



Melvich Village Hall

PUBLIC DISCUSSION MEETING – 26 APRIL 2021

OSCR
Scottish Charity Regulator
www.oscr.org.uk

**Registered
Charity
SC029590**

Charitable object:

“To provide, or assist in the provision of, facilities for the recreation of other leisure-time occupation, in the interest of social welfare in an effort to improve the conditions of life of the inhabitants of the district of Bighouse, Melvich, Portskerra, Golval and Kirkton, all in the Parish of Farr.”





Agenda

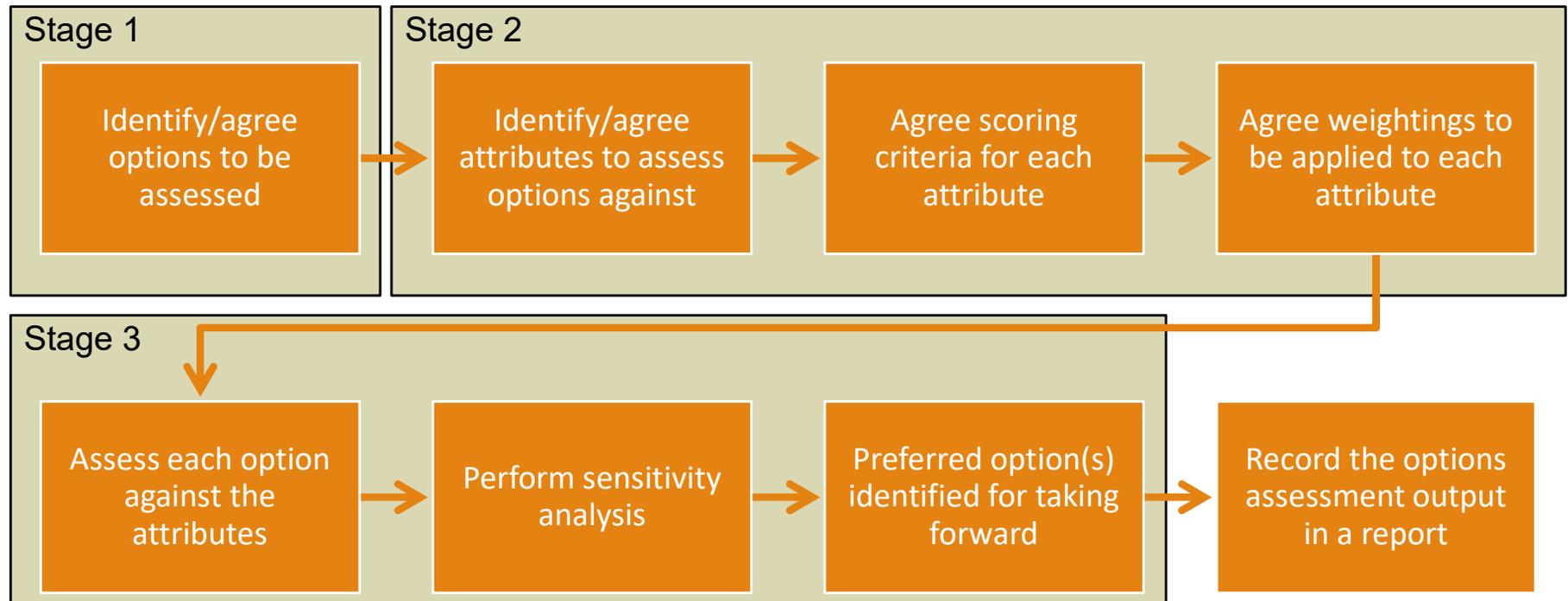
- Incorporation of MVHA
- Options assessment
- Implementation of the preferred option(s)
- Specifications for the new hall
- Funding
- Any other business



Incorporation of charity

- Application made to OSCR to form “Melvich Community SCIO”
- Anticipated that SCIO will be established by Autumn 2021 (if not sooner)
- Once SCIO formed, assets/liabilities to be transferred over
- After assets/liabilities transferred, MVHA will be dissolved
- Aiming to be complete before 31 March 2022

Options assessment



Options assessment stage 1

Identified / agreed options to be assessed.

Do nothing

Leave the hall as it is and restart using it.

Closure

Close the hall and never use it again.

Knock down existing hall and leave the ground levelled.

