

Roslin Community Hall

# Pavilion takeover agenda

- The last 6 months
  - Ideas so far
  - Pavilion layout
  - Next steps
  - Open discussion & questions
- 
- Thanks to the pub for all the support

# Last 6 months

- RVG first met in January, ([www.roslinvillage.com/rvg](http://www.roslinvillage.com/rvg))
  - improve cross communication, not just using FB
  - improve services & sustainability in times of cuts
  - Currently a non-constituted group
- Recurring : need a community hub → Pavilion takeover!
- Is there interest in Roslin to do this?
  - Held makers faire
  - Pavilion open day
  - This meeting & more
  - Funday conclusion time



# Community Ideas Tree

<b>Community spaces</b>	<b>Local music, arts and crafts</b>
Reduce isolation	Open doors craft tour (old one a few years ago)
We need community workspace	Doors open day for local artists to exhibit
Places to meet	Gallery/exhibition space for local artists
Community hall/pavilion – “take back control”	Drumming circle
Community garden	Guitar rock acoustic
Allotments	Music jamming sessions
<b>Sports and activities</b>	Little free library
Table tennis	Upholstery
Tennis court	Knitting/crochet sewing group (Ross Glen Court has one)
Kayaking club	Pottery
Garden buddies group	<b>Food &amp; drink</b>
Get to know Pentlands (hillwalking group)	Cake making/decorating
Dog agility flyball team	Community lunches
Remakery/upcycling hub	<b>Communication</b>
Mending café like Gorebridge Beacon	Make links with Glentress village group

# In the New Pavilion

<b>Community spaces</b>	<b>Local music, arts and crafts</b>
Youth club	Night classes - upholstery
Place to hang out	Community orchestra band/choir
Community café	Art pottery classes – class space
Meeting space	Brownies
Hot desks for small business	<b>Sports and activities</b>
Lunch club for elderly	Tennis court
New toilets - in Pavilion for public use	Table tennis
Library	Community putting green
<b>Local groups</b>	Taekwondo/Judo
Guides	Yoga
Rainbows	Badminton (good hall/new lights)
After school club	Pool table/snooker
Local community heritage (project space, not museum) – group classes/away days	Pilates
Teen club	Junior Bowls
Playgroup	Climbing wall
BBs	Soft play
	Indoor football
	Roslin football club
	Zumba
	Trampoline
	Zip wire
	Pump track
	Kayak/boats





# The current Pavilion





# Who we've talked to so far

- Midlothian Council
  - Tommy Goldie & Catherine Duns
  - Received running costs, income & plans
- SEAM(Social Enterprise Alliance Midlothian)
  - Rebecca McKinney
- Irene Hogg (Loanhead After School Club LASC – The Link) aware of our ambitions (Rosewell Pavilion Asset Transfer)
- Resource Efficient Scotland, Energy Audit
- Various other community projects



# Still to do & more help required

- Keep engaging with villagers, do we want this?
- Work towards a credible financial plan
  - Other services available locally, cost/income
  - Manage running & maintenance costs
  - Roadmap with multiple paid posts
  - Create a viable business plan
- Continue to meet with other successful projects
  - Conversations and contacts already underway
- Search out funding
  - Grants initially to help startup
  - Goal is to be self sufficient





# Key Stakeholder Summary

- Midlothian Council : Current owners
- Fields in Trust(FIT) : Land around Pavilion
- LASC : Run pre/after school's club
- Other groups : Baby/Toddler, Heritage etc.
- Roslin villagers : Will you support this?





