and/or improvement of public open space and other public amenities and other environmental and regeneration projects (but subject to appropriate safeguards to ensure that the public benefits so arising clearly outweigh any private benefit thereby conferred on private landowners)
- (3) "To help young people, particularly those resident in Bonnyrigg, to develop their physical, mental and spiritual capacities, such that they may grow to full maturity as individuals and as members of society
- (4) To advance the health of the residents of Bonnyrigg, and to assist in the relief of ill health and the provision of health education for such residents
- (5) To promote, establish, operate and/or support other similar schemes and projects of a charitable nature for the benefit of the community within (name place)

But such that the company shall do so following principles of sustainable development.

5 The company's objects are restricted to those set out in article 4 (but subject to article 6).

6 The company may (subject to first obtaining the consent of OSCR) add to, remove or alter the statement of the company's objects in article 4; on any occasion when it does so, it must give notice to the registrar of companies and the amendment will not be effective until that notice is registered on the register of companies.

Powers

7 In pursuance of the objects listed in article 4 (but not otherwise), the company shall have the following powers:-

- (a) To manage community land and associated assets for the benefit of the Community and the public in general.
- (b) To establish, maintain, develop and/or operate a centre or centres providing facilities for childcare, community learning, healthy living initiatives, educational and cultural activities, training activities, leisure pursuits and accommodation for community groups, and for public sector agencies which provide services of benefit to the community, and which may include refreshment facilities.
- (c) To advise in relation to, prepare, organise, conduct and/or support training courses, educational and training events and activities of all kinds.

- (d) To design, prepare, publish and/or distribute information packs, leaflets, books, newsletters, magazines, posters and other publications, audio visual recordings, multimedia products and display materials, and to create and maintain a website or websites.
- (e) To promote, operate, co-ordinate, monitor, and/or support other projects and programmes (which may include workspace projects) which further the objects of the company.
- (f) To provide information, advisory, support and/or consultancy services which further the objects of the company.
- (g) To liaise with local authorities, central government authorities and agencies, charities/community benefit bodies and others, all with a view to furthering the objects of the company
- (i) To carry on any other activities which further any of the above objects.
- (j) To promote companies whose activities may further one or more of the above objects, or may generate income to support the activities of the company, acquire and hold shares in such companies and carry out, in relation to any such company which is a subsidiary of the company, all such functions as may be associated with a holding company.
- (k) To acquire and take over the whole or any part of the undertaking and liabilities of any body holding property or rights which are suitable for the company's activities.
- (l) To purchase, take on lease, hire, or otherwise acquire, any property or rights which are suitable for the company's activities.
- (m) To improve, manage, develop, or otherwise deal with, all or any part of the property and rights of the company.
- (n) To sell, let, hire out, license, or otherwise dispose of, all or any part of the property and rights of the company.
- (o) To lend money and give credit (with or without security) and to grant guarantees and issue indemnities.
- (p) To borrow money, and to give security in support of any such borrowings by the company, in support of any obligations undertaken by the company or in support of any guarantee issued by the company.
- (q) To employ such staff as are considered appropriate for the proper conduct of the company's activities, and to make reasonable provision for the payment of pension and/or other benefits for members of staff, ex-members of staff and their dependants.
- (r) To engage such consultants and advisers as are considered appropriate from time to time.
- (s) To effect insurance of all kinds (which may include officers' liability insurance).
- (t) To invest any funds which are not immediately required for the company's activities in such investments as may be considered appropriate (and to dispose of, and vary, such investments).
- (u) To establish and/or support any other charity, and to make donations for any charitable purpose falling within the company's objects.
- (v) To take such steps as may be deemed appropriate for the purpose of raising funds for the company's activities.
- (w) To accept grants, donations and legacies of all kinds (and to accept any reasonable conditions attaching to them).
- (x) To oppose, or object to, any application or proceedings which may prejudice the company's interests.
- (y) To enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the company, and to enter into any arrangement for co-operation or mutual assistance with any charity.
- (z) To do anything which may be incidental or conducive to the furtherance of any of the company's objects.

Restrictions on use of the company's assets

- 8 The income and property of the company shall be applied solely towards promoting the company's objects (as set out in article 4)
- 9 No part of the income or property of the company shall be paid or transferred (directly or indirectly) to the members of the company, whether by way of dividend, bonus or otherwise.
- 10 No director of the company shall be appointed as a paid employee of the company; no director shall hold any office under the company for which a salary or fee is payable.
- 11 No benefit (whether in money or in kind) shall be given by the company to any director except
 - (a) repayment of out-of-pocket expenses; or

- (b) reasonable payment in return for particular services (not being of a management nature) actually rendered to the company.

Liability of members

- 12 Each member undertakes that if the company is wound up while he/she is a member (or within one year after he/she ceases to be a member), he/she will contribute - up to a maximum of £1 - to the assets of the company, to be applied towards:
- (a) payment of the company's debts and liabilities contracted before he/she ceases to be a member;
 - (b) payment of the costs, charges and expenses of winding up; and
 - (c) adjustment of the rights of the contributories among themselves.

General structure

- 13 The structure of the company consists of:-
- (a) The MEMBERS - who have the right to attend the annual general meeting (and any other general meeting) and have important powers under the articles of association and the Act; in particular, the members elect people to serve as directors and take decisions in relation to changes to the articles themselves. Other members, Associate Members and the Junior Members, have the right to attend the annual general meeting (and any other general meeting) but have no voting rights.
 - (b) the DIRECTORS - who hold regular meetings during the period between annual general meetings, and generally control and supervise the activities of the company; in particular, the directors are responsible for monitoring the financial position of the company.
- 14 For the purposes of these articles:-
- (a) "Ordinary Member" means a member admitted under article 16; "Ordinary Membership" shall be construed accordingly;
 - (b) "Associate Member" means a member admitted under article 17; "Associate Membership" shall be construed accordingly;
 - (c) "Junior Member" means a member admitted under article 18; "Junior Membership" shall be construed accordingly."

Qualifications for membership

- 15 The members of the company shall consist of the subscribers to the memorandum of association and such other persons as are admitted to membership under articles 16 to 23.
- 16 Ordinary Membership shall (subject to articles 20 and 22) be open to any person aged 18 years or over who:
- (a) is ordinarily resident in the Community (as defined in article 4);
 - (b) supports the objects and activities of the company.
- 17 Associate Membership shall (subject to article [22]) be open to those individuals who are not ordinarily resident in the Community and those organisations wherever located that support the objects of the Company. Associate Members are neither eligible to stand for election to the Board nor to vote at any general meeting.
- 18 Junior Membership shall (subject to article [22]) be open to those individuals who are aged between 12 and 17 and who support the objects of the Company. Junior Members are neither eligible to stand for election to the Board nor to vote at any general meeting.
- 19 An individual, once admitted to membership, shall cease to be a member if he/she ceases to be eligible for membership in terms of articles 16, 17 and 18.
- 20 Employees of the company shall not be eligible for membership; a person who becomes an employee of the company after admission to membership shall automatically cease to be a member.

Application for membership

- 21 Any person who wishes to become a member must lodge with the company, an application for membership; the company shall supply a form for applying for membership to any person on request.
- 22 The directors may, at their discretion, refuse to admit any person to membership where they have reasonable grounds to believe that he/she might, if admitted to membership, act in a manner which would damage the reputation of the company, undermine the efficiency of its operations and/or disrupt the proper conduct of its meetings.
- 23 The directors shall consider each application for membership at the first directors' meeting which is held after receipt of the application; the directors shall, within a reasonable time after the meeting, notify the applicant of their decision on the application.

Membership subscription

- 24 Members shall require to pay an annual membership subscription; unless and until otherwise determined by ordinary resolution, the amount of the annual membership subscription shall be £[0] for the first year.
- 25 The annual membership subscriptions shall be payable on or before June in each year.
- 26 The members may vary the amount of the annual membership subscription and/or the date on which it falls due in each year, by way of an ordinary resolution to that effect passed at an annual general meeting.
- 27 If the membership subscription payable by any member remains outstanding more than four weeks after the date on which it fell due (and providing he/she has been given at least one written reminder) the directors may, by resolution to that effect, expel him/her from membership; for the avoidance of doubt, it will be open to an individual expelled from membership under this article to reapply for membership if he/she so wishes.
- 28 A person who ceases (for whatever reason) to be a member shall not be entitled to any refund of the membership subscription.

Register of members

- 29 The directors shall maintain a register of members, setting out the full name and address of each member, the date on which he/she was admitted to membership, and the date on which any person ceased to be a member.

Withdrawal from membership

- 30 Any person who wishes to withdraw from membership shall sign, and lodge with the company, a notice to that effect; on receipt of the notice by the company, he/she shall cease to be a member.

Expulsion from membership

- 31 Any person may be expelled from membership by special resolution (see article 44), providing the following procedures have been observed:-
- (a) at least 21 days' notice of the intention to propose the resolution must be given to the member concerned, specifying the grounds for the proposed expulsion
 - (b) the member concerned shall be entitled to be heard on the resolution at the general meeting at which the resolution is proposed.

Termination/transfer

- 32 Membership shall cease on death.
- 33 A member may not transfer his/her membership to any other person.

General meetings (meetings of members)

- 34 The directors shall convene an annual general meeting in each year (but excluding the year in which the company is formed); the first annual general meeting shall be held not later than 18 months after the date of incorporation of the company.
- 35 Not more than 15 months shall elapse between one annual general meeting and the next.
- 36 The business of each annual general meeting shall include:-
- (a) a report by the chair on the activities of the company
 - (b) consideration of the annual accounts of the company
 - (c) the election/re-election of directors, as referred to in articles 65 to 70.
- 37 Subject to article 34, the directors may convene a general meeting at any time.
- 38 The directors must convene a general meeting if there is a valid requisition by members (under section 303 of the Act) or a requisition by a resigning auditor (under section 518 of the Act).

Notice of general meetings

- 39 At least 14 clear days' notice must be given of any general meeting.
- 40 The reference to "clear days" in article 39 shall be taken to mean that, in calculating the period of notice, the day after the notice is posted, (or, in the case of a notice sent by electronic means, the day after it was sent) and also the day of the meeting, should be excluded.
- 41 A notice calling a meeting shall specify the time and place of the meeting; it shall
- (a) indicate the general nature of the business to be dealt with at the meeting; and
 - (b) if a special resolution (see article 44) (or a resolution requiring special notice under the Act) is to be proposed, shall also state that fact, giving the exact terms of the resolution.

- 42 A notice convening an annual general meeting shall specify that the meeting is to be an annual general meeting.
- 43 Notice of every general meeting shall be given
- (a) in hard copy form
 - (b) in writing or (where the individual to whom notice is given has notified the company of an address to be used for the purpose of electronic communication) in electronic form; or
 - (c) (subject to the company notifying members of the presence of the notice on the website, and complying with the other requirements of section 309 of the Act) by means of a website.

Special resolutions and ordinary resolutions

- 44 For the purposes of these articles, a "special resolution" means a resolution passed by 75% or more of the votes cast on the resolution at a general meeting, providing proper notice of the meeting and of the intention to propose the resolution has been given in accordance with articles 39 to 43; for the avoidance of doubt, the reference to a 75% majority relates only to the number of votes cast in favour of the resolution as compared with the total number of votes cast in relation to the resolution, and accordingly no account shall be taken of abstentions or members absent from the meeting.
- 45 In addition to the matters expressly referred to elsewhere in these articles, the provisions of the Act allow the company, by special resolution,
- (a) to alter its name
 - (b) to alter any provision of these articles or adopt new articles of association.
- 46 For the purposes of these articles, an "ordinary resolution" means a resolution passed by majority vote (taking account only of those votes cast in favour as compared with those votes against), at a general meeting, providing proper notice of the meeting has been given in accordance with articles 39 to 43.

Procedure at general meetings

- 47 No business shall be dealt with at any general meeting unless a quorum is present; the quorum for a general meeting shall be 25 members or 5% of individuals entitled to vote (each being a member or a proxy for a member) whichever is the lowest.
- 48 If a quorum is not present within 15 minutes after the time at which a general meeting was due to commence - or if, during a meeting, a quorum ceases to be present - the meeting shall stand adjourned to such time and place as may be fixed by the chairperson of the meeting.
- 49 The chair of the company shall (if present and willing to act as chairperson) preside as chairperson of each general meeting; if the chair is not present and willing to act as chairperson within 15 minutes after the time at which the meeting was due to commence, the directors present at the meeting shall elect from among themselves the person who will act as chairperson of that meeting.
- 50 The chairperson of a general meeting may, with the consent of the meeting, adjourn the meeting to such date, time and place as the chairperson may determine.
- 51 Every member shall have one vote, which (whether on a show of hands or on a secret ballot) may be given either personally or by proxy.
- 52 Any member who wishes to appoint a proxy to vote on his/her behalf at any meeting (or adjourned meeting):
- (a) shall lodge with the company, at the company's registered office, a written instrument of proxy (in such form as the directors require), signed by him/her; or
 - (b) shall send by electronic means to the company, at such electronic address as may have been notified to the members by the company for that purpose, an instrument of proxy (in such form as the directors require);
- providing (in either case), the instrument of proxy is received by the company at the relevant address not less than 48 hours before the time for holding the meeting (or, as the case may be, adjourned meeting).
- 53 An instrument of proxy which does not conform with the provisions of article 52, or which is not lodged or sent in accordance with such provisions, shall be invalid.
- 54 A member shall not be entitled to appoint more than one proxy to attend on the same occasion.
- 55 A proxy appointed to attend and vote at any meeting instead of a member shall have the same right as the member who appointed him/her to speak at the meeting and need not be a member of the company.
- 56 A vote given, or ballot demanded, by proxy shall be valid notwithstanding that the authority of the person voting or demanding a ballot had terminated prior to the giving of such vote or demanding of such ballot, unless notice of such termination was received by the company at the company's registered office (or, where sent by electronic means, was received by the company at the address notified by the company to the

members for the purpose of electronic communications) before the commencement of the meeting or adjourned meeting at which the vote was given or the ballot demanded.

- 57 If there are an equal number of votes for and against any resolution proposed at a general meeting, the chairperson of the meeting shall be entitled to a casting vote.
- 58 A resolution put to the vote at a general meeting shall be decided on a show of hands unless a secret ballot is demanded by the chairperson (or by at least two persons present in person at the meeting and entitled to vote (whether as members or proxies for members)); a secret ballot may be demanded either before the show of hands takes place, or immediately after the result of the show of hands is declared.
- 59 If a secret ballot is demanded, it shall be taken at the meeting and shall be conducted in such manner as the chairperson may direct; the result of the ballot shall be declared at the meeting at which the ballot was demanded.

