

Kirkhill Centre Forward: end of project report

December 2013

Kirkhill District Amenities Association



This project was part-financed by the Scottish Government and the European Community Highland LEADER 2007–2013 Programme



Kirkhill District Amenities Association is a charity registered in Scotland,
No. SC012797

Introduction

Kirkhill District Amenities Association (KDAA) is a registered charity which was established in 1978 and oversaw the construction of Kirkhill Community Centre in 1987. KDAA manages and maintains the Community Centre and the surrounding grounds (which include a football pitch and multi-use games area (MUGA)) for the benefit of all residents within the Kirkhill district.

Since the Community Centre was built in 1987, the population has grown significantly in the local area, with an increase of over 100% between 1987 and 2010 (source: The Highland Council, 2011). Because of this, the level of demand for the Centre's facilities often exceeded availability and the building was no longer able to adequately meet local needs. The Centre is the only community facility in the area which serves the local population and is an important element in promoting community development and cohesion. In response to this, KDAA embarked on the ambitious Kirkhill Centre Forward project to redevelop the centre.

Community consultation set the parameters for the building, and in late 2011 funding from Highland LEADER, the Highland Council Ward Discretionary Fund and the KDAA's own funds enabled White and McGinn Architects to be appointed to lead a design team to take the project to construction tender stage. This resulted in plans being drawn up to reconfigure existing areas and create an additional extension to provide much needed space to accommodate new and existing activities.

The Kirkhill Centre Forward team

The Kirkhill Centre Forward project was led by the KDAA project team chaired by Alasdair Morrison. Sandra Hogg led on funding and grant applications. Other members included Dave Knox, Amanda McGillivray, Wilma Williamson and Trevor Jones.

The professional team was led by Joyce White of architects White and McGinn. Quantity surveying was provided by John Stephen of Allied Souter and Jaffrey, Mechanical and Electrical services by Leslie Callander of Rybka, structural engineering by HGA Consulting, CDMC services by KLM Partnership.

Design

The Kirkhill Centre Forward design extended the building to accommodate a new community meeting and resource room, toilets and store. The rest of the building was renovated to rewire, fit insulation throughout, extend the kitchen and provide accommodation for the village Post Office.

Pictures of the old and new refurbished community centre are in Appendices 1 and 2.

