

Report

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Report to:	Enterprise Services Committee
Date of Meeting:	3 September 2013
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Stallashaw Moss Renewable Energy Fund – Additional Award to Braehead Hall
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise on action taken, in terms of Standing Order No. 36(c), by the Executive Director (Community and Enterprise Resources), in consultation with the Chair and an ex officio member, to revise an application for funding support and make an additional offer of grant from Stallashaw Moss REF to South Lanarkshire Leisure and Culture Limited, of up to £15,000 towards the total revised project costs of £152,801 for comprehensive improvement works at Braehead Hall, subject to match funding for the project being secured

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the following action taken, in terms of Standing Order No. 36(c), by the Executive Director (Community and Enterprise Resources), in consultation with the Chair and an ex officio member, be noted:-
- that a revised application for additional grant funding to Stallashaw Moss Renewable Energy Fund from South Lanarkshire Leisure and Culture Limited be approved; and
 - that an additional offer of grant be awarded to South Lanarkshire Leisure and Culture Limited of up to £15,000 towards the total revised project costs of £152,801 for comprehensive improvement works at Braehead Hall, subject to match funding for the project being secured

3. Background

- 3.1. At the Enterprise Resources Committee on 15 June 2011, approval was given to set up a Renewable Energy Fund in respect of Stallashaw Moss Windfarm, and to the administrative arrangements associated with the allocation of funds.
- 3.2. The Fund is financed from payments from Muirhall Windfarm Limited who operate the Stallashaw Moss Windfarm. To date, Muirhall Windfarm Limited has made payments into the Fund totalling £163,691.99 including interest.

- 3.3. In October 2012, the Committee approved a grant of £33,300 to South Lanarkshire Leisure and Culture towards £80,500 estimate of improvement costs at Braehead Hall. The grant would be made up of £16,425 from Blacklaw REF and £16,875 from Stallashaw Moss REF.

4. Proposal Braehead Hall Improvement Project

- 4.1. Braehead Hall was built in 1920 and provides a central community facility for the village and the surrounding area which has a population of under 1,000. The number of hall users has doubled over the past two years to over 5,000 per annum with a wide range of fundraising, charitable events and local voluntary group meetings. There are presently 443 bookings per year for the hall.
- 4.2. Due to the age of the hall and the severity of recent winters, there is a need for substantial improvement works to ensure the facility can continue to be used in the future. The works involve the replacement of the roof which is mainly constructed of asbestos. The safe removal of the asbestos will result in damage to other parts of the building and these will be refurbished too. The hall will be insulated to improve heat efficiency, making it more attractive for groups to use during winter whilst reducing running costs.
- 4.3. The improvement works will also include widening of the main door and fire exit door to ensure that wheelchairs and prams can be accommodated with ease thus improving accessibility and inclusiveness.
- 4.4. South Lanarkshire Leisure and Culture have submitted this application for hall improvements. It would normally be expected that a local group would lease and manage the hall, however, there is no community / voluntary group within the local area with the capacity to undertake this and, therefore, South Lanarkshire Leisure and Culture have taken forward this application with the support of the local community.
- 4.5. Due to higher than anticipated tender costs and a desire to increase the extent of the works and increase the long term viability of the hall, the project costs have increased to £152,801 from the previous confirmed costs of £81,600. Roof improvement works will now be superseded by the entire replacement of the roof. The toilets and kitchen areas will be refurbished following community support for such works.
- 4.6. The revised total eligible costs of the project are £152,801 (plus an administration fee of £1,500). The proposed grant from Blacklaw REF would remain as £16,425 with Stallashaw Moss REF now contributing £31,875, an additional £15,000. Combined, this equates to a total grant of £48,300 but a decrease in the intervention rate from 41% down to 32%.
- 4.7. Levensat Trust have increased their grant offer from £33,300 to £74,501 and South Lanarkshire Council have doubled their initial investment of £15,000 which now stands at £30,000 bringing the total to £152,801.
- 4.8. The project will be managed by an appointed project manager from South Lanarkshire Leisure and Culture. It is expected that works will begin in September 2013 and be completed by March 2014.

- 4.9. This application scored 26 from a possible total of 32 during the assessment process. This score permits an intervention level of up to 45%.

5. Employee Implications

- 5.1. There are no employee implications arising from this report.

6. Financial Implications

- 6.1. To date, Muirhall Windfarm Limited has made payments into the Stallashaw Moss Fund of £163,691.99 including interest of £168.83.
- 6.2. Stallashaw Moss REF has committed funds, from the Main Fund, of £69,136 towards projects from an available budget of £133,593.21. The remaining monies comprise the Local Grant Scheme which is administered by Leader.
- 6.3. Therefore, there are sufficient funds available from the existing balance of £64,457.21 to meet the additional total of £15,000 requested by South Lanarkshire Leisure and Culture.

7. Other Implications

- 7.1. The risks associated with the project are focussed on the potential for cost overruns or delays to the programme.
- 7.2. The applicant has indicated that any further cost increases will be managed within the present budget subject to agreement from the REF on any changes to their proposed project. This is highly unlikely to have an impact on the Council.
- 7.3. Delays to the programme will have no impact on the Council.
- 7.4. Without the contributions from the Renewable Energy Fund, it is highly unlikely that the project will proceed. These works will help in securing a longer term future for the building
- 7.5. There are no implications for sustainability in terms of the information contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy and therefore no impact assessment is required.
- 8.2. All appropriate consultation has taken place with Council Resources and the Leisure and Culture Trust.

Colin McDowall

Executive Director (Community and Enterprise Resources)

20 August 2013

Link(s) to Council Objectives/Values

- Improve the quality of the physical environment
- Raise educational attainment for all
- Improve health and increase physical activity
- Efficient and effective use of resources
- Sustainable development
- Partnership working, community leadership and engagement

Previous References

- Enterprise Resources Committee 15 June 2011
- Enterprise Resources Committee 30 October 2012

List of Background Papers

- Completed REF Grant Application Form and associated information dated September 2012 received from South Lanarkshire Leisure and Culture Limited.
- Completed REF assessment form dated 26 September 2012 for South Lanarkshire Leisure and Culture Limited.

Contact for Further Information

If you would like to inspect the background papers or want further information, please Contact:-

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