Categories of director

- 60 For the purposes of these articles
- “Member Director” means a director (drawn from the membership of the company) appointed under articles 65 to 70; they have voting rights at all meetings.
- “Co-opted Director” means a (non-member) director appointed or re-appointed by the directors under articles 71 and 72. they have voting rights at director meetings, but not at the AGM.

Maximum/minimum number of directors

- 61 The maximum number of directors shall be eleven; out of that number, no more than nine shall be Member Directors and no more than four shall be Co-opted Directors. Member Directors must always be in the majority
- 62 The minimum number of directors shall be three, of whom a majority must be Member Directors.

Eligibility

- 63 A person shall not be eligible for election/appointment as a Member Director unless he/she is a member of the company; a person appointed as a Co-opted Director need not, however, be a member of the company.
- 64 A person shall not be eligible for election/appointment as a director if he/she is an employee of the company.

Election, retiral, re-election: Member Directors

- 65 At each annual general meeting, the members may (subject to article 61) elect any member (providing he/she is willing to act) to be a director (a “Member Director”)
- 66 The directors may (subject to article 61) at any time appoint any member (providing he/she is willing to act) to be a director (a “Member Director”).
- 67 At the first annual general meeting, all of the Member Directors shall retire from office.
- 68 At each annual general meeting (other than the first)
- (a) any Member Director appointed under article 66 during the period since the preceding annual general meeting shall retire from office;
 - (b) out of the remaining Member Directors, one third (to the nearest round number) shall retire from office.
- 69 The directors to retire under paragraph (b) of article 68 shall be those who have been longest in office since they were last elected or re-elected; as between persons who were last elected/re-elected on the same date, the question of which of them is to retire shall be determined by some random method.
- 70 A director who retires from office under article 67 or 68 shall be eligible for re-election.

Appointment/re-appointment: Co-opted Directors

- 71 In addition to their powers under article 66, the directors may (subject to articles 61, 62 and 64) at any time appoint any non-member of the company (providing he/she is willing to act) to be a director (a “Co-opted Director”) on the basis that he/she has specialist experience and/or skills which could be of assistance to the directors.
- 72 At each annual general meeting, all of the Co-opted Directors shall retire from office – but shall then be eligible for re-appointment under article 71.

Termination of office

- 73 A director shall automatically vacate office if:-

- (a) he/she ceases to be a director through the operation of any provision of the Act or becomes prohibited by law from being a director;
- (b) he/she becomes debarred under any statutory provision from being a charity trustee (within the meaning of section 106 of the Charities and Trustee Investment (Scotland) Act 2005);
- (c) he/she becomes incapable for medical reasons of fulfilling the duties of his/her office and such incapacity is expected to continue for a period of more than six months;
- (d) (in the case of a Member Director) he/she ceases to be a member of the company;
- (e) he/she becomes an employee of the company;
- (f) he/she resigns office by notice to the company;
- (g) he/she is absent (without permission of the directors) from more than three consecutive meetings of the directors, and the directors resolve to remove him/her from office; or
- (h) he/she is removed from office by ordinary resolution (special notice having been given) in pursuance of section 168 of the Act.

Register of directors

- 74 The directors shall maintain a register of directors, setting out full details of each director, including the date on which he/she became a director, and also specifying the date on which any person ceased to hold office as a director.

Officebearers

- 75 The directors shall elect from among themselves a chair and a treasurer, and such other office bearers (if any) as they consider appropriate.
- 76 All of the office bearers shall cease to hold office at the conclusion of each annual general meeting, but shall then be eligible for re-election.
- 77 A person elected to any office shall cease to hold that office if he/she ceases to be a director, or if he/she resigns from that office by written notice to that effect.

Powers of directors

- 78 Subject to the provisions of the Act and these articles, and subject to any directions given by special resolution, the company and its assets and undertaking shall be managed by the directors, who may exercise all the powers of the company.
- 79 A meeting of the directors at which a quorum is present may exercise all powers exercisable by the directors.

Personal interests

- 80 A director who has a personal interest in any transaction or other arrangement which the company is proposing to enter into, must declare that interest at a meeting of the directors; he/she will be debarred (in terms of article 93) from voting on the question of whether or not the company should enter into that arrangement.
- 81 For the purposes of the preceding article, a director shall be deemed to have a personal interest in an arrangement if any partner or other close relative of his/hers **or** any firm of which he/she is a partner **or** any limited company of which he/she is a substantial shareholder or director (or any other party who/which is deemed to be connected with him/her for the purposes of the Act), has a personal interest in that arrangement.
- 82 Provided
- (a) he/she has declared his/her interest;
 - (b) he/she has not voted on the question of whether or not the company should enter into the relevant arrangement; and
 - (c) the requirements of article 84 are complied with,
- a director will not be debarred from entering into an arrangement with the company in which he/she has a personal interest (or is deemed to have a personal interest under article 81) and may retain any personal benefit which he/she gains from his/her participation in that arrangement.
- 83 No director may serve as an employee (full time or part time) of the company, and no director may be given any remuneration by the company for carrying out his/her duties as a director.
- 84 Where a director provides services to the company or might benefit from any remuneration paid to a connected party for such services, then
- (a) the maximum amount of the remuneration must be specified in a written agreement and must be reasonable

- (b) the directors must be satisfied that it would be in the interests of the company to enter into the arrangement (taking account of that maximum amount); and
- (c) less than half of the directors must be receiving remuneration from the company (or benefit from remuneration of that nature).

85 The directors may be paid all travelling and other expenses reasonably incurred by them in connection with their attendance at meetings of the directors, general meetings, or meetings of committees, or otherwise in connection with the carrying-out of their duties.

Procedure at directors' meetings

- 86 Any director may call a meeting of the directors or request the secretary to call a meeting of the directors.
- 87 Questions arising at a meeting of the directors shall be decided by a majority of votes; if an equality of votes arises, the chairperson of the meeting shall have a casting vote, except if the meeting is chaired by a co opted director.
- 88 No business shall be dealt with at a meeting of the directors unless a quorum is present; the quorum for meetings of the directors shall (subject to article 89) be *no less than three*.
- 89 A quorum shall not be deemed to be constituted at any meeting of directors unless the Member Directors, who are also community members, form a majority of the total number of directors present at the meeting.
- 90 If at any time the number of directors in office falls below the number fixed as the quorum or ceases to comply with the provisions of article 62, the remaining director(s) may act only for the purpose of filling vacancies or of calling a general meeting.
- 91 Unless he/she is unwilling to do so, the chair of the company shall preside as chairperson at every directors' meeting at which he/she is present; if the chair is unwilling to act as chairperson or is not present within 15 minutes after the time when the meeting was due to commence, the directors present shall elect from among themselves the person who will act as chairperson of the meeting.
- 92 The directors may, at their discretion, allow any person who they reasonably consider appropriate, to attend and speak at any meeting of the directors; for the avoidance of doubt, any such person who is invited to attend a directors' meeting shall not be entitled to vote. An open invitation is available to Midlothian Council officers to attend in an advisory capacity.
- 93 A director shall not vote at a directors' meeting (or at a meeting of a sub-committee) on any resolution concerning a matter in which he/she has a personal interest which conflicts (or may conflict) with the interests of the company; he/she must withdraw from the meeting while an item of that nature is being dealt with.
- 94 For the purposes of article 93, a person shall be deemed to have a personal interest in a particular matter if any partner or other close relative of his/hers **or** any firm of which he/she is a partner **or** any limited company of which he/she is a substantial shareholder or director, has a personal interest in that matter.
- 95 A director shall not be counted in the quorum present at a meeting in relation to a resolution on which he/she is not entitled to vote.
- 96 The company may, by ordinary resolution, suspend or relax to any extent – either generally or in relation to any particular matter – the provisions of articles 93 to 95.

Conduct of directors

- 97 Each of the directors shall, in exercising his/her functions as a director of the company, act in the interests of the company; and, in particular, must
 - (a) seek, in good faith, to ensure that the company acts in a manner which is in accordance with its objects (as set out article 4)
 - (b) act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person
 - (c) in circumstances giving rise to the possibility of a conflict of interest of interest between the company and any other party
 - (i) put the interests of the company before that of the other party, in taking decisions as a director
 - (ii) where any other duty prevents him/her from doing so, disclose the conflicting interest to the company and refrain from participating in any discussions or decisions involving the other directors with regard to the matter in question
 - (d) ensure that the company complies with any direction, requirement, notice or duty imposed on it by the Charities and Trustee Investment (Scotland) Act 2005.

Delegation to sub-committees

- 98 The directors may delegate any of their powers to any sub-committee consisting of one or more directors and such other persons (if any) as the directors may determine; they may also delegate to the chair of the company (or the holder of any other post) such of their powers as they may consider appropriate.
- 99 Any delegation of powers under article 98 may be made subject to such conditions as the directors may impose and may be revoked or altered.
- 100 The rules of procedure for any sub-committee shall be as prescribed by the directors.

Operation of bank accounts

- 101 The signatures of two out of the signatories appointed by the directors shall be required in relation to all operations (other than lodgement of funds) on the bank and building society accounts held by the company; at least one out of the two signatures must be the signature of a director.
- 102 Where the company uses electronic facilities for the operation of any bank or building society account, the authorisations required for operations on that account must be consistent with the approach reflected in article 101.

Secretary

- 103 The directors shall (notwithstanding the provisions of the Act) appoint a company secretary, and on the basis that the term of the appointment, the remuneration (if any) payable to the company secretary, and the conditions of appointment, shall be as determined by the directors; the company secretary may be removed by them at any time.

Minutes

- 104 The directors shall ensure that minutes are made of all proceedings at general meetings, directors' meetings and meetings of committees; a minute of any meeting shall include the names of those present, and (as far as possible) shall be signed by the chairperson of the meeting.

Accounting records and annual accounts

- 105 The directors shall ensure that proper accounting records are maintained in accordance with all applicable statutory requirements.
- 106 The accounting records shall be maintained by the treasurer and overseen by the chair, or otherwise by, or as determined by, the directors; such records shall be kept at such place or places as the directors think fit and shall always be available for inspection by the directors.
- 107 The directors shall prepare annual accounts, complying with all relevant statutory requirements.
- 108 No member shall (unless he/she is a director) have any right of inspecting any accounting or other records, or any document of the company, except as conferred by statute or authorised by ordinary resolution of the company.

Notices

- 109 Any notice which requires to be given to a member under these articles shall be given either in writing or by electronic means; such a notice may be given personally to the member *or* be sent by post in a pre-paid envelope addressed to the member at the address last intimated by him/her to the company *or* (in the case of a member who has notified the company of an address to be used for the purpose of electronic communications) may be given to the member by electronic means.
- 110 Any notice, if sent by post, shall be deemed to have been given at the expiry of 24 hours after posting; for the purpose of proving that any notice was given, it shall be sufficient to prove that the envelope containing the notice was properly addressed and posted.
- 111 Any notice sent by electronic means shall be deemed to have been given at the expiry of 24 hours after it is sent; for the purpose of proving that any notice sent by electronic means was indeed sent, it shall be sufficient to provide any of the evidence referred to in the relevant guidance issued from time to time by the Chartered Institute of Secretaries and Administrators.

Winding-up

- 112 If on the winding-up of the company any property remains after satisfaction of all the company's debts and liabilities, such property shall not be paid to or distributed among the members of the company but shall be transferred to some other charity or charities (whether incorporated or unincorporated) whose objects are altogether or in part similar to the objects of the company and whose constitution restricts the distribution of income and assets among members to an extent at least as great as do articles 8 to 11.
- 113 The charity or charities to which property is transferred under article 112 shall be determined by the members of the company at or before the time of dissolution or, failing such determination, by such court as may have or may acquire jurisdiction.

- 114 To the extent that effect cannot be given to the provisions of articles 112 and 113, the relevant property shall be applied to some other charitable purpose or purposes.

Indemnity

- 115 Every director or other officer or auditor of the company shall be indemnified (to the extent permitted by sections 232, 234, 235, 532 and 533 of the Act) out of the assets of the company against any loss or liability which he/she may sustain or incur in connection with the execution of the duties of his/her office; that may include, without prejudice to that generality, (but only to the extent permitted by those sections of the Act), any liability incurred by him/her in defending any proceedings (whether civil or criminal) in which judgement is given in his/her favour or in which he/she is acquitted **or** any liability in connection with an application in which relief is granted to him/her by the court from liability for negligence, default or breach of trust in relation to the affairs of the company.
- 116 The company shall be entitled (subject to the provisions of section 68A of the Charities and Trustee Investment (Scotland) Act 2005) to purchase and maintain for any director insurance against any loss or liability which any director or other officer of the company may sustain or incur in connection with the execution of the duties of his/her office, and such insurance may (subject to the provisions of section 68A) extend to liabilities of the nature referred to in section 232(2) of the Act (negligence etc. of a director).