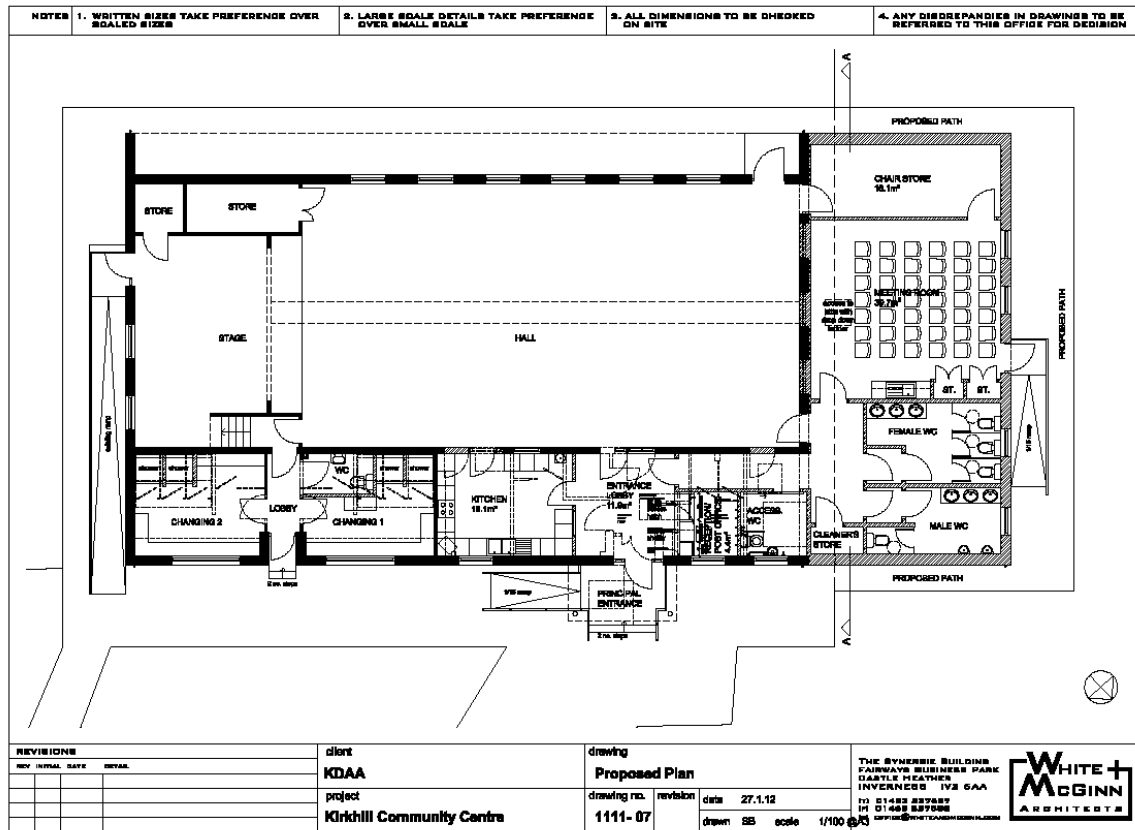
Plan of the original community centre

NOTES	1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES	2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE	3. ALL DIMENSIONS TO BE CHECKED ON SITE	4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION
-------	----------------------------------------------------	---------------------------------------------------------	-----------------------------------------	-----------------------------------------------------------------------------

REVISIONS			client KDAA	drawing Existing Plan		THE BYNERSIE BUILDING FAIRWAYS BUSINESS PARK GASTIC PEATHEN INVERNESS IV2 6AA T: 01462 227287 F: 01462 227288 OFFICE@WHITE+MCGINN.COM	
REV	REF	DATE		drawing no. 1111-08	revision		
			project Kirkhill Community Centre		drawn SB	scale 1/2000	

Kirkhill District Amenities Association is a charity registered in Scotland,
No. SC012797

Plan of the new extended community centre



Kirkhill District Amenities Association is a charity registered in Scotland,
No. SC012797

Finances

In March 2012 the design went out to tender but costs were higher than originally estimated. The need to reduce costs and secure further funding meant R&R Regeneration were not appointed as main contractor until July 2012.

The total project costs and funding are shown below. There was an additional £27,812 allowed for contingency that was covered by KDAA own funds.

LEADER Eligible Costs	Amount	Match Funding Sources	Public/Private	Amount	% of Total Cost
<u>Cash Costs</u>		<u>Cash Costs</u>			
Alterations and Demolitions	17,470	Robertson Trust	Private	£10,000	3.26%
Substructure	7,638	Climate Challenge Fund	Public	£53,476	17.44%
Superstructure	76,932	Garfield Weston Foundation	Private	£5,000	1.63%
Internal Finishes	45,828	Highland Opportunities Ltd Loan	Private	£20,000	6.52%
Fittings and Furnishings	7,679	The Highland Council	Public	£5,000	1.63%
Services	103,654	Kirkhill District Amenities Association	Private	£48,115	15.67%
External Works	22,914				
Preliminaries	16,668				
Professional Fees	£7,810				
		LEADER	Public	£165,000	53.82%
TOTAL	£306,591	TOTAL		£306,591	100%

Kirkhill District Amenities Association is a charity registered in Scotland,
No. SC012797

Building work

The community centre was closed in August 2012 and building work started with completion due by October 2012. However building delays meant that the community centre did not reopen until January 2013 and there were still some items still to finish. The completion certificate was dated April 2013 and snagging completed in October 2013.

The final cost of the project was £319,244 using £12,650 of KDAA's contingency allowance.

Kirkhill Centre Forward official opening

The community centre was officially reopened at our Gala day on the 27th May 2013 by local musician Duncan Chisholm. Well over 1000 people attended and it was a great way to celebrate our new facilities.

Community benefit

The community centre has been completely refurbished and extended and the facilities are now warm and bright and fit for purpose. There is a bigger fully equipped kitchen allowing a greater range of community use. There are new toilets and changing rooms and a new meeting room. A grant from Awards for All Scotland enabled us to purchase new furniture, kitchen equipment, blinds, new audio visual equipment and a CCTV system. Provision of Wi-Fi, projectors and screens allow a range of training opportunities and film screening.

We are still building up the enterprise since we re-opened in January but a comparison of the September to November quarter between 2011 and 2013 shows a 39% increase in the number of hours used, 27% increase in the number of sessions booked, and a 44% increase in income (Appendix 3).

We have estimated that the number of people accessing the community centre has exceeded our prediction by 30%. The biggest increase is in young people from 0 to 13 years old and older people over 65.

We have increased access to sports as there are three new groups meeting in the hall, short tennis for under 13s, women's fitness class and Inverness Field Archery Club who have members from 12 to over 65.

