

<b>Killyrammer Community Centre – Strategic Outline Case</b>	<b>13<sup>th</sup> June 2017</b>
<b>To: The Leisure and Development Committee For Decision</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
Strategic Theme	Resilient, Healthy & Engaged Communities
Outcome	Council will work to develop and promote stable and cohesive communities across the Borough
Lead Officer	Head of Community & Culture Community Development Manager
Cost: (If applicable)	N/A

**The purpose of this report is to present a Strategic Outline Case for Killyrammer Community Centre with the aim of establishing if there is a business need for refurbishment/ rebuilding of the Centre and allowing Council to decide how best to proceed.**

### **Background**

Killyrammer Community Centre, formerly a school which was built in 1931 and operated as such until 1998, was acquired by the former Ballymoney Borough Council for the purposes of a Community Centre and an arrangement was put in place with Killyrammer Community Association to operate the Community Centre.

A Condition Survey carried out in September 2013 highlighted priority repair works and although the building does not pose a health and safety risk, significant works are required before further deterioration occurs leading to possible closure of the building. A Budget Costing for Repair Works was estimated at £194,000. In December 2014 the former Ballymoney Borough Council approved the construction of a new build community centre at an estimated cost of £360-380,000, as a preferred option, and this was placed on a capital schedule for decision by the Shadow Council and subsequently the new Council.

The scheme was placed as 6<sup>th</sup> priority in a prioritisation of Leisure & Development capital projects by Elected Members in November 2016, subject to Council's 4 stage capital project approval process including needs based business case.

A Strategic Outline Case has been prepared for Killyrammer Community Centre based on a high level overview of key issues. If the project is recommended to proceed then a short-list of options would undergo rigorous assessment at Outline Business Case stage. The Strategic Outline Case is attached at **Annex A**.

### **Options**

The options considered in the Strategic Outline Case are as follows:

**Option One: Do Nothing.**

**Option Two: Refurbish Centre.**

**Option Three: New build community centre.**

**Option Four: Close centre & ensure that users are accommodated in other local halls & dispose of asset.**

**Option Five: Long term lease to KCA and support them to source external funding.**

### **Key Considerations**

The following are the key considerations highlighted in the report:

- i. **Killyrammer is a small settlement with a small catchment population.** It is located in the *Small Area* (NISRA statistical classification) of Knockaholet, which had a population of 379 in the 2011 Census, living in 135 households. The nearby hamlet of Dunaghy has a population of 391 living in 149 households. There are no other settlements of a similar size to Killyrammer that have a community centre provided by Council. There are 44 larger sized hamlets in Causeway Coast and Glens, only 5 of which have Council owned community centres located in them.
- ii. **The Community Centre is poorly used.** The average weekly occupancy rate for the community centre is **6.77%**. The main user group is Killyrammer Community Association which uses the centre for its meetings, a monthly dance and an annual community festival. There may be an argument that the centre is not well used because of its poor state of repair.
- iii. **There is no evidence of demand** in the area for new/improved community space as most current activity takes place in the church halls and the local Orange Hall.
- iv. **There is other available community facility provision** within an appropriate travel distance. Topp Orange Hall, with a separate new hall extension which is now managed by Topp Rural Regeneration and Cultural Society is located 0.5 miles away and available for community use. There are 2 church halls within 3 miles of Killyrammer. In addition two of Councils other community centres, Ballymoney Social Centre and Stranocum Community Centre, are located a distance of 2.9 miles and 3.9 miles away respectively. A map showing the location of other Council owned community centres is attached at Annex B.

### **Recommendation**

Based on the key considerations identified in the Strategic Outline Case, it is recommended that:

Council does not proceed to Outline Business case stage and proceeds with Option Four: Close Killyrammer Community Centre & ensure that users are accommodated in other local halls & dispose of asset.