Appendix 1:

- 117 EH18 1AA, EH18 1AB, EH18 1AD, EH18 1AE, EH18 1AF, EH18 1AG, EH18 1AH, EH18 1AJ, EH18 1AL, EH18 1AQ, EH18 1AY, EH18 1BB, EH18 1BH, EH18 1BJ, EH18 1BL, EH18 1BN, EH18 1BP, EH18 1BS, EH18 1BT, EH18 1BU, EH18 1BW, EH18 1BX, EH18 1BY, EH18 1BZ, EH18 1DA, EH18 1DB, EH18 1DD, EH18 1DE, EH18 1DF, EH18 1DG, EH18 1DH, EH18 1DJ, EH18 1DL, EH18 1DN, EH18 1DP, EH18 1DQ, EH18 1DR, EH18 1DS, EH18 1DT, EH18 1DU, EH18 1DW, EH18 1DX, EH18 1DY, EH18 1DZ, EH18 1EB, EH18 1EL, EH18 1HA, EH18 1HB, EH18 1HD, EH18 1HE, EH18 1HF, EH18 1HG, EH18 1HH, EH18 1HJ, EH18 1HP, EH18 1HR, EH18 1HS, EH18 1HT, EH18 1HU, EH18 1HX, EH18 1JH, EH18 1JJ, EH18 1JL, EH18 1JN, EH18 1JP, EH18 1JR, EH18 1JS, EH18 1JT, EH18 1JU, EH18 1JW, EH18 1JX, EH18 1JY, EH18 1JZ, EH18 1LH, EH18 1LJ, EH18 1LN, EH18 1LP, EH18 1LQ, EH18 1LR, EH18 1LS, EH18 1LT, EH18 1LU, EH18 1LW, EH18 1LX, EH18 1LY, EH18 1LZ, EH18 1NA, EH18 1NB, EH18 1ND, EH18 1NE, EH18 1NW, EH18 1WW, EH18 1WX, EH18 1YA, EH18 1YB, EH18 1YD, EH18 1YG, EH18 1YH, EH18 2AA, EH18 2AB, EH18 2AD, EH18 2AE, EH18 2AG, EH18 2AH, EH18 2AJ, EH18 2AL, EH18 2AN, EH18 2AP, EH18 2AQ, EH18 2AR, EH18 2AS, EH18 2AT, EH18 2AU, EH18 2AW, EH18 2AX, EH18 2AY, EH18 2AZ, EH18 2BA, EH18 2BB, EH18 2BD, EH18 2BE, EH18 2BG, EH18 2BH, EH18 2BJ, EH18 2BL, EH18 2BN, EH18 2BP, EH18 2BQ, EH18 2BW, EH18 2DA, EH18 2DB, EH18 2DD, EH18 2DE, EH18 2DF, EH18 2DG, EH18 2DH, EH18 2DJ, EH18 2DL, EH18 2DN, EH18 2DP, EH18 2DQ, EH18 2DR, EH18 2DS, EH18 2DT, EH18 2DU, EH18 2DW, EH18 2DX, EH18 2DY, EH18 2DZ, EH18 2EA, EH18 2EB, EH18 2ED, EH18 2EE, EH18 2EF, EH18 2EG, EH18 2EH, EH18 2EJ, EH18 2EL, EH18 2EN, EH18 2EP, EH18 2EQ, EH18 2ES, EH18 2ET, EH18 2EU, EH18 2EX, EH18 2EY, EH18 2EZ, EH18 2HA, EH18 2HB, EH18 2HD, EH18 2HE, EH18 2HG, EH18 2HH, EH18 2HJ, EH18 2HP, EH18 2HQ, EH18 2HR, EH18 2HS, EH18 2HT, EH18 2HU, EH18 2HX, EH18 2HY, EH18 2HZ, EH18 2JA, EH18 2JB, EH18 2JD, EH18 2JE, EH18 2JF, EH18 2JG, EH18 2JH, EH18 2JN, EH18 2JP, EH18 2JQ, EH18 2JR, EH18 2JS, EH18 2JT, EH18 2JU, EH18 2JW, EH18 2JX, EH18 2JY, EH18 2JZ, EH18 2LA, EH18 2LB, EH18 2LD, EH18 2LE, EH18 2LF, EH18 2LG, EH18 2LH, EH18 2LJ, EH18 2LL, EH18 2LN, EH18 2LP, EH18 2LQ, EH18 2LR, EH18 2LS, EH18 2LT, EH18 2LU, EH18 2LW, EH18 2LX, EH18 2LY, EH18 2LZ, EH18 2NA, EH18 2NB, EH18 2ND, EH18 2NE, EH18 2NP, EH18 2NR, EH18 2NS, EH18 2NT, EH18 2NU, EH18 2NX, EH18 2NY, EH18 2NZ, EH18 2PA, EH18 2PB, EH18 2PD, EH18 2PE, EH18 2PF, EH18 2PG, EH18 2PH, EH18 2PJ, EH18 2PL, EH18 2PN, EH18 2PP, EH18 2PQ, EH18 2PR, EH18 2PS, EH18 2PT, EH18 2PW, EH18 2WX, EH18 2YA, EH18 2YB, EH18 2ZA, EH18 2ZB, EH18 2ZD, EH18 3AA, EH18 3AB, EH18 3AD, EH18 3AE, EH18 3AF, EH18 3AG, EH18 3AH, EH18 3AJ, EH18 3AL, EH18 3AN, EH18 3AP, EH18 3AQ, EH18 3AR, EH18 3AS, EH18 3AT, EH18 3AU, EH18 3AW, EH18 3AX, EH18 3AY, EH18 3AZ, EH18 3BA, EH18 3BB, EH18 3BD, EH18 3BE, EH18 3BF, EH18 3BG, EH18 3BH, EH18 3BJ, EH18 3BL, EH18 3BN, EH18 3BP, EH18 3BQ, EH18 3BR, EH18 3BS, EH18 3BT, EH18 3BU, EH18 3BW, EH18 3BX, EH18 3BY, EH18 3BZ, EH18 3DA, EH18 3DB, EH18 3DD, EH18 3DE, EH18 3DF, EH18 3DG, EH18 3DH, EH18 3DJ, EH18 3DL, EH18 3DN, EH18 3DP, EH18 3DQ, EH18 3DR, EH18 3DS, EH18 3DT, EH18 3DU, EH18 3DW, EH18 3DX, EH18 3DY, EH18 3DZ, EH18 3EA, EH18 3EB, EH18 3ED, EH18 3EE, EH18 3EF, EH18 3EG, EH18 3EH, EH18 3EJ, EH18 3EL, EH18 3EN, EH18 3EP, EH18 3EQ, EH18 3ER, EH18 3ES, EH18 3ET, EH18 3EU, EH18 3EW, EH18 3EX, EH18 3EY, EH18 3EZ, EH18 3FA, EH18 3FB, EH18 3FD, EH18 3FE, EH18 3FF, EH18 3FG, EH18 3FH, EH18 3FJ, EH18 3FL, EH18 3FN, EH18 3FP, EH18 3FQ, EH18 3FR, EH18 3FS, EH18 3FT, EH18 3FU, EH18 3FW, EH18 3FX, EH18 3FY, EH18 3FZ, EH18 3GB, EH18 3GD, EH18 3GE, EH18 3GF, EH18 3GG, EH18 3GH, EH18 3GJ, EH18 3GL, EH18 3GN, EH18 3GP, EH18 3GQ, EH18 3GR, EH18 3GS, EH18 3GT, EH18 3GU, EH18 3GW, EH18 3GX, EH18 3GY, EH18 3GZ, EH18 3HA, EH18 3HB, EH18 3HD, EH18 3HE, EH18 3HF, EH18 3HG, EH18 3HH, EH18 3HJ, EH18 3HL, EH18 3HN, EH18 3HP, EH18 3HQ, EH18 3HR, EH18 3HS, EH18 3HT, EH18 3HW, EH18 3J, EH18 3JL, EH18 3JN, EH18 3JP, EH18 3JR, EH18 3JS, EH18 3JT, EH18 3JU, EH18 3JW, EH18 3JX, EH18 3JY, EH18 3JZ, EH18 3LA, EH18 3LB, EH18 3LD, EH18 3LE, EH18 3LF, EH18 3LG, EH18 3LH, EH18 3LJ, EH18 3LL, EH18 3LN, EH18 3LP, EH18 3LQ, EH18 3LR, EH18 3LS, EH18 3LT, EH18 3LU, EH18 3LW, EH18 3LX, EH18 3LY, EH18 3LZ, EH18 3NA, EH18 3NB, EH18 3ND, EH18 3NE, EH18 3NF, EH18 3NG, EH18 3NH, EH18 3NJ, EH18 3NL, EH18 3NN, EH18 3NP, EH18 3NQ, EH18 3NR, EH18 3NS, EH18 3NT, EH18 3NU, EH18 3NW, EH18 3NX, EH18 3NY, EH18 3NZ, EH18 3PA, EH18 3PB, EH18 3PD, EH18 3PE, EH18 3PF, EH18 3PG, EH18 3PH, EH18 3PJ, EH18 3PL, EH18 3PN, EH18 3PP, EH18 3PQ, EH18 3PR, EH18 3PS, EH18 3PT, EH18 3PU, EH18 3PW, EH18 3PX, EH18 3PY, EH18 3QA, EH18 3QB, EH18 3QD, EH18 3QE, EH18 3QF, EH18 3QG, EH18 3QH, EH18 3QJ, EH18 3QL, EH18 3QN, EH18 3QQ, EH18 3RA, EH18 3RB, EH18 3RD, EH18 3RE, EH18 3RF, EH18 3RG, EH18 3RH, EH18 3RJ, EH18 3RL, EH18 3RN, EH18 3RP, EH18 3RQ, EH18 3RS, EH18 3RT, EH18 3WA, EH18 3WB, EH18 3WD, EH18 3WU, EH18 3WW, EH18 3WX, EH18 3XA, EH18 3YA, EH18 3YB, EH18 3YD, EH18 3YE, EH18 3YF, EH18 3YG, EH18 3YH, EH18 3YN, EH18 3ZY, EH18 9AA, EH18 9AE, EH18 9AF, EH18 9AG, EH18 9AH, EH18 9AJ, EH18 9AL

Appendix L: Fields in Trust Support



Dewar House
Staffa Place
Dundee, DD2 3SX
Tel: 01382 817427
Email: info@fieldsintrust.org
www.fieldsintrust.org

Mr Kenneth Lawrie
Chief Executive
Midlothian Council,
Midlothian House,
Buccleuch Street,
Dalkeith,
EH22 1DN

25th April 2013

Dear Mr Lawrie,

Bonyrigg Leisure Centre

You will be aware of our charity's historic role in protecting and improving facilities for sport recreation and play and our particular involvement with Bonnyrigg KGV Park. You will also be aware that local residents have expressed serious concerns about the lack of consultation surrounding plans for demolition of the Leisure Centre.

Earlier this month I and our UK Chief Executive, Helen Griffiths visited the Bonnyrigg Park & Leisure Centre and met with users of the facility. We were asked by users to contact you to urge your Council to consider postponing any planned demolition of the facility for a 12 month period. That would allow local residents time to make a combined community decision and to conduct a feasibility study on future possible uses.

I trust you will sympathetically consider this appeal.

Yours sincerely,

Colin Rennie
Manager

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Appendix M Community Support

We have a broad base of support from the majority of local residents and organisations:

Local Groups:

Bonnyrigg and Lasswade Community Council

“On reviewing the Community Councils Reuse Consultation started on 13th October 2013 at a special meeting for the purpose, Community Councillors took a vote (14th November) on what they felt would summarise the residents views regarding the future of the Bonnyrigg Leisure Site. They can confirm that the whole community is in full agreement that the building is reusable, financially sustainable and residents wish to make good use of the whole building, especially parents, toddlers, teenagers and seniors.”

Darius Namdaran, Chairman of Bonnyrigg and Lasswade Community Council.

Bonnyrigg Bowling Club

“As spokesperson for Bonnyrigg Bowling Club I can confirm that the Bowling Club formally endorse your campaign to pause the demolition of the Leisure Center for a year, during which time, different groups and individuals in the community can be drawn together to create a collaborative redevelopment plan for the whole building and then to seek funding, prior to the building being handed over to the community.” Lindsay Plenderleith, Treasurer.

Bonnyrigg Seniors Shoppers Club

“I will give what little support I can to your campaign to save the Bonnyrigg Leisure Centre, but must point out our use of the Centre would be limited to 2 hours for four days per week for our Daily Shoppers and of course we may have obtained premises elsewhere by the time the Centre would be available. I do hope you get the support from the public for your campaign to save the Centre, yours is a truly public spirited initiative and I wish you every success and understand the problems you face in achieving your goal.” William Prentice.

St Leonard’s Episcopal Church

“On behalf of the congregations and ministers of the Roman Catholic Church of Our Lady Consolation, Bonnyrigg Parish Church, Lasswade & Cockpen Parish Church and St Leonard’s Episcopal Church we would like to voice our concerns regarding the current plans to demolish Bonnyrigg Leisure Centre. As members of the faith community of Bonnyrigg and Lasswade area we believe that the community which we serve has not been properly consulted or been fully informed about the future use or disposal of the Leisure centre. We are also perplexed by the council’s decisions to demolish a large part of the centre while at the same time proposing to develop a Neighbourhood Plan for the area. This sounds very much like a cart before the horse decision.” Reverend P Harris.

- **Roman Catholic Church of Our Lady of Consolation**
- **Bonnyrigg Parish Church**
- **Lasswade & Cockpen Parish Church**
- **Midlothian Play Therapy Base**
- **Cheer Evolution Dance**
- **Midlothian Dog Training**
- **Girl Guides Association**
- **Places For People Scotland**
- **Out door Trainers**
- **Bonnyrigg charity Mondo Loco**
- **St Marys Parents Council**
- **Hawthornden Parents Council**
- **Lasswade Parents Council**
- **Health in Mind**
- **The Orchard Centre**
- **Bonnyrigg Co op**

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National Groups:

The National Playing Fields Association know as ‘Fields in Trust’

“Earlier this month I and our UK Chief Executive, Helen Griffiths visited the Bonnyrigg Park & Leisure Centre and met with users of the facility. We were asked by users to contact you to urge your Council to consider postponing any planned demolition of the facility for a 12 month period. That would allow local residents time to make a combined community decision and to conduct a feasibility study on future possible uses. I trust you will sympathetically consider this appeal.” Colin Rennie, Manager, Scotland.

Councillor Ian Baxter, Peter De Vink and many other Councillors have indicated they feel our proposal is ‘reasonable’.

Play Scotland

Motion to Parliament

“Save Bonnyrigg Leisure Centre: That the Parliament is concerned by (Midlothian Councils) proposals to demolish Bonnyrigg Leisure Centre; understands that the investment required to bring the building up to a useable standard would be less than the cost of demolition; recognises that the centre currently runs profitable soft play and parties, and that many other uses are possible, including youth centre, Social Centre for Parents, meeting place for Seniors’, sensory room and youth bike repair centre; considers demolishing a perfectly sound building ahead of a consultation on the Bonnyrigg Neighbourhood Plan, which will involve asking the local community what facilities they would like in the town, to be very premature; notes that the Keep Bonnyrigg Leisure Centre group has come forward with a low-risk proposal to keep the building operating for 12 months; and believes that any proposals involving demolition should be put on hold for a year, to allow the local community to develop a long term business plan that would ensure Bonnyrigg, Lasswade and Poltonhall residents could continue to benefit from using the whole centre.” MSP Alison Johnstone

Smart Play Network

“Thank you for updating me on the status of the future of Bonnyrigg Leisure Centre. I must say I was unaware that there was even an option on the table of demolition of the Centre and that was a bit of a shock. However, I was extremely pleased to hear that there is a group willing to propose an alternative and very excited to hear your plans ... help and support you with some elements of your proposal.” Lesley Fox CEO.

Over 70 letters of support from

- Local Business men
- High street business owners.
- Children
- Teenagers
- Stay at home mums
- Seniors

Evidenced by demonstrations of support via:

- [880+ supporters on Facebook](#)
- 91% of the 200 [Surveyed](#)
- 2 well attended public demonstrations in the park

Over 2761 volunteer hours contributed by over 256 residents.