Knock it down and build a Memorial garden in it's place

Renovation

Renovate existing hall and build the extension that we have planning permission granted for.

Renovate existing hall to address current issues and not proceed with new extension.

New build

Knock down existing hall and build a replacement one on the same footprint.

Knock down existing hall, acquire additional adjacent land and build a replacement hall on the new footprint.

Construct new village hall at another location and leave the existing hall in place.

Construct new village hall at another location and knock down existing hall.

No other options identified at January 2021 public meeting.



What do we need/want a hall for?

Strong appetite in the community for a central point where social gatherings, leisure activities and events can occur – a “Community Hub”

Output from initial consultation on specifications of what is needed at this Hub included:

- Hall area for fitness activities, ceilidhs, discos, social gatherings, music events, mental health cafes, etc
- Accessible safe sustainable facility for all age groups and physical needs (with suitable toilet facilities)
- Meeting room(s) for committees and businesses to book/use
- Suitable inclusive kitchen area for catering at events (+ cooking classes + base for potential meals on wheels service)
- Provision of small office area(s) to assist those struggling to work from home and/or to be a potential office for micro/small businesses to use for staff to be based at and/or computers for use by community/tourists
- Help to address needs for tourists on NC500 (e.g. waste disposal, laundry, showers, WiFi, etc)
- Clear need for a central point that can be used to improve resilience within the community (e.g. able to have power during prolonged power cuts)
- Adequate car parking provision and suitable pedestrian/traffic separation
- Flexible adaptable inclusive facility to help with the evolving needs of the local community (all age groups)

Melvich Village Hall – structural condition report

Building inspected
16th February 2021



Although a rigorous structural assessment does not form part of this investigation, it is apparent from a visual inspection that the building is in a poor physical condition and it suffers from the following structural defects:

- Ineffective/damaged roof cladding
- Ineffective/damaged wall cladding
- Excessive local settlement/movement to roof trusses
- Main load-bearing walls out of plumb
- Ingress of soils along western elevation
- Rotted floor construction to lean-to section
- Damaged/ineffective rainwater goods
- Rotted doors, windows & fascia boards
- Negligible provision of thermal insulation

It is additionally noted that the building does not satisfy current Building Standards in respect of accessibility.

Despite its generally poor condition, it is believed that the building does not possess any critical structural conditions which present an immediate threat to stability. It is therefore considered that there is no risk of collapse at present, and the building may remain in service for the time being.

Melvich Village Hall – structural condition report

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16th February 2021



In order to restore the building to an acceptable condition and level of performance however, it will be necessary to undertake extensive refurbishments. The extent of the required works shall include, but not necessarily be limited to, the following tasks:

- Strip all wall cladding
- Strip all roof cladding
- Remove all windows & doors
- Inspect and replace defective roof timbers
- Inspect and replace defective wall timbers
- Restore walls to a vertical alignment
- Excavate ground to the west elevation and provide suitable maintenance strip along the north & west elevations between the building & adjacent raised ground
- Introduce sub-floor ventilation to main hall & lean-to section
- Strip out and replace rotten flooring to lean-to section
- Install new wall insulation
- Install new wall cladding
- Install new roof insulation
- Install new roof cladding & associated flashings
- Install new windows & doors
- Install new fascia boards
- Install new rainwater goods
- Provide internal & external accessibility measures

Melvich Village Hall – structural condition report

Building inspected
16th February 2021



CONCLUSIONS

A structural inspection has been carried out on Melvich Village Hall.

The building is in a poor physical condition and it requires an extensive scheme of refurbishments to restore the building to modern acceptable building standards.

Given the significant age of the building and the considerable extent of the defects, consideration should be given to a new-build rather than a refurbishment. The existing building footprint may not be most conducive to a modern layout and it is believed that there may be significant advantages to be gained from a new site location, including an improved internal layout and an increased set-back from the A836.