# Where is the Pavilion

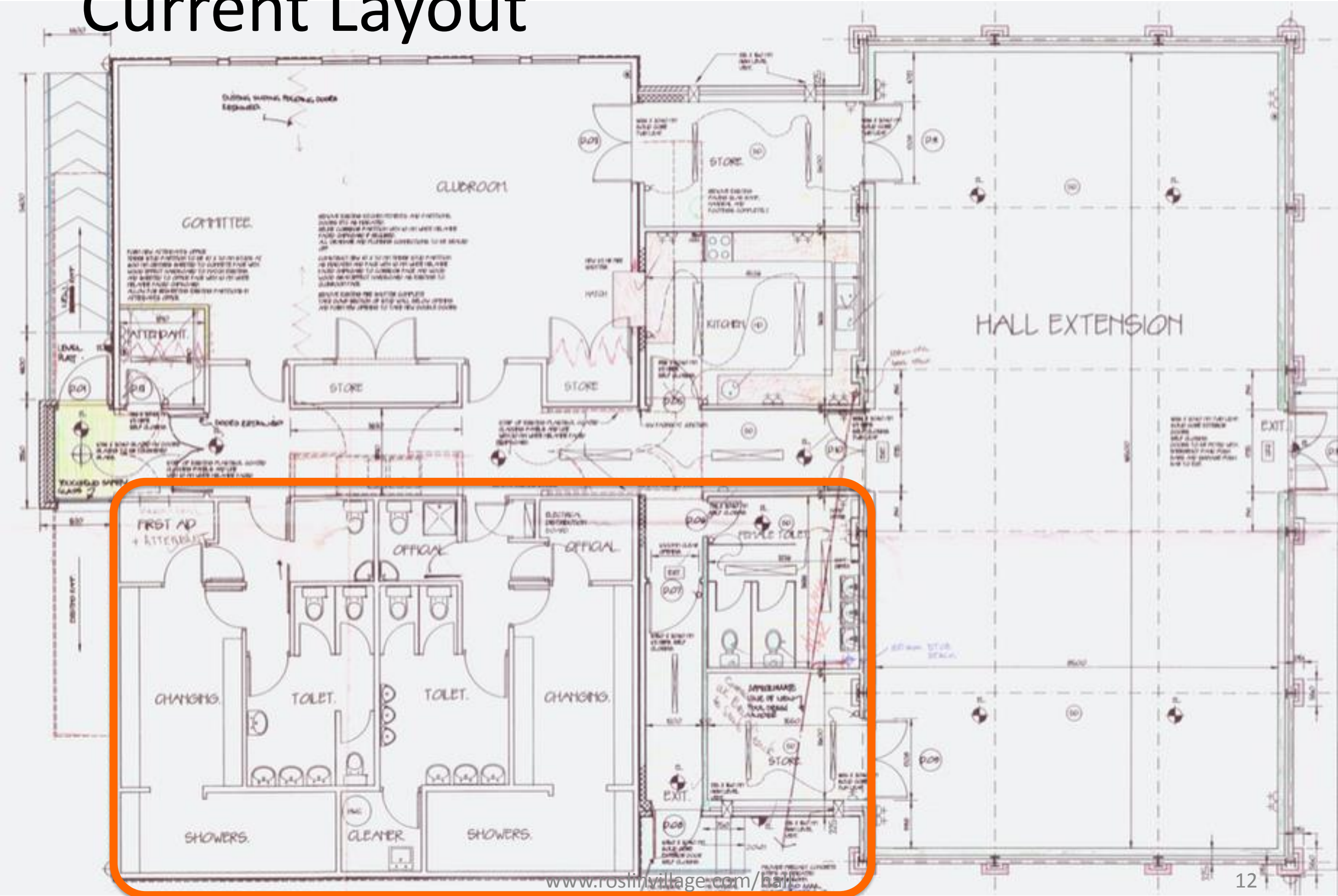




# Why?

- Last available site for a large community space
- Meeting point and storage for local groups
- Relatively central location in village
- Good user access

# Current Layout





# Current layout

- 1/3 changing areas/toilets
- Run down, needs a facelift
- Tear it down!!!!
  - Why? The building fabric is good
  - Roofspace is good (just needs more insulation)
  - Hall is unique in local area
  - Rebuilding for the sake of it is expensive
    - Cost and environmentally