**Causeway  
Coast & Glens  
Borough Council**

## **Killyrammer Community Centre Strategic Outline Case**



**May 2017**

## Section 1: Project Overview

- 1.1. Killyrammer Community Centre, formerly a school which was built in 1931 and operated as such until 1998, was acquired by the former Ballymoney Borough Council for the purposes of a Community Centre and an arrangement was put in place with Killyrammer Community Association to operate the Community Centre.
- 1.2. A Condition Survey Report carried out in September 2013 highlighted priority repair works and a Budget Costing for Repair Works was estimated at £194,000.
- 1.3. In December 2014 the former Ballymoney Borough Council approved the construction of a new build community centre at an estimated cost of £360-380,000, as a preferred option, and this was placed on a capital schedule for decision by the Shadow Council and subsequently the new Council.
- 1.4. The scheme was placed as 6<sup>th</sup> priority in a prioritisation of Leisure & Development capital projects by Elected members in November 2016, subject to Council's 4 stage capital project approval process including needs based business case.
- 1.5. The purpose of this report is to establish if there is a business need for the proposed project and to allow Council to decide how best to proceed based on a high level overview of key issues. If the project is recommended to proceed then a short-list of options would undergo rigorous assessment at Outline Business Case stage.

## Section 2: Aims, Needs, Objectives & Constraints

### 2.1 Aim

To enable decision making about the future of the Community Centre in Killyrammer and to ensure that the Killyrammer area is adequately catered for with fit for purpose community centre provision, which address the needs of all sections of the community.

### 2.2 Objectives

- To enable Council to make an informed decision about investment of public monies, based on an assessment of need and consideration of a business case;
- To address the current state of repair of the Community Centre in Killyrammer by ensuring that the Community Association and other user groups have access to fit for purpose facilities to meet their needs and to operate their activities;
- To develop the capacity of the community and voluntary sector in Killyrammer to address social isolation and promote community cohesion in Killyrammer by ensuring that there is adequate community facilities to host a range of activities and services for all sections of the community on an ongoing basis.

### 2.3 Strategic Context

The *Causeway Coast and Glens Borough Council Strategy 2015-19* under the Strategic Theme of Resilient, Healthy & Engaged Communities states that Council will work to support healthy lifestyle choices for all citizens and that Council will work to develop and promote stable and cohesive communities across the Borough.

*Causeway Coast and Glens Community Development Strategy and Action Plan 2015-18* has with four key thematic areas, all of which the project relates to. Core community capacity building; Productive engagement; Targeting deprivation through partnership working and Supporting community infrastructure to maximise sustainability.

*Causeway Coast and Glens Strategic Framework for Community Centre Provision (2016)*, was developed as a toolkit to guide an area based approach to decision making in relation to community facility provision. Seven Standards are designated as what community centre provision should be in an area, regardless of the nature of the organisation operating the facility. These key standards for provision in an area are a centre that:

- i. is located within a 10 minute walking or driving distance (urban/ rural),
- ii. open and available for use by all sections of the community,
- iii. neutral, shared and welcoming,
- iv. availability particularly during peak times,
- v. affordable,
- vi. fit for purpose and
- vii. with a diverse range of programming, not just a hall for hire

## 2.4 Need

### 2.4.1 Population Profile:

- Killyrammer is located along the Kilraughts Road, approximately 3 miles heading east out of Ballymoney.
- Local estimates suggest that Killyrammer has an estimated resident population of approximately 300 living in approximately 100 households. The nearby hamlet of Dunaghy has a population of 391 living in 149 households.
- Killyrammer is located in the *Small Area* (NISRA statistical classification) of Knockaholet, which had a population of 379 in the 2011 Census, living in 135 households.
- The *Super Output Area* of Knockaholet has a Multiple Deprivation score of 404 out of 890 in the NIMDM 2015 and the SOA is ranked at 62 out of 890 in relation to the Proximity to Services measure.
- The age profile of the Knockaholet Small Area in June 2015 was as follows:
  - 19% of population were aged 0-15 years;
  - 64% of the population aged between 16-64 years and
  - 17% aged 65 and over.
- 87% of households had access to a car or van for transport.

### 2.4.2 Current state of repair:

Killyrammer Community Centre consists of a small hall, and 2 meeting/ activity rooms. The building has had limited upgrade since acquired by Council. Some grant monies were secured in 2007 which were added to by Ballymoney Borough Council and an amount in the region of £70,000 was spent on the building, including installation of a new kitchen. The facilities are presently run down, with obvious damp, paint peeling and in need of major and minor repairs and renovation. Facilities were not designed with accessibility in mind although ramp access is provided. A Condition Survey carried out in September 2013 highlighted a series of priority repair works, including new roof, windows, repairs to brickwork etc, and a Budget Costing for Repair Works was estimated at £194,000.