Appendix N: Volunteer Hours Gifted

The following chart breaks down how at least 291 people have gifted over 2,547 hours of practical action to the initiative to reuse and shows how committed residents are.

Volunteer Hours Sent On Saving Bonnyrigg Leisure Centre				
Contributor	No's	Activity	Hours	Detail
Darius Namdaran	1	Coordination and campaigning	1150	25hrs av week for 46 weeks
Jo Lee	1	Strategy Discussions	207	4-5 hrs discussion with Darius pw for 46 weeks
		Editing	18	Editing Rescue Proposal 20,21,22 July 13
		Meetings	8	Meeting Council Officers
		newsletter preparation	6	
		meet with directors and other people	12	
Douglas Strachan	1	High school teaching probono	20	
		3D model coordination	15	
		Measuring up	4	
		Community Council Consultation	15	
		Business Plan writing	80	
Ewan Mealyou	1	Strategy Discussions And business plan	12	4 Meetings
		Board meetings	10	5 Meetings
		Telephone advice	4	
		Business Plan writing	80	
Louise Murray	1	Video editing	5	
		Campaigning	60	Letters, responses publicity releases
		Discussions and meetings	20	
Ewan Davidson	1	Meetings	8	4 meetings
		Survey canvassing	8	50 door to door surveys
		Publicity	3	
Ryan Sturrock	1	Meetings	20	10 meetings
		Surveys	4	
Paul Glynn	1	Marketing Plan write up	8	
		Meetings	24	12 Meetings
		Discussion and planning get togethers	20	
		Facebook and campaigning	70	
		Food growing plan	8	
		Surveys	12	
Greg	1	Bike Workshop plan	20	
		Meetings	8	4 meetings
Lindsay Plenderleith	1	Meetings	12	6 Meetings
		Bowling Club projections	20	
Kirsty Malley	1	Meetings	20	10 meetings
		Protest organisation	4	
		Editing	12	
		Research	5	
Alastair Skene	1	Meetings	8	
		Surveys	20	
Ian R	1	Legal letter of complaint	8	
Gilleoin Finlay	1	Arts and Crafts report	20	
		Meetings	3	
Elaine Ferguson	1	Consultation Newsletter	8	
Laura Gemmel	1	Protest organisation and meetings	8	
Reuben Welch	1	Advice	4	
Adrian Girling	1	Skatepark advice	6	
Rosemary	1	Letters and surveys	8	
Gibby Scott	1	Advice	4	
Midlothian Play Therapy Base		Meeting and discussions	7	
Scott J	1	Coodination meetings	12	
		School Trip	3	
		6 CDT double lessons	9	
S3 High School Pupils	14	6 CDT double lessons	126	
Letter writing Individuals	70	Personal letter	35	
First Protest with MSP	30	Thirty people attend	30	
Second March	90	90 people attend	90	Little duplication of first protest
Reuse Consutlation	6	Volunteers for the day	36	
	60	Attendees	90	
Totals	291		2,547	

In addition to this we can demonstrate how over 1200 unique individuals have contributed to the extensive conversation on Facebook.

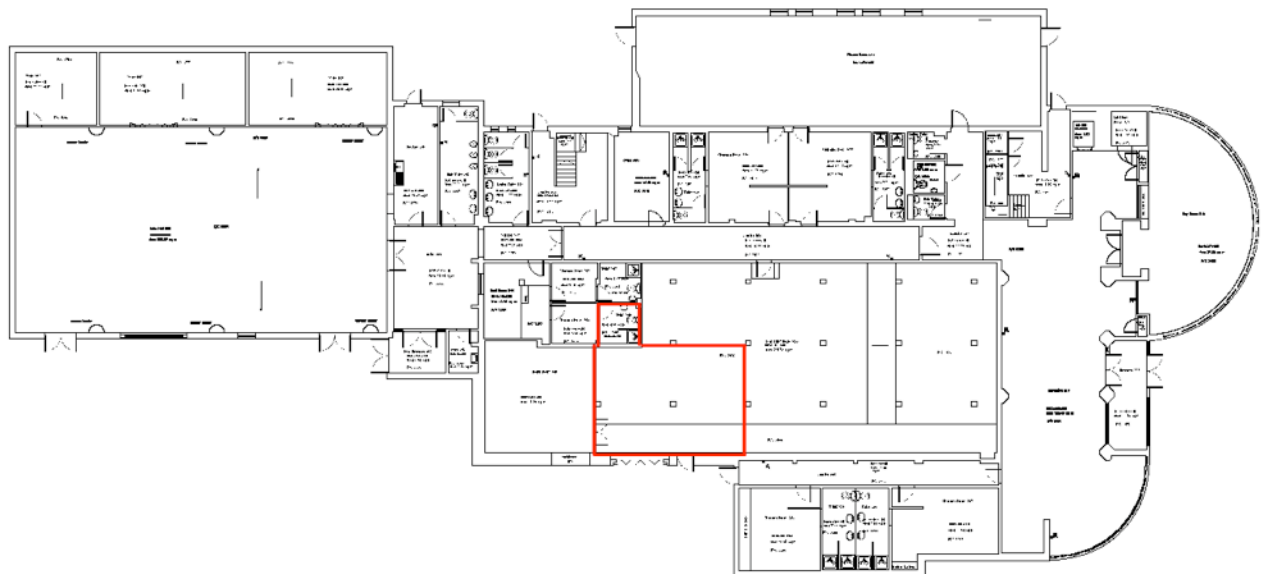
Appendix O: Youth Club DIY Bike WORKSHOP

Bonnyrigg Bike Workshop and Youth Hangout.

1, Introduction 2, Building 3, Internal designs 4, Community benefits
5, Funding

Introduction – The Bonnyrigg Leisure Centre currently stands empty after its functional replacement by the Lasswade centre. Plans for the future use of the structure range from total re-use to demolition. One plan is to convert large parts of the structure for community use.

One part of this that would have huge community impact for young people is a planned bike workshop, which will be used to repair bikes for local people as well as providing an area for teens to congregate with reduced risk of harm or crime.



Building – (Above – Ground floor schematics. Intended bike workshop in red.)

The location chosen provides a solid structure, which is familiar to local youth and within easy view of the park and intended skate ramps, allowing some level of a visual check to be kept on their use.

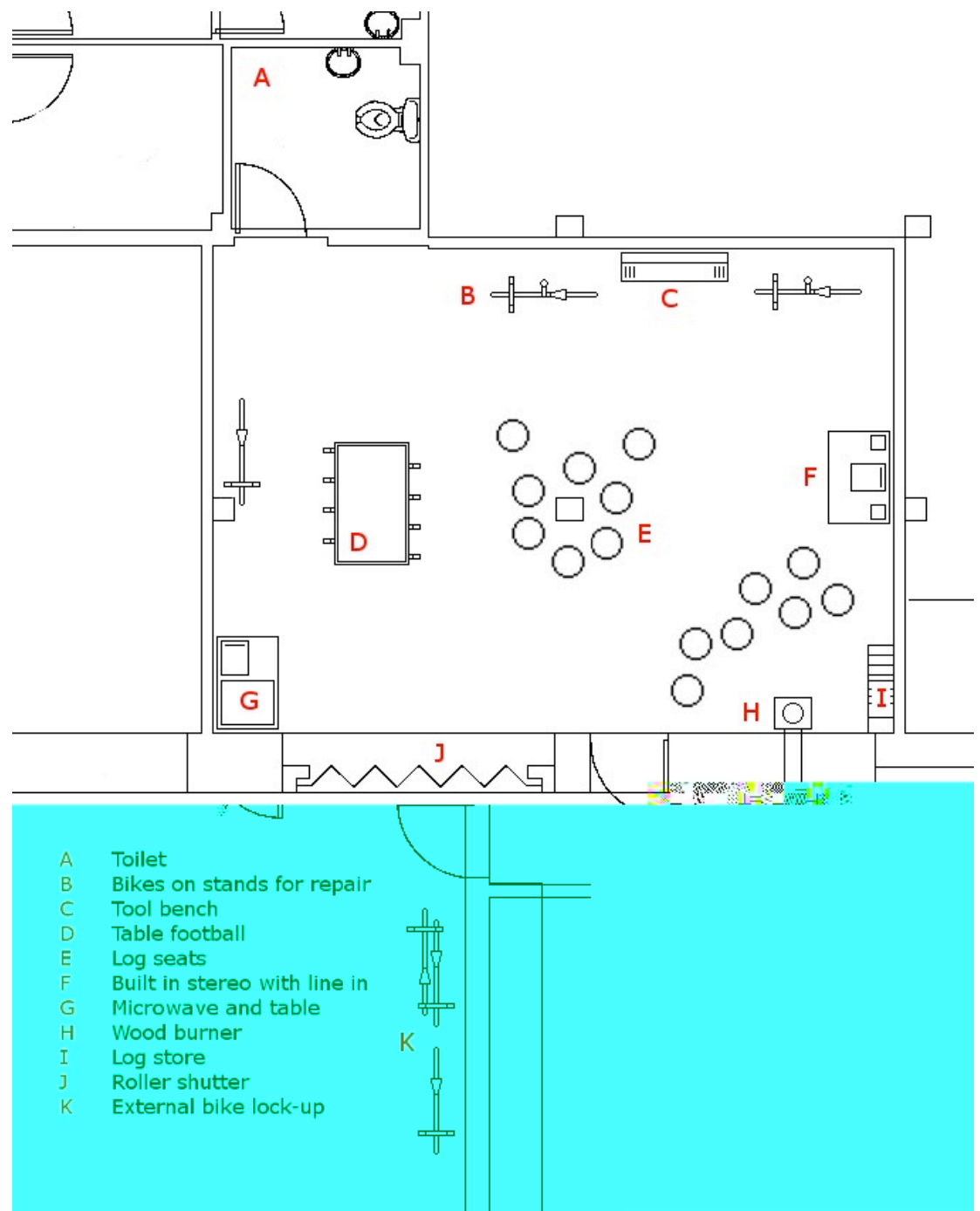
A concurrent community agri/production initiative have bench-planters planned for the external area and an external awning provides rain shelter outside of a high-security roller shutter. This allows suitable seating throughout all seasons and weathers and allows for a very flexible attendance load.

Should the community bike shop receive an increasing level of local trade as cycling takes off in Scotland around and after the 2014 Glasgow Games, extra space can easily be achieved by retreating the north partition wall. This would allow inclusion

O

of further bike stands which allow a higher number of trainee and apprentice mechanics some space to work and train.

Internal designs



As shown, the internal layout makes use of the large roller-shutter entrance, very flexible modular seating and no internal partitioning. This allows a gentle gradient between internal and external spaces. As well as reducing barriers to entry and group inclusion, this increases cohesion between people using the space for bike maintenance and people using the space for music and relaxation.

The bike maintenance area can be made vandalism and theft proof with some effort, while the stereo can be cheaply bolted down and table football is used all over the country as a vandal-and-accident-proof crowd entertainment system. Inevitably, there will be some running cost, but the bike workshop should easily cover these.

Intended capacity is between 20 and 30, but providing a base to many more including those out cycling or those using the cycle and skate park.

Community Benefits –

– **Community Safety and Perception of Safety** – Providing a youth hang-out may seem a blunt method to gather youth from loitering on street corners, where they may cause some concern to residents, but simple attractors (seats, rain-cover, fire, wifi, music, food) work better on teenagers than we remember as adults. More importantly, collection of young residents together reduces the boredom and frustration that leads to street violence and reduces the risk of drug or alcohol abuse.

– **Local Opportunities** – A bike workshop not only provides an interesting hang-out, but also provides the possibility of valuable training for local people as bike mechanics.

– **Health and Fitness** – Firstly decreasing drug and alcohol abuse in youth leads to a decreased level of abuse in adulthood. Secondly, an increased focus on cycling (better bikes, better cyclists and a better attitude toward cyclists) leads to a higher proportion of bike use. Both of these (see UK 2000–2010 survey data for cycling correlation) lead to reduced local sick-days and local health system load. There is a suggested trickle-down effect on reduced smoking and improved eating habits in adults who cycle, however the evidence is not yet sufficient to claim a definite link.

– **Environment** – Primarily, the gathering of local youth decreases littering, graffiti, arson and vandalism throughout the nearby area. However, a major secondary function of the space is to work on bikes, organise bike rides and teach road bike skills informally.

Maintenance of a bike leads to familiarity and an emotional bond with your vehicle. This increased acceptance of cycling decreases local car usage and, hence, road-loading. On a larger scale, a 50% reduction in car use would reduce the average Brit's carbon production by around 1000kg annually.

Further, the example set by the log burner ingrains the concept of renewable fuels in the consciousness of the future generation of energy buying adults. This will increase the proportion that go on to buy from renewable sources. It will also increase local environmental awareness, if only as teenagers think about how to secure fuel from the provided willow coppice on the other side of the park.

– **Local Financial Savings** – As discussed above the approval of this bike workshop is likely to lead to decreased local spending on litter, graffiti, youth entertainment and decrease the (expensive) load on local police and health services as well as improving the productivity of local workers in the long run.

A Comment – **Getting it Right For Every Midlothian Child** – The Bike Workshop initiative provides a voluntary gradient of involvement without sacrificing inclusion. The space and the activities conducted within are designed to be welcoming, non-threatening and any visiting youth can choose what level of involvement is right for them: From sitting chatting on the benches outside, through listening to music around the fire, to training as a bike mechanic. In this way EVERY Midlothian child or youth is treated to equal opportunity and inclusion while acknowledging their range of aptitudes and aims.

Funding –

– **Investment Leveraged** – The following funding bodies have been approached and are willing to consider funding to the indicated amount after permission for building use has been secured.

Lottery – £10k

Investing in Communities: Growing Community Assets– £10k–£1M

Investing in Communities: Supporting 21st Century Life– £10k–£1M

Legacy 2014 Active Places Fund– £10–£100k

Climate Challenge Fund– up to £150k per year

Additionally, the Youth Climate Challenge Fund is an option that has not yet been explored.

– **Business Plan** – As a working service, the Bike Workshop will charge for maintenance done on local bikes by the resident mechanic/s. These repair fees will constitute his or her wages and encourage full-time attendance, which in turn makes the location safer for youth. The fees will also allow for hang-out breakages and consumables such as oil, paper, tool replacement.

Upkeep of the structure itself will be supported by the income mentioned above.

Appendix R: Risks and SWOT

Strengths, Weaknesses, Opportunities and Threats:

Strengths of our organization are that it is a grass roots community activist group which is following in the footsteps of all strong well-managed Development Trusts in Scotland. It has identified a range of common sense community needs that the majority of residents want and are in line with national outcomes and objectives. It is using world-wide acknowledged sustainability principles in its reuse approach. Targets high priority areas for funders: National Lottery Growing Community Assets, Supporting 21st Century life, Climate Challenge Fund, Junior Climate Challenge Fund, Legacy 2014 Active places fund.