# Stage 1 proposal: at takeover



Community garden

Additional Storage

# Stage 1

- Use existing shell
- Repurpose interior
- Add storage space
- Minimise funding required
- Revamp to be welcoming
- 1/3 floorplan is changing rooms and toilets
- Hall is an asset
- Kitchen needs replaced
- Sound dampening in hall
- Roof is solid, just needs more insulation

# Costs

## Current cost/income

- ~12k Water & Electric
- ~14k Rates
- + Staffing
- + Maintenance
- ~5k let income

## Notes

- Options to reduce rates
- + Staffing/Volunteers
- Fairer deals + increased utilisation
- Grants initially for startup
  - Additional insulation
  - Building modification & refurb
- Goal to be self sufficient



# We are not the first

- Other communities have successfully done this
  - North Coast Connection
  - Beehive Community Wigan
  - The Link, Rosewell Pavilion (in process)
  - Others
- Likeminded projects
  - [www.edinburghremakery.org.uk](http://www.edinburghremakery.org.uk)

# Be realistic

- This would be a huge undertaking
- Needs a critical mass of support in the village
- With energy & will we can do this

# Summary

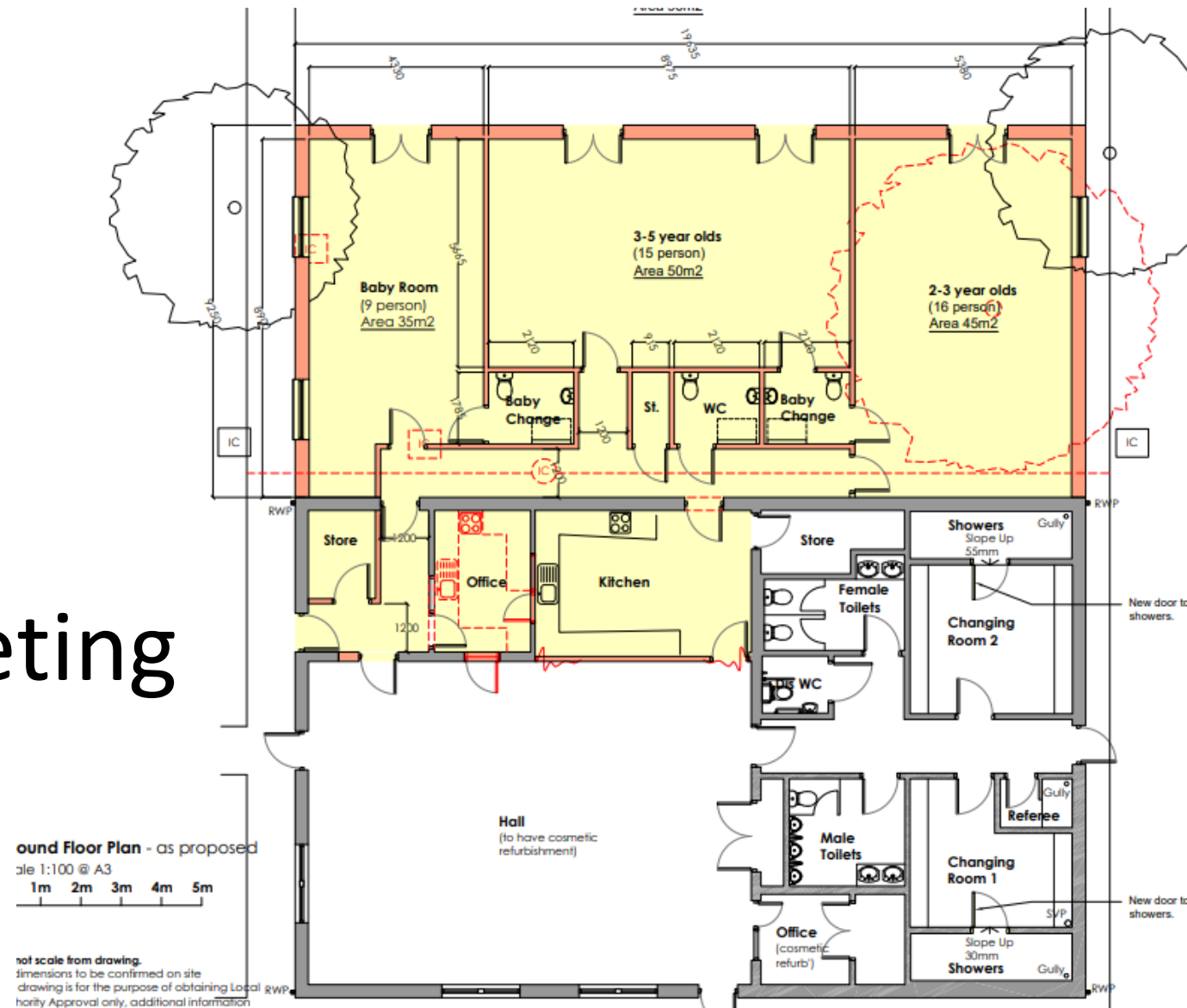
- Augment services locally, not compete
- Stage 1, minimal building change
- Stage 2, add to footprint
- Target 6am-12pm access
- Others have successfully done this
- Be self-sufficient
- Be excellent to each other