### 2.4.2 Current usage levels:

The facility is available for booking locally through Killyrammer Community Association and users are charged a flat rate of £10 per hour. The building is used by the following groups:

Type of use	Regularity of use
Killyrammer & District Community Association committee meetings	monthly
'Sequence' Dance	monthly
Ballinaloob Gospel Mission	annually (3 weeks in summer)
Community Festival Week	annually (one week in summer)
Birthday parties	occasionally

In summary the centre is used at most 5 hours per month for 48 weeks of the year, with daily use for 4 weeks during the summer. Based on the assumption of a 6 day

per week availability, and based on occupancy for the full year, the average weekly occupancy of the community centre is 6.77%.

2.4.3 Other facilities available for community use in the area:

A Mapping of all Facilities potentially available for community use in Killyrammer was carried out by Community Development team in Council in April 2017. In addition to Killyrammer Community Centre, the exercise identified and reviewed the following other facilities potentially available for community use in the Killyrammer area, as outlined in Table 1:

Table 1: Additional Facilities Available for Community Use in Killyrammer	
i	<b>The Topp Orange Hall</b> – located <b>0.5 miles</b> to the north of Killyrammer. The original Orange Hall building was expanded in 2014 to include a new hall extension which is managed by the Topp Rural Regeneration and Cultural Society. The hall is available for wider community use and hosts multiple activities including meetings, social activities including music and dancing, birthday parties, training and charity fundraising events. The hall consists of a medium size hall and a further medium sized meeting room. There is some spare capacity for booking the hall and the committee are keen to encourage increased use of the facility. Costs of hiring the facility are comparable to the cost of hiring Killyrammer Community Centre.
ii	<b>Kilraughts Reformed Presbyterian Church</b> – a large church compound located approximately <b>1.4 miles</b> to the east of Killyrammer. There is a medium sized hall with meeting room facilities, which are used mainly by congregation-based groups as well as a parent and toddler group. Applications for use of the hall are submitted to a church committee.
iii	<b>First Kilraughts Presbyterian Church</b> – large church premises located approximately <b>2.7 miles</b> to the southeast of Killyrammer. There is a large hall, smaller hall and meeting room facilities, which are used mainly by congregation-based groups. Applications for use of the hall are submitted to a church committee.
iv	<b>Stranocum Community Centre</b> – purpose built (2011) community facility financed by the legacy Ballymoney Borough Council and made available for community use through the management of the Stranocum and District Community Association. Located <b>3.9 miles</b> to the north of Killyrammer. The occupancy level of the centre is 57%; there is some spare capacity for booking the centre, including at peak times, and the cost of hiring the centre is comparable with the cost of hiring Killyrammer Community Centre.
iv	<b>Edward Street Social Centre</b> – Council owned community centre, located <b>2.9 miles</b> from Killyrammer in Ballymoney town. The occupancy level of the centre is 28%; there is some spare capacity for booking the centre, including at peak times, and the cost of hiring the centre is comparable with the cost of hiring Killyrammer Community Centre.

## 2.5 Constraints

- 2.5.1 There are budgetary constraints with this project, as although the former Ballymoney Borough Council agreed to provide a new community centre, a budget was not secured for the project; now subject to new 4 stage capital investment decision making process.
- 2.5.2 Expectation of Killyrammer Community Association that Council would as a minimum bring the building up to standard and, more recently, as a result of the decision of the former Ballymoney Borough Council in December 2015, there has been an expectation that a new community centre would be built.
- 2.5.3 While a new build community centre has been prioritised through the Leisure and Development capital project prioritisation process, the decision needs to be made based on a needs assessment and against Council's *Strategic Framework for Community Centre Provision (2016)*, which was developed as a toolkit to guide an area based approach to decision making in relation to community facility provision.

## Section 3: Stakeholder issues

The key stakeholders in relation to Killyrammer Community Centre are as follows:

- Killyrammer Community Association - as the group which operates and manages the centre. The group is keen that the centre is brought up to standard/ rebuilt as per the decisions of the legacy Ballymoney Borough Council. The members of the group have indicated that they feel there is a need for a neutral facility in the area and that the other facilities (church and Orange halls) do not meet this need.
- Local residents in the Killyrammer area - the population of 379 (Killyrammer/ Knockaholet Small Area) requires fit for purpose community centre provision in the area.
- Other hall/facility providers in the Killyrammer area - decisions made about the future of Killyrammer Community Centre could have implications for other hall providers in the area; dependent on the decision it may mean additional user groups or it may create competing new facility in the area.
- Causeway Coast and Glens Council - as the owner of the property, Council has a responsibility in terms of health and safety of the premises. Council also has a responsibility in relation to prudent spending of public monies.