The group members have a wide demographic range and hold a significant professional levels of relevant experience and skills necessary for community engagement, youth engagement, community building, management, fund sourcing, marketing, curriculum for excellence, environmental design, sustainability design, financial management and facility management.

The groups strength stems from the integration of 4 key social groups and needs: Under 5's, Teens, Primary Schools and seniors. This range of interest means a broad spectrum of people already engaged in Bonnyrigg's community are collaborating.

The regional legacy of party provision this site has offered for over 20 years puts it in a very strong financial position to continue and develop it with the new spaces made available by the relocation of the pool and sports facilities. It's location is ideal: A booming town with the opportunity to own 1750m² of prime play and recreation property without the need to purchase, rent or pay rates. This gives it a very strong competitive position against competing commercial interests, ensuring that it will always have a competitive advantage over other indoor activity centers whatever form they take. Its market position does not compete with the offerings of Lasswade Centre and provides a strong complementary offering.

Weaknesses centre around our recent formation. The group is still in the 'pioneer' phase of community building. It still needs to work through the 'Forming, Storming, Norming' into the 'performing' stage. However, this potential weakness is mitigated by the group members previous experience in other community organisations and businesses meaning the transitions will be familiar. The process of following up this proposal by developing a detailed plan and following the CAT policy and funding process will build our capacity to manage this project. During which time we will tap into local sources of support such as the Social Enterprise Alliance Midlothian, Midlothian Voluntary Action and the Volunteer Centre Midlothian for guidance.

SWOT Analysis - Bonnyrigg Centre



R

Opportunities: This building offers the opportunity to grow community in Bonnyrigg, both through the process of re-commissioning the building and the offerings the building will provide. The funding opportunities are both large and feasible because of the buildings location and varied design spaces. The integration of many community needs and initiatives makes this groups offering very attractive to the aims of current of high profile funding objectives.

Threats: The most significant threat is the approach parts of Midlothian Council take towards us. Until recently intransigence, misleading information and general reluctance to be proactive in the buildings full reuse has challenged the groups resilience. If this continues it could put the future reuse of the building in jeopardy. However, the Council is changing its 'them and us' culture. A new desire appears to be growing in Midlothian Council to co produce with the community. Much will depend on whether Midlothian Council can demonstrate an operational willingness to embrace the acceptance of open democracy and the aims of the Scottish Government in supporting growing the capacity of the community or will resist it. If they resist then it will jeopardize the many benefits this community led initiative could achieve for the people of Bonnyrigg.

Principal Risks

The principal financial risk is the failure to meet the projected number of visitors, although the local catchment figures and the lack of quality direct local competition make this risk minimal. We have a series of measures to monitor the risk forward :

We are conscious of wanting to complement the Lasswade Centers provision. It does not have any soft play provision or any room to expand into soft play parties. They will still offer parties to the community as part of their Leisure offering at weekends as they did in the previous Lasswade sports centre. However, their appeal will lie in the area of "Sports Parties" targeting the 9+ children. Nevertheless, it is their duty to have a spectrum of options and will have a bouncy castle available as part of hall hire. However, this offering will prove unattractive to our target market of 0-8 yr. old soft play parties. They will probably go elsewhere even if our Play Centre didn't open. The children will expect the novelty of Soft Play. Parents will go elsewhere for soft play party provision. Therefore, we are confident there will be little competition between Bonnyrigg Centre and Lasswade Centre because of the target demographic. And have little impact on their takings also.

Competition from other venues, however minimal, must be constantly observed. We will do a detailed analysis of this in Stage 2.

Pricing strategy is another area that needs careful consideration. We feel that our venue will offer the best equipment and facilities in the locality, however our charges will be competitive. Special discounts will also be offered at times to encourage loyalty to our venue, and we will adopt a pricing strategy focused on promoting the core entry price, while charging increased tariffs for value added services (e.g. parties, after school clubs, etc) on top of this. It is therefore felt that this potential risk has also been adequately addressed

Changes in buyer trends and habits must be considered but there is no market information to suggest that this is likely to change in the foreseeable future. Indeed, independent market studies continue to outline that this is a market with forecast massive growth, where demand for this type of facility will continue to increase.

We have carried out sensitivity analysis on our Financial Plan based on these risks and are comfortable that, should they arise, they will be comfortably managed.

Assuming demand for play environments remains strong and visitor number are achieved, the matters of staff sickness, accidents and security are the next most serious threats. These matters will be addressed in the following ways:

The team that will be established to run the venue will have a wide and diverse range of skills, which will enable them to easily adapt and respond in a crisis situation. Appropriate liability, accident and indemnity insurance is to be arranged through a specialist broker.

Safety and security of the children and adults visiting the venue will be of paramount importance. On entry all children will be receive a security band, in such a way that only the adult who brought them into the venue may leave with them. A member of the staff will oversee the reception and departure of all children, ensuring that parents/carers are comfortable that children cannot leave the building alone or with a stranger

The building will benefit from adequate fire exits and emergency procedures, and will also benefit from CCTV coverage in key internal and external areas.

Appendix S: Heating System

Bonnyrigg Leisure Centre Heating System:
Results of Engineering Technician Meeting
With
Mr John Blake, Midlothian Council Engineering Technician
and
Darius Namdaran
Re: Heating System and Airhandling Suitability
for Bonnyrigg Hub Reuse
1 November 2013

Heating:

There are two boilers which generate the heat for the building. The heat is distributed via three air handling systems which distribute the heat as hot air and act to supply air circulation to the building. The three systems are zoned accordingly: The back hall, the pool and the rest of the building.

Currently only one boiler works. The other boiler is shut down because the burner needed replaced. However, one boiler will be sufficient to heat the ground floor areas and keep the pool area to 15 degrees. It was fully operational when the building was closed, and would probably be fully operational if it were fired up.

The benefits of using the current system:

- Its functional. It takes about an hour to get the building up to temperature.
- The building can be selectively heated according to the three air handling zones: Back hall, Pool or remainder of the building.
- The system is a pretty standard system that most commercial heating engineers can maintain and operate.

The drawbacks are:

- circ 70% efficiency compared to 90% of more modern systems
- One of the two boilers is not working.
- Parts for these boilers are hard to get because they are no longer manufactured.
- One boiler will supply sufficient heat for your uses but it means there is no back up incase of failure.
- We are aware that the next main repair will probably involve repairing or replacing part or all of the burner unit. The worst case scenario for a full replacement of the burner part could cost circ £5-7,000, however, this would have to be a different manufacturers part because the burner unit is now discontinued. Failure of the burner unit could be due to a number of smaller parts which could be sourced from the second unused boiler. Failure of this part is a question of time. It could be years or days, its hard to judge.
- Future replacement, new for old, of the boiler system would cost at least £50,000+.

Regarding other possible heating systems:

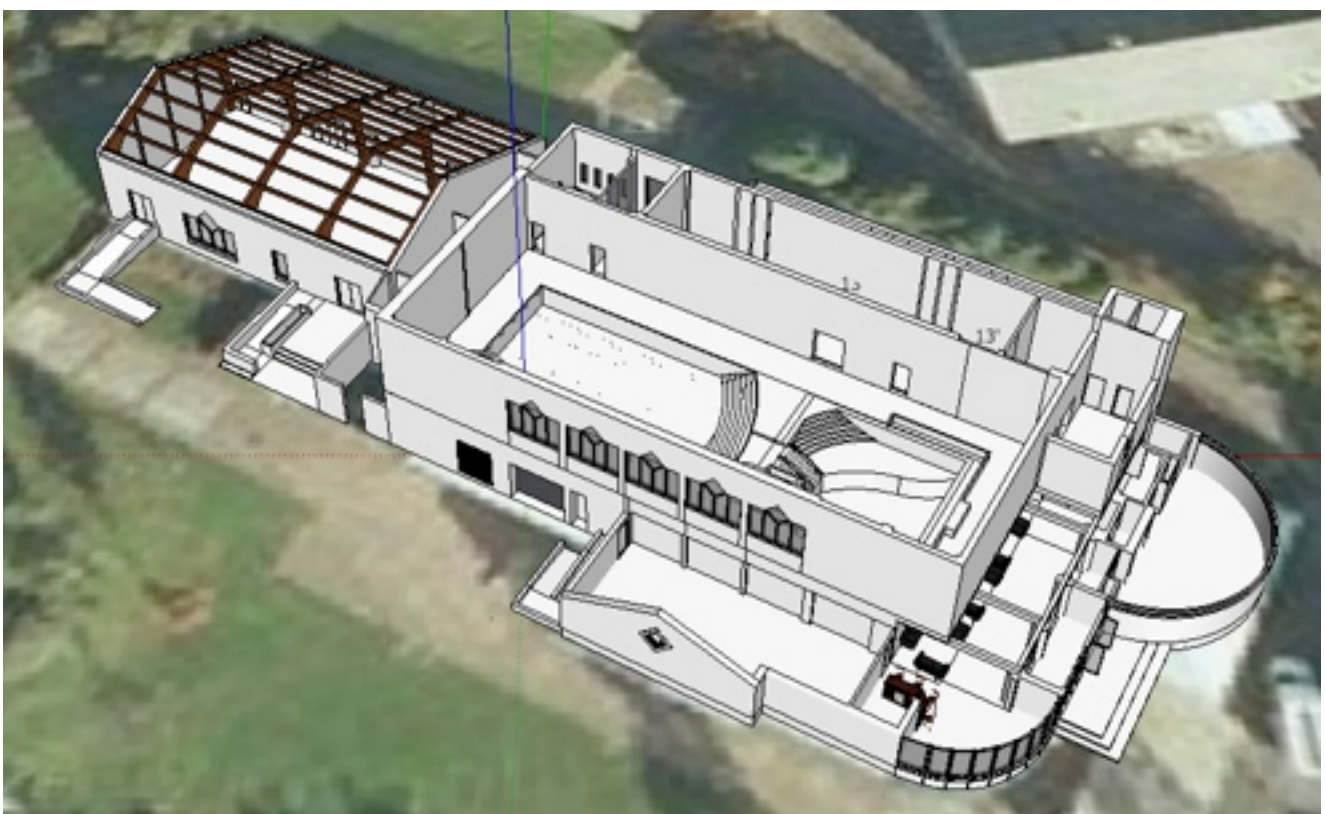
There is currently a wet radiator system in the small rooms and reception area. A combi boiler system could be tied into the wet system which would heat the reception hall and soft play area.

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Facebook Community



Collaboration between Lasswade High School, Chartered Architect and University Students: Available Freely online for everyone to design with.



Appendix V: Funding Strategy Report

The Bonnyrigg Centre Trust Funding Strategy

1.0 Purpose of this Strategy

This strategy outlines potential funding sources for the Bonnyrigg Centre.

2.0 Background

The Bonnyrigg Centre Trust wish to take over the Bonnyrigg Leisure Centre to run various activities including a café, soft play, meeting space and office space. This paper outlines potential funding for staffing costs and equipment costs.

3.0 Capital Costs

Awards for All

Awards for All aims to help people become actively involved in projects that bring about change in their local community. This could be through a wide range of community, arts, sports, health, education and environmental activities. There are no deadlines and applications can be submitted at any time. Grants are for up to £10,000, and while salary costs are not acceptable, sessional costs are. They would fund, for example, boiler costs but may not be happy about second hand parts.

<http://www.biglotteryfund.org.uk/scotland/funding/awards-for-all>

Foundation Scotland

Their Express Grants can help meet a wide range of costs, including general running costs such as rent or staff salaries; activities and events; equipment or materials; marketing and awareness-raising initiatives and training. Express Grants are available up to £2,000.

<http://www.foundationscotland.org.uk/grants-and-funding-for-organisations/what-grants-are-available/express-grants.aspx>

Clothworkers Foundation

One-off grants for capital costs such as building refurbishments, buying vehicles, and office equipment. Grants are only for UK- registered charities (or equivalent) with an annual turnover of less than £15m.

<http://foundation.clothworkers.co.uk/Open-grant-programmes/Main-and-Small-Grant-Programmes/What-we-fund.aspx>

Communities and Families Fund

Funding for projects that benefit children, or parents and families of children, who are eight years and under. Can fund up to 100 per cent of project costs including materials, training costs, overheads and sessional staff.

http://www.biglotteryfund.org.uk/prog_communities_and_families_fund

4.0 Revenue

The Robertson Trust

The priority areas include Community Art and Sport. Four types of donation have been established: small; main; major capital; development. Small Donations comprise revenue donations of up to £5,000 and capital donations of up to £10,000. Larger donations can be over three years. The application process is designed to be straight-forward and this is an ideal starting points for charities who have done little fundraising before or those with one-off funding appeals.

<http://www.therobertsontrust.org.uk>

Garfield Weston Foundation



The Foundation supports a broad range of organisations and activities that share a commitment to making a positive impact to the lives of the communities in which they work, and that are driven by a desire to achieve excellence.

<http://www.garfieldweston.org/>

Lloyds TSB Foundation For Scotland

Registered charities with an annual income of less than £500,000 can apply for funding through this programme.

<http://www.ltsbfoundationforscotland.org.uk>

The Henry Smith Charity

The Henry Smith Charity makes grants for work throughout the UK. Applications can be made for revenue funding (projects, core costs) and capital expenditure (buildings, equipment). Priority is given to work with groups experiencing social and/or economic disadvantage (people with disabilities, for example) and to work that tackles problems in areas of high deprivation.

More information: www.henrysmithcharity.org.uk/

The Tudor Trust

The Tudor Trust is an independent grant-making trust which supports voluntary and community groups working in any part of the UK. Tudor's focus is on smaller forward-looking groups, led by capable and committed people. We are more likely to fund groups with an annual turnover of less than £1 million. Applications will only be considered if they have a strong focus on supporting and empowering disadvantaged people and communities.

<http://tudortrust.org.uk/>

The Weir Charitable Trust

Have a priority around the provision or organisation of recreational facilities (buildings, pitches or similar) with the aim of improving the conditions of life for the people for whom the facilities are primarily intended. This is only in relation to facilities which are primarily intended for people who need them due to age, ill-health, disability, financial hardship or other disadvantage.