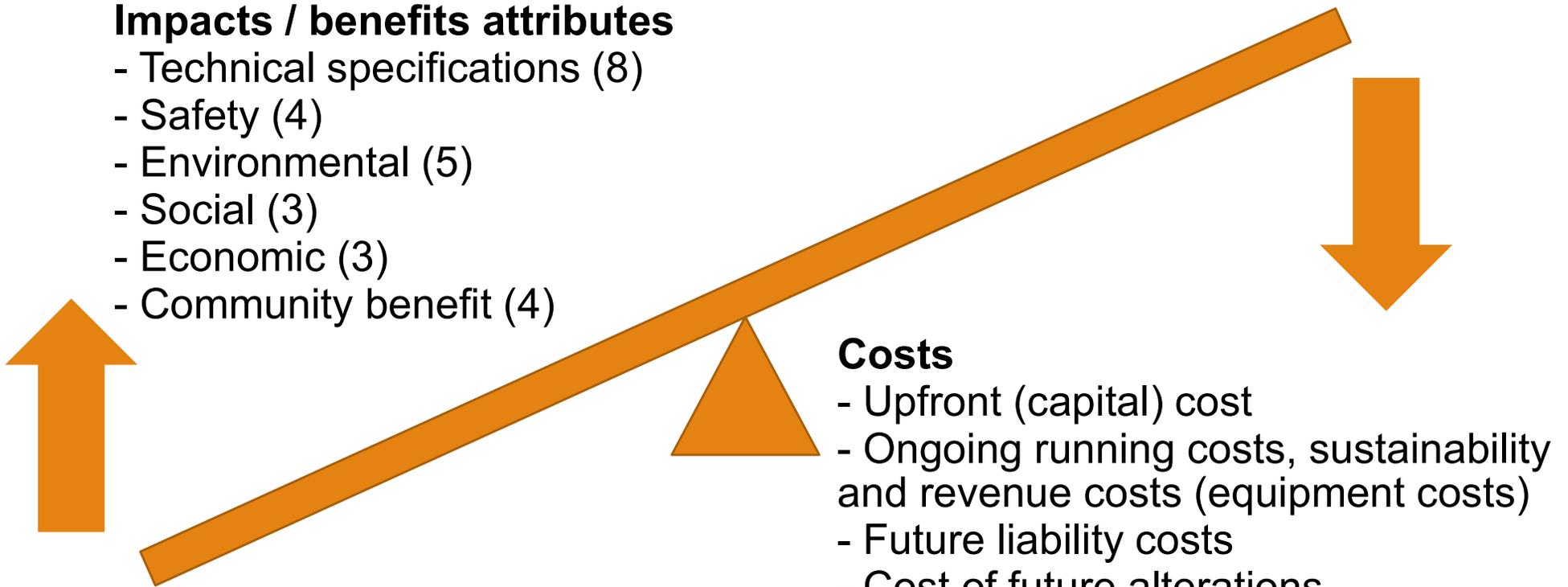
Attributes to assess options against

Impacts / benefits attributes

- Technical specifications (8)
- Safety (4)
- Environmental (5)
- Social (3)
- Economic (3)
- Community benefit (4)

Costs

- Upfront (capital) cost
- Ongoing running costs, sustainability and revenue costs (equipment costs)
- Future liability costs
- Cost of future alterations



Scoring of options against each attribute

Scoring of each option was performed on a comparative basis.

The available option(s) which best met the criteria was awarded 10 points.