A number of meetings have taken place with Killyrammer Community Association in order to hear the views of the group and to keep the group informed. Structured interviews have taken place with all other hall providers in the area. To date local residents have not been



consulted and this can take place, following a decision by Council on how to proceed based on this report.

#### **Section 4: Management & Implementation**

If the project were to proceed and the centre renovated or a new centre built, the centre could be managed directly by Council or by the Killyrammer Community Association as a continuation of the current arrangement.

The project would be managed through Council's 4 stage capital project process. Council's Capital Projects unit would manage any building project if that were the decision made.

In the event of a new or renovated community centre, a detailed Management Agreement would be put in place with Killyrammer Community Association which would lay out the roles and responsibilities of Council and the Association in relation to the operation of the centre. Ongoing support would be provided to Killyrammer Community Association through Council's Community Development and Sport & Well Being sections in Council.

#### **Section 5: Options for consideration**

An initial list of options has been identified in order to allow consideration against the objectives:

**Option One: Do Nothing**

**Option Two: Refurbish Centre**

**Option Three: New build community centre**

**Option Four: Close centre & ensure that users are accommodated in other local halls & dispose of asset**

**Option Five: Long term lease to KCA and support them to source external funding**

## Section 6: Costs, Benefits & Risks

Option		Capital Cost	Revenue Cost	Benefits	Risks
1	Do Nothing	£0	£440 & £2,000 CD Support Grant	<ul style="list-style-type: none"> <li>No capital investment required by Council</li> </ul>	<ul style="list-style-type: none"> <li>Significant priority repairs have been identified. Building would continually deteriorate leading to potential closure</li> </ul>
2	Refurbish centre	£194,000 <i>(2013 figure Up to date Condition Survey required)</i>	£500 & £2,000 CD Support Grant	<ul style="list-style-type: none"> <li>Would address repairs issues and bring building up to standard</li> </ul>	<ul style="list-style-type: none"> <li>Need not identified</li> <li>Potential underuse</li> <li>If Community Association were to dissolve in the future building would revert back to Council</li> </ul>
3	New build community centre	£380,000 <i>(estimate)</i>	£500 & £2,000 CD Support Grant	<ul style="list-style-type: none"> <li>Would provide purpose built community centre for local community</li> <li>Would provide opportunity to increase social inclusion activities in the area</li> </ul>	<ul style="list-style-type: none"> <li>Need not identified</li> <li>Potential underuse</li> <li>If Community Association were to dissolve in the future building would revert back to Council</li> <li>There are</li> </ul>
4	Close centre & ensure that users are accommodated in other local halls & dispose of asset	£0	£0 ongoing  Unknown Legal costs associated with disposal	<ul style="list-style-type: none"> <li>No capital investment required by Council</li> <li>Would support increased use of other centres in the area</li> <li>Potential income to Council from disposal of asset</li> </ul>	<ul style="list-style-type: none"> <li>Potential reduction in community activities</li> <li>Potentially no interest in purchasing building</li> </ul>
5	Long term lease/ asset transfer to Killyrammer Community Association & support group to source external funding	£0	£0	<ul style="list-style-type: none"> <li>No capital investment required by Council</li> <li>No ongoing revenue costs to Council</li> </ul>	<ul style="list-style-type: none"> <li>Killyrammer Community Association may not have capacity to commit to long term ownership of building</li> <li>Subject to KCA securing funding for renovation of building – would be difficult as need not identified.</li> </ul>

## **Section 7: Funding & Affordability**

Given the lack of need identified for the project there are not any available sources of public monies that Council could apply to for a new build community centre in Killyrammer.

Therefore any capital investment would be purely Council rates monies. Council has a large schedule of capital projects all competing for investment.

If Killyrammer Community Association were to lease the building, there are a number of external funding opportunities available to which community organisations could apply to for capital projects, such as Lottery and Rural Development Programme. However because there is such a small catchment area and there is lack of proof of need it is unlikely that any such funding bid would be successful.