<http://weircharitabletrust.com/>

5.0 More Information

Dr Lesley Kelly, Deputy Manager
Midlothian Voluntary Action, 4/6 White Hart Street
Dalkeith EH22 1AE
0131 663 9471
Lesley.kelly@mvacvs.org.uk

Appendix W: Social Benefits of Bonnyrigg Hub

Executive Summary

The reuse of Bonnyrigg Leisure Centre as a Community Hub and Play Centre designed to meet the current needs of the community are significant. It could:

- Make people feel safer in Bonnyrigg, especially in the park.
- Reduce crime by diverting youth from the streets.
- Involve the community in its operation.
- Increase opportunities for teenagers with childcare and business creation.
- Create a large indoor and outdoor play centre for all ages.
- Reduce the effects of poverty on toddlers.
- Improve access to help for families.
- Increase peoples health through food growing and cooking.
- Engage youth and young families.
- Attract business with the Soft Play Café.
- Attract £40,000-£400,000 of inward investment.
- Increase Biodiversity.
- Make Bonnyrigg resilient and sustainable.
- Increase public amenities with rental of the Back hall.
- Increase the health and fitness of teenage girls.
- Reduce climate change.
- Give opportunities to the mentally ill.
- Enhance pupils education in science and the environment.
- Socialization of toddlers with creative and collaborative play.
- Youth engagement with DIY bike repair workshop and drop-in.
- Socialize seniors with the 'shoppers tea room'.
- Create 4-5 full time equivalent jobs.
- Build community spirit with bi annual community meals and Ceilidhs.

What could be the financial benefit to Midlothian Council?

Incalculable long term benefits over 20 years.

In the next 5 yrs. at least:

- £360,000 of wages to staff.
- £400,000 inward investment.
- Less youth crime.

What would be the cost to Midlothian Council?

Nothing more than they have already allocated to its demolition.

Transfer of the asset to a democratically controlled community charity.

This document summarises the social benefits of the project. For operational details please refer to the business plan. Phase 1 covers the benefit of the centres current usable spaces with £45,000 set up costs. These benefits are immediately deliverable. Phase 2 indicates the benefits deliverable when the pool is redeveloped as a large play centre with £600,000 grant funding.

W

FINANCIAL VIABILITY

A. FINANCIAL RESOURCES:

- Financially sustainable within 2 years with £45,000- 80,000 set up costs.¹
- Future surplus will fund grass roots Bonnyrigg projects.
- Ownership transfer could leverage significant levels of grant funding.²

B. INVESTMENT LEVERAGED

- The building, although viable³, is valued as 'nil' due to title restrictions.
- We can fully meet acquisition cost of £1.
- Phase 1 is qualified for £77,000 grant funding.
- Phase 2 is qualified for £800,000 grant funding.

C. VIABILITY OF BUSINESS PLAN

- Sustainable 3 year cash flow based on Phase 1 implementation⁴

STRATEGIC ADDED VALUE

D. LOCATION

- Bonnyrigg is not a priority neighbourhood area

E. CONTRIBUTION TO THE SINGLE MIDLOTHIAN'S PLAN

Community Safety

Feel Safe

Phase 1:

Skate Park Risks:

The Community Council has identified that parents worry about the culture that may develop around the soon to be built £140,000 concrete skate-park in George V Park. Younger users could be excluded if it is dominated by older youth, as happens in other places. When the skate park was proposed the former leisure centre provided an adult presence in the park until 10pm. The closure has left a vacuum of an adult presence.

Our solution is to bring a culturally relevant adult presence near the skate-park by setting up a volunteer run DIY bike repair station in the Hub next to it. The youth will then be able to learn how to fix their bikes with the coaching of adult bike enthusiast volunteers.

The DIY Bike repair room will also serve as an informal youth drop in. The benefits are significant:

- DIY Bike repair hangout will make residents feel more safe in the park.
- Responsible adult presence in park.
- Builds intergenerational respect.
- Removes youth from street corners.
- Reduced substance misuse on site.
- Alternative to 'roaming youth' culture.
- Targets Friday and Saturday nights.
- Run by the youth of Bonnyrigg.
- Reduced vandalism.

¹ See Appendix A: Cash Flow Forecasts

²See Business Plan or Appendix V: Funding Strategy

³ See Chartered Architects professional view in Section of Business Plan

⁴ See Section 3 of Business Plan

- Wood burning stove for youth to satiate their Fire starting.⁵

Roaming youth on the streets increases residents sense of fear as they walk past. Community police inform us that there are between 12-30 youths roaming the streets at the weekend.⁶

- We will divert them from the streets for 50% of the time on a Friday and Saturday night.
- The intergenerational integration of the play centre, Hub and skate park will increase relationships between generations and increase the feeling of safety because adults and elderly will be familiar with the youth they pass on the street.
- We have strong relationships with these roaming youth. Many have been on the marches and posted to the Facebook page. We have the capacity to effectively target these 12-40 youth, out of the 1,200 in Bonnyrigg who cause the most trouble and fear in Bonnyrigg. They want our plan to happen.

•

Phase 2: We plan to develop the bike repair into a bike charity shop repairing second hand bikes, using the warehouse space.

Reduce crime

We will reduce crime in two ways: Youth diversion and prevention of long term offending.

Phase 1:

Youth Diversion

- The DIY bike repair workshop and the youth drop in not only reduces the perceived threat but also the actual petty crimes committed. Our offering will divert youth from anti social behavior, substance abuse and vandalism on Bonnyrigg streets on the two worst nights of the week: Friday and Saturday.⁷

Phase 2:

Long Term Offenders

- We will aid the reduction of crime and prisoner numbers by dealing with the perpetrators anti social behaviour in early years, when they are toddlers.

This is a bold claim for a play centre to make. However, recent evidence demonstrates the healing and restorative effects of communal family play.⁸ ⁹ Prevention is powerful. If we could reduce the likelihood of 4 children being taken into care each year, we could prevent 1 adult from a prison life annually. This is a potential saving of £400,000 p.a. to the Council and Government. Accumulated over 20 years it could save £8,000,000 in prison costs alone.

The cost to the Council? Nothing more than it is already committed to spending on demolishing the building: £100,000.

⁵ A number of sheds and fire raising incidents have occurred over the last year for example. Many boys have the urge to tend fires and need a constructive outlet.

⁶ Bonnyrigg and Lasswade Community Council November 2013.

⁷ Our local community policeman Alastair ...?? and Tony...?? his commanding officer can confirm this.

⁸ For example Save The Children's singular strategy to improve family play through "Families and Schools Together" (FAST) based on ongoing University research.

⁹ "The Power of Play: An evidence Base" Play Scotland. "Learning the skills of how to play with other is often used when supporting children with challenging behaviour." p.24

Even if we only manage to turn one child from a life of crime over 20 years of operational life, we will have saved the Council and Government £400,000. The track record of other youth diversion offerings like youth drop ins and bike repair workshops demonstrates better results than this. Combine this with our innovative early years crime prevention approach, it could have very significant impact on local crime statistics over the next 20 years.

A normal Soft Play can be a life line for lone parents to get respite from the home. However, we have designed our play centre offering to bring the additional benefits of building local networks of relationships, informal support and collaborative play through the spatial design and pricing policy.¹⁰ We assert that our offering will bring many parents back from the tipping point of 'losing it' on a daily basis. Without this small but significant relief this cycle repeats and the negative effects can go to the extreme where it can damage the toddlers self image and esteem. At the end of this negative spiral children are often taken into care. We know 25% of them will be imprisoned.¹¹

Anti social behaviour can be a habit for life in the absence of proper socialization. Parents and children need to get out the house to do this. The Play Centre will be designed to foster socialization through collaborative play for all ages and stages. The national play strategy identifies the importance of play in the early years. Currently there is no play centre in Bonnyrigg for toddlers.

The sizable space of the pool is critical to our plan because we need a large relaxed central meeting space for parents to build networks of relationships without having to compromise the wrap around play area. The large play centre will allow a broad spectrum of families to engage with one another.

Collaborative and creative toys need space. Such space is vital to encourage healthy play and socialization in toddlers but is often absent in commercially minded soft plays. Because we have the space without the commercial constraints of rates and rent we can be generous with the use of space.

Restorative Justice

Over the next two years, the Trust plans to train 10 local residents as volunteers for a Bonnyrigg Restorative Justice scheme.¹² We are in talks with the community police department in conjunction with the Community Council. It now has a proven record of interrupting the spiral of crime. The centre will become known as a place to build strong relationships, even when they break down through crime.

Involving communities

We are engaging children and their families with service development and delivery in ways that are already attracting national interest, for example Play Scotland are excited about the possibilities. We will develop a well-designed, sustainable Hub through the following effective partnerships:

Phase 1:

¹⁰ We will offer a monthly unlimited use subscription to local parents for £15-19 pcm for school time use.

¹¹ The prison report survey says "Over 25% of prisoners had been taken into care as a child compared to 2% of the population."

¹² Restorative justice is a framework for restoring people to right relationships with victims of their crime before they enter the criminal justice system. It typically allows youth a chance to 'put things right' directly with the victim in a mediated manner. If they manage to do this it means they don't get a criminal record.

Local Government

- The Community Council partnered with us to conduct a reuse consultation for the centre. We will continue this close partnership for Phase 2.
- Schools: The Hub will be designed as a satellite resource for schools to aid in community engagement ventures. We will build on the success of the Trust's recent "Community Willow bed" planting with 600 pupils from the 5 primary schools.¹³
- All 5 Bonnyrigg primary schools classes will be involved so children can design the play space.¹⁴
- Parent Councils (Bonnyrigg, Lasswade, St Mary's, Hawthornden and Burnbrae) will continue to be engaged with the reuse process.¹⁵
- Lasswade High CDT S3 class helped create a virtual 3D model of the building on Google Earth in collaboration with our architect. This was done with the intention of engaging design orientated residents to download the software and 3D model for free and engage with it as they see fit.
- The CDT department have committed to ongoing development of the Phase 2 project, including publicity design for newsletters and events.¹⁶
- Edinburgh University Architecture students also engaged in this model's creation and completed it.¹⁷
- Co-op Bonnyrigg will pay to provide direct access from their store to the building to enable seniors to gain access for morning coffee at the Hub.

Charities:

- We will develop our existing collaboration with Play Scotland to help make this Hub a flagship of play in Scotland as part of the national play strategy.¹⁸
- We will collaborate with Play Network to bring Play Pods and Play Libraries into local schools and toddler groups.¹⁹
- We have close links with the Gorebridge Food-bank and hope to become a satellite food bank.²⁰
- Midlothian Play Therapy will collaborate closely on the detail on how to maximize the therapeutic design aspects of the centre.
- Mondo Loco, a local food growing charity, will coordinate the micro allotments.

¹³ 1500 willow cuttings were planted in a collaboration of 5 Primary Schools, the parks department, Wooplaw forest and local residents. It has successfully become a resource of craft materials for the schools and community, with named varieties of specialist willow.

¹⁴ This process was begun with a school assembly in Lasswade Primary school. However, due to Midlothian Council policy, such engagement can only happen once a decision on the buildings future is made.

¹⁵ Three parents councils were visited and warmly received. BCT has had direct communication with the chairpersons of the other two.

¹⁶ An architect has been collaborating over a double period for 8 weeks with Lasswade high Schools CDT department. A class trip was organized to visit the building to learn how an architect does a site survey and measures up.

¹⁷ Students attended the Reuse Consultation day on the 13th Oct. They are doing masters in building reuse or community engagement.

¹⁸ We met with the CEO Marguerite Hunter to discuss how the centre could be an example of engaging communities with healthy play, including the outside space.

¹⁹ We have had discussions with CEO Leslie Fox of Play Network about how the Play hub can help promote toy libraries and Play pods.

²⁰ We have had discussions with the manager of Gorebridge food-bank and the minster of Gorebridge Parish church.

Local Community Groups

- All four local churches have been very supportive and we will continue to tap into their large reservoir of volunteer spirit.²¹
- For an exhaustive list of local community groups including: Local bowling club, Church of Scotland, Anglican Church, Community Council, Parent Councils, Seniors forum, Local Teenagers, The High School etc. see the Appendix.
-

We will use the opportunity to convert the pool as a vehicle to increase community engagement using our “Engagement Wall”.²²

Phase 2: Ongoing.

Improving opportunities

Reduce poverty and improve access to public services

Our plan targets single parents with toddlers in Bonnyrigg and interrupts the negative spiral of consequences. Soft play is a refuge for single mums. But, they can be remote and expensive. We want to provide a local and affordable midweek soft play offering designed to relieve the effects of child poverty.

The following list identifies our solutions to key issues identified in the Midlothian child poverty report (footnoted):

Phase 1:

- Peer support: Cafe with line of sight to play area. ²³
- Grow informal friendships. ²⁴
- Pricing to encourage regular local visits.
- Respite from isolation in the home.
- Beneficial to mental health and well-being.²⁵
- Parents ‘educate’ through modeling stimulation of children through play.²⁶
- Centre of information for carers enhancing connectivity. ²⁷
- “Appropriate play” via hybrid of Soft Play and creative play equipment
- Encourages imaginative and collaborative play.²⁸

²¹ See Appendix M: Community Support

²² See Page 18 of business plan

²³ “Create opportunity for establishing peer support”.

²⁴ Formal befrienders are excellent, but we all need friends. We can lose friends when we have children. Even more so for young, vulnerable mums. We plan to have “Young mums hour” “Dads hour” and “Grandparent hour”. This way they come knowing they will be with peers.

²⁵ With a projected 13,000 visits of toddlers a year each giving at least 2000 carers a few hours of ‘headspace’ gives a significant benefit.

²⁶ “Education of the importance of stimulating child during the early years”

²⁷ “Maximizing contact with range of 0–3 Services: play groups etc.”:

²⁸ “Appropriate Play: More to be done re: social education/ marketing on appropriate play. Importance of appropriate and safe play being positively represented – i.e. free resources, risk taking – building/ improving on Play, Talk, Read”.

- Access non stigmatized advice. Agencies can hold surgeries in ancillary spaces. ²⁹
- WiFi access at the centre.
- Computers in the cafe. ³⁰
- Access for online form-filling.

Phase 2:

- The above benefits increased 3-5 fold.
- A toy library, will bring high quality beneficial toys to families in poverty:
- Children can take home the creative toys used in the centre.

Positive destinations

Phase 1:

- Work Experience opportunities for teenagers in child care and the play industry.
- Teenage entrepreneurs as 'party assistants' for hire.³¹
- Assistance to learn how to be self employed.
- A BCT directors is a young graduate gaining management experience as a director.

Phase 2:

- Local work training trainees will join tradesmen during the buildings refurbishment.³²

Engage citizens

Community engagement is the DNA of our operational ethos. The sustained groundswell of community response and mandate demonstrates this in practice.

Currently:

- Engaged residents unaffiliated to a group or institution, especially youth.