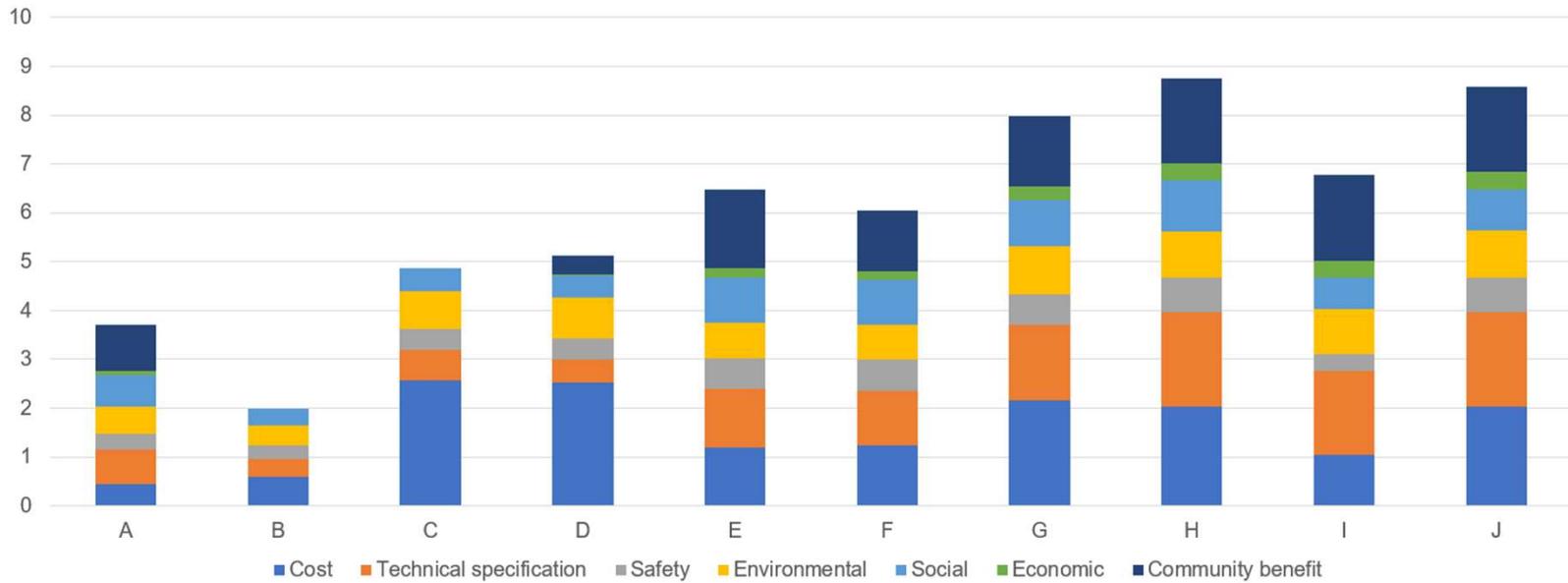
The other options were then scaled from 0 to 10 such that any options that completely failed on all accounts to meet the criteria were scored 0.

This was a qualitative assessment and we used the group consensus for the scoring.

Where there were cases that someone did not agree with the consensus score or the weightings then their alternative score/weightings were noted for use in subsequent sensitivity analysis.

Do nothing	Closure			Renovation		New build			
A. Leave the hall as it is and restart using it.	B. Close the hall and never use it again.	C. Knock down existing hall and leave the ground levelled.	D. Knock down existing hall and build a Memorial garden in it's place	E. Renovate existing hall and build the extension that we have planning permission for.	F. Renovate existing hall to address current issues and not proceed with new extension.	G. Knock down existing hall and build a replacement on the same footprint.	H. Knock down existing hall, acquire adjacent land and build a replacement hall on the new footprint.	I. Construct new village hall at another location and leave the existing hall in place.	J. Construct new village hall at another location and knock down existing hall.

Weighted assessment of options (including all attributes)



Outcome of options assessment

Outcome of options assessment

OSCR
Registered
Charity
1422900

Melvich Village Hall Association,
Melvich Village Hall, Melvich,
Sutherland, KW14 7YJ



Options Assessment Report

Date approved for release: 12/04/2021

1

“As a result of this multi attribute decision analysis, it is recommended that MVHA (and Melvich Community SCIO once formed) start to implement option H which is to Knock down the existing hall, acquire adjacent land and build a replacement hall on the new footprint.”

“All three of the top three options require the demolition of the existing village hall therefore it is recommended that the hall demolition be progressed whilst the precise siting of the new village hall is determined.”

Implementation of preferred option(s) (1)

- Board up Village Hall
- Disconnect electricity supply to Melvich Village Hall
- Terminate other service contracts (except insurance)
- Apply for building warrant to demolish existing hall (Demolition taking place during Q4 2021 subject to finances/approvals/etc).



Implementation of preferred option(s) (2)

- Acquire/purchase adjacent land to expand footprint available for new build hall
- Design new hall taking into account community's requirements, further community consultation, get planning permission for new hall and construct it.
- Raise funding as required to progress the project.



Approximate land footprint potentially available for new build hall



Specifications for the new hall

What do you want from the new facility or to be available there?

Funding

Will be implementing the following under the SCIO:

- '100 club'
- Amazon Smile fundraising
- Other routine fundraising options.

Beginning to identify potential grant funders for new hall but need to work out how much money we need, why and timings.

If you would like to make a donation towards the new hall project then please send us a cheque made payable to "Melvich Village Hall Association"

or donate at www.easydonate.org/NTPN01

or to give £5 text NTPN01 to 70970

or to give **£10 text: NTPN01 to 70191.**



Any Other Business and Questions ?

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If you wish to get involved or be kept up to date with developments please email: melvichvillagehall190@gmail.com