Additional Material



# Rosewell Pavilion

- LASC led
- >400k raised
- Extension & refurb
- Stalled due to competing use cases

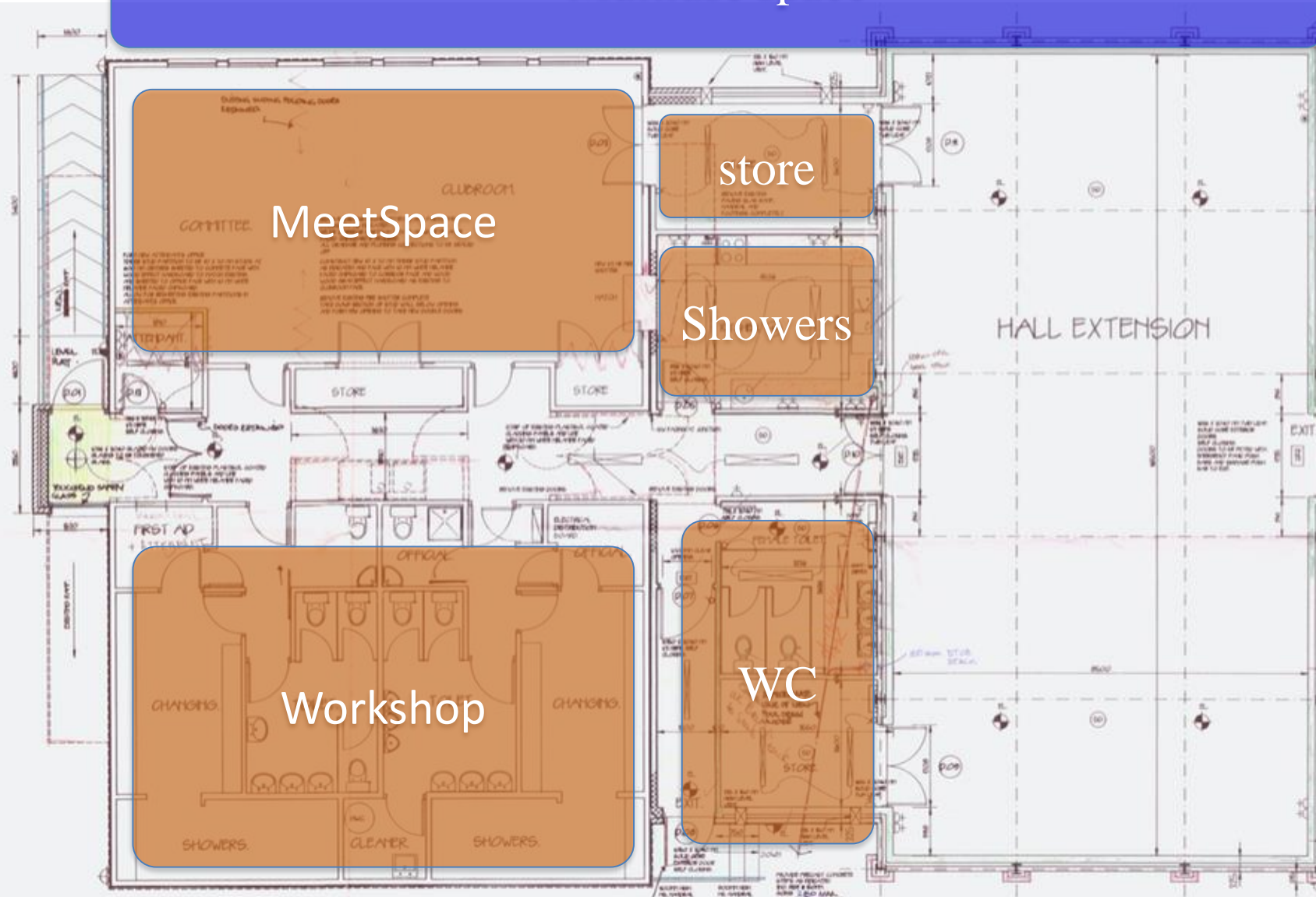


# Stage 2

Library

Rooms for incubators, practice room, recording studio

Multiuse space



Community  
Kitchen/Cafe

Community  
garden

Additional Storage

Changing rooms/space

# Stage 2

- Extend existing shell
- Repurpose interior
- Add much bigger kitchen
  - For café
  - For teaching
  - For community mealtimes
- Add dedicated café space
- Large floorplan increase
- Re-clad exterior

# Council supplied income figures

Activity	Room	Day	Time	Timescale	hours	times a year	% cost	Rate Per Hour	Income
Bi Monthly Meeting	Main Hall	Thursday	7:15-21:45	till Feb 2019	2.5	6	0%	£24.30	£-
ASC	Small Hall	M - F	7-9am Large	Aug 18-Jun 19 - term time	2	200	5%	£11.30	£226.00
ASC	Main Hall	M - F	7-9am Small	Aug 18-Jun 19 - term time	2	200	5%	£24.30	£486.00
ASC	Small Hall	M - T	14:30-18:00 Large	Aug 18-Jun 19 - term time	3.5	160	5%	£11.30	£316.40