Phase 1:

- We can evidence engagement of over 2761 volunteer hours from over 256 residents in the last 11 months.
- Community meals with our Facebook community of 800+ supporters.
- High profile Engagement wall in the cafe dedicated to ongoing engagement.
- Gradient of volunteer engagement opportunities.
- Social Enterprise CRM Database "Salesforce" to marry volunteers to opportunities.³³
- Hub designed to nurture informal networks of relationships.

Phase 2:

- Designed to encourage informal volunteering.
- Informal gatherings of parents groups encouraged by design and pricing.

²⁹ "Access to accurate benefit and debt advice: Welfare Rights Advice for children and families. Need for a central resource/information is very important for families but these services are precariously funded."

³⁰ We have been approached by Places For People to set up a bank of computers for youth and community use to aid in web accessibility.

³¹ A unique opportunity to assist families with their DIY party. Play centres normally retain these 'value adds' for their own revenue stream but we want to encourage entrepreneurship in youth.

³² Currently in positive talks with the local skill training centre in Bonnyrigg

³³ Donated: Normal cost is £2000+ pcm. This is powerful software for engaging customers.

Reduce health inequality

Phase 1:

- 40 Micro Allotments Raised Beds as part of the outdoor cafe.
- Teach families how to grow food as they use the centre.
- Children will experiencing the joy of eating the harvest as they play.
- Families adopt a planter.
- Communal cooking leading to community meals.
- Facilitate cookery classes for families.

Phase 2:

- Grow salad and herbs all year round Inside the pool hall.

Financial inclusion

25% of families in Bonnyrigg do not have cars and so will be excluded from early years indoor play because they will have to get public transport out of the town to an alternative soft play. Distance excludes those on low incomes from access to play as the bus fare on top of the entry price makes the trip cost prohibitive.

Phase 1:

- Reduced price range for local users³⁴.
- Food bank Distribution satellite because it will be fully manned.³⁵

Sustainable Growth

Attract business

Phase 1:

- As a result of this initiative we have formed Bonnyrigg Centre Trust: a social enterprise company with charitable status.
- We will employ 2.3 full time equivalent staff that otherwise would not exist.³⁶
- Nurture social enterprises to grow with 15 desks for social enterprises to rent.³⁷
- Creation of social enterprise Cafe.
- Support local caterers to enhance parties with party food.
- Support local tradesmen in the refurbishment of the building.

Phase 2:

- Break down the £400,000 grant investment into local small to mid-sized contracts.

Inward investment

The Hubs creation will bring an initial inward investment of Phase 1: £45,000 and Phase 2: £4-600,000 to the local community.

³⁴ bridge the financial exclusion 30% of the 258 families of toddlers feel in Bonnyrigg

³⁵ We have been in talks with the Gorebridge Food Bank who are looking for a satellite venue for the Bonnyrigg Food Bank which they will co-ordinate but local volunteers will distribute.

³⁶ See 4.24 of Business plan

³⁷ See Table 7 Business plan

Biodiversity

Phase 1:

Grow our own Biofuel:

- We will be use a wood burning stove in the Bike workshop
- Grow part of our wood source in Bonnyrigg using willow coppice.
- Willow coppice round the back of the hill in the park of 700m² (with the council's permission)
- The coppice provides a high biodiversity habitat.
- The coppice will reduce the council's maintenance costs of the area.
- The coppice will be cut on a 4 year rotation, 4 alternating rows at a time, maintaining biodiversity and habitat stability.
- The Trust will identify other areas of community land to turn into wood fuel coppice forests.

Phase 2:

- Increase the food production in Bonnyrigg by planting fruiting trees and shrubs starting in the park-(With Midlothian Councils approval)

Midlothian's amenity

Phase 1:

- The back halls rental will increase Bonnyriggs provision by 10%.
- Hall hire for community dances, Ceilidhs and weddings! (open till midnight)³⁸
- The Soft play and creative play centre will be a much needed one in Bonnyrigg.
- Soft play parties in Bonnyrigg- Very few have the affordability for a group of 30.
- Encourage cycling by training people to fix their bikes.
- Park toilets: Used more by families with under 6's.³⁹
- Enhance outdoor amenity of the park with a 'Play pod' whereby a shipping container is filled with tyres and other recycled materials ideal for collaborative creative safe outdoor play. We hope to utilise the enclosed redundant five aside pitches as enhanced outdoor play space.

Climate change

We will inspire our community to Refuse, Reduce, Repair, Reuse and Recycle.

For example we will have:

- Solar Panels for renewable electricity⁴⁰
- Biomass stoves for renewable heat.⁴¹
- Insulation of the core Play area for conservation

³⁸ Lasswade Centre shuts at 9pm midweek and 6pm at weekends! (presumably because its too expensive to employ the level of staff needed in case of fire.)

³⁹ A noticeable drop in play park usage has been noted by Bonnyrigg and Lasswade Community Council since the toilets were closed.

⁴⁰ Ideal South/West facing roof

⁴¹ Wood burning stoves in the play centre cafe and youth drop in.

- Growing our own wood⁴²
- Composting all food waste and using it on site
- Capturing and storing water runoff for food production
- Keeping people on bikes
- Encouraging walking to the centre rather than driving to other towns or cities.
- Processing our own wood.
- Saving the embodied energy in the building by preventing demolition.

Adult Health, care and housing

Bonnyrigg South has a 50% higher level of “underprivileged with low levels of participation” in “unhealthy lifestyles” than the Scottish average.⁴³ 21% of our population, including lone parents are in this scenario.

Phase 1

We anticipate 100+ ‘regulars’:

- The walk to the Hub on a regular basis could be a significant health benefit for 25-50 people equating to 1,300 walks a year.
- Adult health will be increased by growing their own food.
- Our specially designed “Bench Planters” used for the micro allotments are designed to be easily transportable with a pallet jack and can be taken to peoples houses. We will promote “back door growing” in one small raised bed for peoples basic fresh green herbs and salads to promote health in adults.

Phase 2

- Day time visitor numbers are estimated to be 13,000 p.a. With 25% walking.⁴⁴ Resulting in 3000 walking visits a year.
- Our equipment will be sized to allow adults to play with the children in the frames.⁴⁵
- Our micro allotment scheme will be promoted throughout the town via a Primary school food growing program using the Bench Planters.

Getting it Right for Every Midlothian Child

0-5 years early play is critical to the well being of the child, family and our nations future. The future Scottish Play policy will demonstrate this and every £1 spent now on play saves £9 in future years.

Getting it right for every child:

⁴² In the park: Super Willow- (Already planted)

⁴³ Bonnyrigg South :I=21%, J=17% and K=2% respectively. When the Scottish average is: 14% 15% 8%. The “Active Scotland: Household Targeting Tool” identifies the areas of Bonnyrigg that need assistance “I, J, and K” on the active households scale cover :

- “I =Unhealthy & Irregular, Underprivileged low levels of participation and their unhealthy lifestyles may be starting to catch up with them.”
- J= People in relatively poor health and with low levels of participation in sports.
- K= People whose participation in sport and general physical activity is hampered by limited resources, poor health

⁴⁴ 25% of Bonnyrigg has no private transport.

⁴⁵ Oversized frames: 2m high frame on ground level and 1.8m on higher levels.

Phase 1:

- We are confident of attract an after school club to operate from the back hall and utilize the play facility.⁴⁶

Phase 2:

- Schools will have a nationally acclaimed Play space within walking distance which is designed by them.
- We will collaborate with schools to integrate the use of the centre as a satellite resource for the primary schools and high school.
- Many of the larger more expensive items of equipment like 'Maxamec' are hard to justify in terms of cost and space for a school, but are easy to justify for a large play centre.
- We will collaborate with the National Play initiative to create cross curricular lessons that will give practical workshops for the children relating to every aspect of the centre from the environmental, food growing, solar panels, composting, outdoor play, construction, mechanics etc.
- The best practice will be shared via GLOW: The national educational network.

Early Years

The Scottish Government Early Years Framework is a ten year strategy to give children the best possible start in life. We will contribute to this by creating an innovative play centre which is a hybrid between a soft play and play group, ideally suited to the early years.

Phase 1 will prototype the following.

- Half of the play centre will be designed along the lines of a high quality nursery to encourage creative play during school hours.
- The nursery activity will be developed to engage older children who still want to participate in creative play even though they have moved into formal schooling.
- This facility will ensure “parents are empowered to provide high quality care to maximize the healthy development of their children”.

Phase 2 will fully embody this concept after close collaboration with non commercial and commercial play experts.

**F. CONTRIBUTION TOWARDS MIDLOTHIAN (SOA/SINGLE MIDLOTHIAN PLAN)
OUTCOMES****Improving opportunities****Management role participation**

Phase 1:

- Eleven local residents will oversee the facility as directors. ⁴⁷
- Two full time managers will be employed.
- Cafe manager created by new Cafe Social enterprise.
- High School pupils will be offered work experience in the centre.

⁴⁶ Currently an after school club has identified the need Bonnyrigg has for these extra facilities. Bonnyrigg After School Club. So much so that they are making a bid to take over control of the whole back hall via Bonnyrigg and Sherwood Community Development Trust.

⁴⁷ Everyone will have full access to accounts and be able to share in the life and process of the centre as they use it. Many more members will be exposed to what is involved in management.

- A volunteer manager role will be created (to shadow the manager).

Phase 2:

- A project manager will be hired for the redevelopment.
- A further full time manager will be needed.

Community Safety

Activities for children within a safe environment

Activities for children in safe environments are in high demand from parents. The Play Centre will do this on a number of levels:

Phase 1:

- The indoor soft play= estimate 4,000 safe play experiences a year.⁴⁸
- Soft Play parties= 144 a year which is 4,320 child party play experiences p.a.
- The skate park will be more child friendly and safe because of adult presence.
- Younger children will use it because parents will know an adult presence is near.
- Children using skate park on the way to, or from, the Play Centre. (Safety in Numbers)
- Play Pod enhanced outdoor play in the enclosed five aside pitches after school.

Phase 2:

- The indoor soft play= estimate 60,000 safe play experiences a year.
- Soft Play parties= 884 a year which is 26,000 child party play experiences p.a.

Getting it right for Every Midlothian Child

Provides or manages facilities for children and the wider community

- This facility will be fully managed by the community primarily for children in the community.
- Seniors can informally interact with local families and children as they pass the play centre cafe.
- This facility would develop inter-generational interactions in the community and break down barriers of isolation and stereotypes.
-

Sustainable Growth

Runs accredited training programs

Phase 1:

- Life skill and sustainability courses run for a household level of benefit.
- The bike repair workshop aspires to run accredited bike maintenance courses for adults, youth and children.
- Local Girl Guide organization has approached us interested in using the space to train their leaders.

Phase 2: TBC

G. NEIGHBOURHOOD PLAN PRIORITIES

Bonnyrigg is half way through its Neighbourhood plan. Seven indicative needs have been identified so far:

1. We want Soft play and parties
2. More for youth to do- youth centre.

⁴⁸ Based on previous usage of soft play in Bonnyrigg Centre e.g. £14,000 divided by £3.5 entry= 4,000

3. Affordable activities for youth to do.
4. Child friendly Café.
5. More Leisure amenities.
6. More social events in Bonnyrigg.
7. Old people isolation- The shoppers club venue replacement.

"We want Soft play"

Phase 1:

Small soft play provided with previous party capacity.

Phase 2:

Large soft play five times the size will be provided with 3x party capacity.

More for youth to do- youth centre.

Phase 1:

- Youth engagement with the DIY bike repair
- Youth engagement with the Friday and Saturday drop in.
- Youth involved with the micro allotments around the Hub.
- Youth will run and help manage the youth venue.
- Bonnyrigg will have a genuine youth club. We hope to develop it along the lines of Gorebridges "GO" youth club, with their assistance.

Affordable activities for youth to do

Phase 1:

Youth will be able to

- 'drop in' - free.
- fix their bike - free.
- get warm - free.
- grow food - free.

Youth workers will be integrated into the staff profile of the Hub.

Child Friendly Cafe

Phase 1:

- We will be providing the only child friendly cafe in Bonnyrigg.
- Adjoining soft play WITHIN café (no peering through windows).
- Park Cafe- Outdoor seating in nature- enhancing use of the outdoor facilities.
- Free High speed fiber broadband.

More Leisure amenities

Phase 1:

- Back hall available for Leisure- dance/Yoga/ Cheerleading etc

More social Events in Bonnyrigg

Phase 1:

- Bonnyrigg Centre Trust will double Bonnyriggs annual social event by holding 2 community ceilidhs a year.
- The back hall availability will increase the social functions dramatically.
-

Old people isolation- more contact

Phase 1:

The isolation of Seniors in Bonnyrigg is an issue. The centralization of the Lasswade Centre has displaced the 'shoppers bus' service which picked up the infirm elderly 4 days a week from their homes to drop them off to shop at the Co-op, followed by a cup of tea for a few hours in the Town Hall. The town hall was sold and no suitable venue provided to replace it. Their only option was to walk 500m to the new centre.

Bill Prentice, who chairs the group, has said they would appreciate it if the seniors could have a dedicated room with tea and coffee facilities in the centre. We can provide this for their 10-12 slot. The Co-op manager will install a ramp and gate for the seniors to access the Hub easily.

H. COMMUNITY PARTICIPATION

Breakdown of Community participation by group

Preschool 0--4 years

Phase 1:

- 4,000 soft play visits 0-5's p.a.⁴⁹
- 640 food growing visits p.a. ⁵⁰
- 10,400 play visits as part of a party p.a.⁵¹

Phase 2:

14,200 visits from under 5's p.a. ⁵²

Young people 5--19 years -

Phase 1:

- 1,300 soft play visits (5-10 yr. olds)⁵³
- 5,200 play visits as part of a party p.a. (5-10 yr.)⁵⁴

⁴⁹ Based on previous usage of soft play in Bonnyrigg Centre e.g. £14,000 divided by £3.5 entry= 4,000

⁵⁰ 20 families (with a 0-5) visit once a week for 32 week growing season

⁵¹ 2/3 parties will be for 0-5's x 12 parties a week x 25 children x 52 weeks

⁵² On average nationally people make 4 visits to a local centre a year. Therefore, approximately 3000 preschoolers will visit the center per year. There are 860 0-4 year olds in Bonnyrigg. We expect most of them will have participated in the Play centre.

⁵³ Based on 5 visits a day x 5 days a week x 52 weeks a year.