Beaully District Care Project now meets in the centre providing services and social interaction for older people.

The Post Office outreach service moved into the centre in January for two mornings per week. It provides vital services for all adults but particularly those with limited transport options, mostly adults between 25 and 34 and older people.

We have a new meeting room to provide space for smaller events, classes and meetings. This room has been named the Williamson Room in recognition of the exceptional volunteer effort on behalf of the community centre by Wilma and her late husband Norman Williamson over more than thirty years. The room is used for an over 60s craft club and we've had talks by local wildlife experts. It is also well used for committee meetings and often booked with the main hall for larger events. There are more opportunities to increase training and learning opportunities using this room and equipment and the committee will consider marketing for this purpose on 2014.

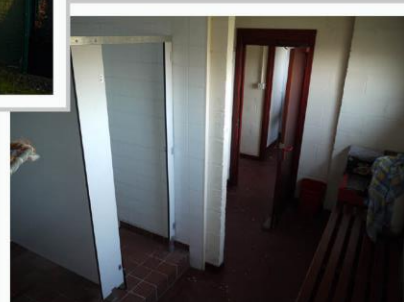
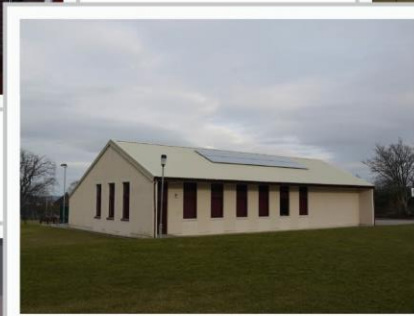
The improvements to the community centre have ensured their long term sustainability. The increase in income for the September to November 2013 quarter was 44% up on 2011 (Appendix 3). Taking into account increased costs associated with the bigger facilities we will make a small surplus on trading in the year to August 2014. We predict we will grow income further in 2015 and by 2016, when we have repaid the Highland Opportunity loan, will have a healthy surplus to invest in the community and take on a part-time administrator.

The project also worked in partnership with Kirkhill and Bunchrew Community Trust to provide some timber from Reelig Community Wood for the building work. Although the only a small amount of timber was produced it help the Trust understand the issues of producing milled timber as a business.

One of the main aims of the project was to improve the energy efficiency of the community centre and so reduce our carbon emissions and help combat climate change. The building has been completely internally insulated to a high standard and the extension has insulation and energy efficiency measures, such as a heat recovery unit, in excess of building standard requirements. We are also developing a hall user handbook to highlight energy efficiency actions to our users and we will be holding a community energy efficiency event in partnership with Kirkhill and Bunchrew Community Trust.

The project has developed the skills and capacity of the project team to deliver a significant capital project in the community. We have learned a lot about applying for funding, tendering, managing a design team, managing a build, budgeting and financial management which will be of future benefit to the community. The achievements of the committee will encourage others to volunteer and take part in local activities.

Appendix 1: Pictures of community centre before works



Appendix 2: Pictures of community centre during and after refurbishment and extension



New porch



Building the extension



Insulation waiting to go up



Lining the walls



The new kitchen



Heat recovery



New meeting room



Bowlers back in action



New entrance



Loft storage space



Official opening



The hall during gala week

Kirkhill District Amenities Association is a charity registered in Scotland,
No. SC012797



External view of extension



Post office counter and reception desk



Highland LEADER plaque in reception

Kirkhill District Amenities Association is a charity registered in Scotland, No. SC012797

Appendix 3: Kirkhill Community Centre use comparison with 2011

Hours use				
	Sep	Oct	Nov	Total
Main Hall	73.5	120	113	306.5
Williamson Room	5	46.5	20.5	72
Reception	24	27	27	78
Total community centre 2013	103	194	161	457
Total community centre 2011	88	69	124	280
% change	15%	64%	23%	39%

Number of Sessions				
	Sep	Oct	Nov	Total
Main Hall	43	47	55	145
Williamson Room	3	12	10	25
Reception	8	9	9	26
Total community centre 2013	54	68	74	196
Total community centre 2011	50	32	61	143
% change	7%	54%	18%	27%

Income £				
	Sep	Oct	Nov	Total
Main Hall	497	1012	721	2230
Williamson Room	12	94	74	180
Reception	120	135	135	390
Total community centre 2013	629	1241	930	2800
Total community centre 2011	525	377	677	1579
% change	17%	70%	27%	44%