ASC	Main Hall	M - T	14:30-18:00 Small	Aug 18-Jun 19 - term time	3.5	160	5%	£24.30	£680.40
ASC	Small Hall	F	12:00 - 18:00	Aug 18-Jun 19 - term time	6	40	5%	£11.30	£135.60
ASC	Main Hall	F	12:00 - 18:00	Aug 18-Jun 19 - term time	6	40	5%	£24.30	£291.60
Fire Warden Training	Small Hall	Tues	9-3	Feb - Nov 18	6	5	0%	£11.30	£-
Heritage Society	Small Hall			Oct-18	2	30	50%	£11.30	£339.00
Adult Yoga	Main Hall	Wednesday	6:30-7:30	22/8-31/7/19	1	48	100%	£24.30	£1,166.40
Junior Karate	Main Hall	Thursday	5-6pm	23/8-31/7/19	1	48	100%	£24.30	£1,166.40
Parent and Toddler	Main Hall	Tuesday	10-12	21/8-31/7/19	2	48	5%	£24.30	£116.64
Rainbows	Small Hall	Monday	6-7pm	3/9-10/12/19	1	13	50%	£12.15	£78.98

£5,003.42



# Utilisation, potential use slots

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
0	closed						
1							
2							
3							
4							
5							
6							
7	pre school club (non holiday)						
8							
9							
10							
11							
12							
13							
14							
15	After school club (non holiday)						
16							
17							
18							
19							
20							
21							
22							
23							