⁵⁴ 1/3 parties will be for 6-10's x 12 parties a week x 25 children x 52 weeks

- 780 DIY bike repair visits p.a. (10-17 yr. olds)⁵⁵
- 3,000 Youth Drop in visits p.a. ⁵⁶
- TBC Food growing
- 15,000 youth experiences of a dance/movement class⁵⁷

Phase 2 increases:

- 5-10 year olds soft play usage c. 2000-3000 per annum
- 12,000 play visits as part of a party p.a. (5-10yrs)

Adult learning courses -

Phase 1- TBC

Phase 2- University of the Third Age c 50 members..

Adults sports activities -

1,000 Midweek Yoga participations

Cultural activities-

- 400 Ceilidh Participations
- 1200 wedding guests.

Lone Parents-

Phase 1:

- 100 lone Bonnyrigg parents with 0-10y children will regularly visit⁵⁸.
- At least 100 from other areas in Midlothian.

People with Learning Disabilities/physical disabilities-

- High demand for a sensory room for autistic children. 100?
- c. 20 people with mental health issues will be given opportunities as cafe workers.

Over 50's-

Phase 2:

University of the Third Age- c 50 members.

OAPs - 80+

Phase 1:

- 3,000 OAP hours spent socializing in the shoppers club.⁵⁹

Community Volunteering

(e.g. time volunteered to undertake building management, premises maintenance, committee meetings, organization of classes, activities, catering)

Phase 1

⁵⁵ 5-10 repairs a night Friday and Saturday night = 7.5 av. night x 2 nights x 52 weeks= 780 visits

⁵⁶ based on 30 drop in's a night, 2 nights a week for 50 weeks of the year.

⁵⁷ Based on 12 midweek evening classes with 25 participants x 50 weeks of the year.

⁵⁸ The 2001 census shows 327 lone parents in Bonnyrigg

⁵⁹ 15 OAP's a day, 4 days a week, 50 weeks a year.

- 800 volunteer hours in bike repair⁶⁰
- Food growing 200 hours
- Sustainability group 200 hours
- Management group 6x2x26= 312 Hours.

I. EMPLOYMENT & ENTERPRISE

Activities for learners

- 1,200 pupil visits p.a. Satellite resource for primary school curriculum
- 100 pupil visits p.a. Partnership with Lasswade High CDT department for work experience in design
- 100 pupil visits p.a. Potential Partnership with Lasswade High for Business management skill experience.

Job creation/ safeguarding

Number of jobs created through asset transfer

Phase 1 Staffing Profile:

- 3 Full Time Equivalent Staff.

Phase 2 Staffing Profile:

- 5 Full Time Equivalent Staff

Number of new enterprise start ups based at centre/ number of social enterprises to be supported by the Centre

- Bike repair centre
- Community Cafe
- Energy enterprise (solar and wind energy generation)
- Toy Library
- Food bank
- Food Growing
- Youth Hangout

K. VALUE OF USE OF OPEN LAND

No of units/area of land in m2 No of users/ visitors x £5 (if applicable) Cost of reinstatement Environmental preservation/habitat creation

- Play spaces- Five aside pitches as Play Pods
- Children's play area Indoor Play and parties: 750M2 x 61,000 visits = 45,750,000
- Food production- 30 planters 1m2 x 30 people x 52 visits = 46,800
- Biofuel and energy production = 700m2 x 10 visitors x 3 times a year= 21,000
- Recycling facilities- Industrial drum composter 2m2 x 365 visits = 730

L. SAVINGS TO THE LOCAL AUTHORITY

The building cost Midlothian Council a net subsidy of £200,000 p.a. to provide the leisure facilities. We will be providing the same levels of use as a complementary offering to the new leisure for a net cost to the council of NIL.

- Park Toilet Provision- £14,000 p.a.

⁶⁰ 4 hrs a night, 100 nights a year, two people = 800 hours.

Appendix X: Food Growing- Micro Allotments

The Mondo Loco Bonnyrigg Centre Garden

Project Summary

The Mondo Loco Foundation are proposing to run a zero waste food growing project in the surrounding area of the Bonnyrigg Centre Building using recycled wooden planters, inside the building in any and all suitable areas using pots and in the borders of the park, around the vicinity of the building where we can grow fruit bushes and edible perennials.

The purpose of the project is to provide a youth and community focused learning space for subjects such as sustainable development, permaculture, the environment, food growing and community engagement.

After one year we hope to have secured funding for the project to continue for a further three years employing staff from the local community (possible youth and adult opportunities) for the continued running and management of the project under the Mondo Loco banner.

The Mondo Loco Bonnyrigg Centre Garden Project will fit in with the overall aims of The Mondo Loco Foundation to encourage sustainable growth within communities through food, sport and education and act as a communal link between our food growing projects inside local schools. Eventually the project will be linked to a similar but larger scale project in Thandire, Malawi.

Project Purpose

- To inspire, encourage, connect, support and train people from the community as they self-organise; creating initiatives that build resilience and reduce CO2 emissions, strengthening local communities against the effects of climate change and the economic downturn.
- To promote social inclusion and community-led development and regeneration: The project will encourage children and their parents to become interested in the local provision of food, and will help strengthen our credibility when trying to establish further projects within the community, eventually linking into the developing Food Banks in Midlothian.
- To integrate fully with all the other groups who may wish to use the building and could benefit from a food growing project running in the same space.
 - Provide education space for mother and toddler groups.
 - Provide youth initiative space for work experience and skill swapping.
 - Provide readily available healthy food on site for users of a communal kitchen.
 - Provide social space for all age groups from child to seniors.
 - Supply food banks with fresh seasonal vegetables.



Managing The Project

The project will be run under the daily working practises of The Mondo Loco Foundation with the charity being responsible for all risk assessing, administration and code of practise.

Staff will be provided by The Mondo Loco Foundation initially until such times s funding can be found to train and employ members of staff from the local community.

Storage space will be required to lock away all tools not only for security but to ensure nobody can volunteer at random and the community will be invited to participate only when first aiders and recognised group leaders are present.

Volunteers will be invited to participate on two days of every week, one weekday and one day at weekends, these days will be decided ad hoc after observations and discussions among the volunteer community, as will the action plan to develop the grounds and place any planters.

Funding Sources

Possible applications too:

- Climate Challenge Fund/Keep Scotland Beautiful
- National Lottery - Awards for all
- Esmee Fairbairn Trust
- Bank Of Scotland Small Communities Grant
- The Robertson Trust



Appendix Y: Arts and Craft Integration Proposal

This building seems an ideal opportunity to develop as a community hub with minimum capital outlay on refurbishment, upgrading and alteration and the maximum benefit of a central point in the town to encourage the revitalisation of community activities not catered for in other capital premises in the town.

There are already draft suggestions projected from the aspect of children's parties etc, which could also be expanded to embrace such things as tea dances(currently enjoying a resurgence),bingo and other social activities for the elderly and serviced by a local mini bus run by one of the mini bus businesses in the immediate area.

With a resurgence of interest in the field of creative activity, there seems to be a need for somewhere to accommodate this in an expanding population. There are already a number of creative groups in the town – such as Bonnyrigg Art Club, which meets weekly and is very vibrant, but due to space constraints, they are having to turn away potential members; and also Bonnyrigg quilters, to name but two of the groups. A hub such as is proposed would also be able to offer craft clubs for kids after school and/or on Saturday mornings.

Demand is rising for workshops/clubs and social groups in the fields of textiles, drawing and painting, jewellery, and leatherwork as proven by 'taster' sessions run by DAME (Dalkeith Arts Music and Events) at their bi – annual exhibitions in Dalkeith art centre, but there is no 'dedicated space for this in Bonnyrigg.

In an initial first phase of development it would make sense to concentrate on those crafts which would require minimum outlay such as textiles, jewellery, leatherwork and drawing, painting and print making. These would also provide opportunities to involve local school children – eg –

1. Projects to design storage fixtures and fittings, for various groups, using existing locker space.
2. Projects to make simple tools such as spindles for spinning yarn, peg looms and simple frame and box looms for basic weaving; screen printing frames etc.
3. Development of a 'learning area' and teaching pack showing how, through the ages, art and craft are and always have been, central to basic daily living – eg wood, clay or glass dining and cooking vessels, spun fibre for use in clothing, for ropes, fishing lines and nets etc, etc.

There is already a teaching pack for schools on the theme of 'Where our food Comes From' and Whitmuir Farm in the Borders are developing a community farm along these lines, to encourage awareness and participation by kids and where they can see a working farm in operation.

There are also socio – medical benefits to art and craft activity and again,nowhere to develop regular groups to address this.

Knitting is, for example, now a recognised therapy for pain management,depression,anxiety and stress manangement and the isolation of bereavement and aging. Research has proved that the rhythmic,repertitive actions of knitting encourages the release of Dopamine(the ‘feel good’ hormone) into the brain.

Other creative activities such as drawing and painting, pottery and clay modelling are of value in dealing with mental health issues,learning difficulties and development of social, and motor skills.

Many of the text ile activities could be run as social groups, perhaps centred round a cafe area,with suitable storage space close by for equipment etc. Existing locker systems could be utilised.

Other activities such as painting, print making, clay sculpture, fibre dyeing etc would require designated areas closed off to general visitors and with access to water, large sinks, work tops and electricity.

Income streams would come from hire fees for designated areas of the building,- art classes, parties etc – hire fees for use of capital equipment and craft specific tools on an hourly basis and membership fees for individuals and groups.

Initial set up costs could be partially defrayed by encouraging sponsorship from local businesses for example – paint from Knowles paint firm,furnishings from the Settlement shop, decor art work from local artists.

A forward projection plan for 3 to 5 years would include development of areas for the heavier crafts such as ceramics, wood and metal work, sculpture and glass

Also a ‘ Sunday cinema’ along the linesof that run in Penicuik town Hall by the Penicuik development trust.

With that projection plan in mind it would be sensible to identify suitable areas for the heavier crafts in the initial construction/alteration phase to allow for any strengthening of flooring and the installation of three phase power for machinery.

Initial marketing and advertising costs would be comparatively high,but again could be defrayed to an extent by sponsorship/support by the local media and printing firms. Once the centre becomes established ,this would become self sustaining,as would the income streams, and any additional publicity would be required only for special events.

By Gilleoin Finlay, Bonnyrigg

Appendix Z: Marketing Plan

Marketing plan

Running up to the 3 month period of fit out, the Play Centre will commence marketing the opening. A formal opening event will launch the grand opening about 1 week after the soft opening. This will allow a 1 week familiarisation period for operational matters.

Ongoing interest will be maintained by emailshot to the community support base which will be built build up through the campaign and consultation. There will be regular publicity launches to reflect key events, eg Christmas, New Year, Valentines, Mother Day, Easter, Fathers day, Halloween, etc. Traditional marketing tools will be employed over time including offering coupons through print media, value added pricing and Groupon.

Strategic Objectives of marketing plan:

1. Create an interactive online platform that acts as an extension of the centre.
2. Build a strong network of followers who use the online facilities as well as the centre.
3. Communicate all news and developments about the centre clearly and at minimal cost.
4. Enhance the transparency of the Initiative and publish all information affected by the freedom of information act.
5. Attract visitors to the centre. 75 parties a month and 100 subscribers
6. Build a professional network of partners and collaborators to increase the capacity to implement required changes.
7. Strengthen the “forward thinking” image of the Initiative.

Direct marketing will attract:

- children’s groups, eg playgroups, nurseries, child minders, parent / toddler groups,
- clubs and community groups, eg scouts, guides, cubs, beavers
- activity led club sports clubs, eg football, karate, cricket. Such clubs often look for events outside their usual structure
- Groups caring for children with disabilities

Promotional advertising will be undertaken as follows :

- Colour brochures
- Direct mailshots to ‘target’ customers
- Leaflet distribution to ‘target’ customers
- Free newspaper commentaries
- Local newspaper advertising
- Local radio advertising
- Internet website

Online resources:

- Website
 - Central hub of all online activity.
 - Traffic driven through blog and social media platforms.
 - Live editable section for each group
 - Details of past and upcoming events including promo material.
 - Advertising for all sponsors and partners.
 - Linkbacks from major sites with similar interests or ethos
 - Traffic monitoring and analysis
- Blog
 - Weekly updates reporting on achievements and advertising upcoming activities and events.
 - Strong Google rankings through frequent updates and linking
 - Monitoring traffic to reveal referral sites.
 - Cross blogging with similar groups.
- Newsletter
 - More personal than a blog
 - Targeted audience
 - Monthly updates and reports
 - Links back to blog for news and website for updates
- Facebook
 - Community of nearly 800 people
 - Maximum weekly reach of 12,000, minimum 1,500 in May and June
 - Strong support from local community
 - Core group of followers who help with viral networking
- Twitter
 - Nothing as of yet
- Youtube Channel

- Midlothian Youth Platform making a documentary.
- Youtube channel <http://www.youtube.com/BonnyriggCentre> already established.
- The website of a local community building like the proposed Bonnyrigg centre has the potential to be a source of income for the project through advertising and sales of any artistic, leisure or cultural products created in the centre.
- All parties using the centre could be offered their own page or pages on the site as an information archive and a section of the blog for news and event updates.
- Web space could be made available along with a design and management service for those that require it from a local company like Mondo Loco Digital, as a separate project within the centre by an independent group or as part of the operation of The Bonnyrigg Centre Initiative.
- The site will work as a blog site which will incorporate all the different groups using the centre but will be split into categories for each group so subscribers can choose to receive updates by email from every section, some sections or just the particular group they are interested in.
- The centre itself will require a website, a facebook page, a Youtube channel, a blog and a twitter account with each group using the facility possibly requiring the same.
- Every time the blog is updated the related group can post the link on Facebook and the centre can share it for them. This will increase the outreach by crossing over interest groups and help build a feeling of community through public cooperation online.
- Updating the site frequently and posting links on Facebook instead of normal status updates will drive a constant flow of traffic. This traffic can be capitalised on through advertising for local businesses who can in turn link back to the site and help to create a strong network and online presence for the centre.
- The Centre can have it's own online club that members can sign up to be part of for a small fee and be rewarded with merchandise, rewards etc.
- Twitter can be a constant source of website traffic.
 - With an attractive profile in place we can use third party software to find everyone in Bonnyrigg on Twitter and follow them all. Each one will receive an email with our twitter profile and a link to the site when we add them.
 - When our account is established we can ask community members to retweet directly and capitalise on the popularity of sustainability groups, community charities and environmental groups.
 - Retweets from bigger groups form stronger followings. Common techniques are "Follow Friday". Send a tweet to an individual or group with the hashtag #FF and include a few people you share an interest with and it is courtesy for everybody to put it out as a retweet. When people see the #FF tag they know you want them to follow someone.
- Youtube will mainly be used as a storage space for videos which can be embedded into the website or blog and publicised through facebook and twitter in the same way as all updates.

