MANAGEMENT AND MAINTENANCE OF PUBLIC HALLS

Report by: Director, Strategic Commissioning and Partnerships

AUDIT & SCRUTINY COMMITTEE

14 MARCH 2022

1 PURPOSE AND SUMMARY

1.1 Item 6 of the Scrutiny Work Programme seeks an evaluation of the community contribution to the management and maintenance of public halls, including those managed by Live Borders.

1.2 SBC has responsibility for 62 halls/community centres throughout the Borders. The Federation of Village Halls data indicates that there are currently a total of 96 Federation members in the Borders.

1.3 SBC retains maintenance/repair responsibility for the 62 halls under SBC ownership – including those leased to Live Borders. Each individual lease determines the level of maintenance/repair obligation including where Communities/Voluntary Management Committees have no obligation or responsibility for maintenance or repair.

1.4 SBC provides annual funding to the Federation of Village Halls of approx. £50k per annum. Live Borders provides voluntary management committees with funding on an annual basis towards the operational costs of running their community centre.

1.5 The social value of halls/community centres includes use of the venues for regular local events & activities, emergency response and Covid-response. Volunteers also regularly fund-raise for improvements to their building and, as a proxy measure, this can inform the 'community contribution'.

2 RECOMMENDATIONS

2.1 I recommend that the Audit & Scrutiny Committee notes the evaluation of the community contribution to the management and maintenance of public halls, including those managed by Live Borders as detailed within this report.

3   BACKGROUND

3.1   There are a number of village halls and community centres in the Borders. Scottish Borders Council owns 62 halls. Under the Service Provision Agreement (SPA) that SBC has with Live Borders for the delivery of Sport and Cultural services, 29 of these come under the contractual responsibility of Live Borders. A breakdown of the 62 halls is shown at *Appendices 1a-1c*.

3.2   The Federation of Village Halls data indicates that there are 96 village halls in the Borders, who are also members of the Federation. This reflects the fact that a number of halls will be in community or private ownership (i.e.) neither the responsibility of SBC or Live Borders. Additionally there may be more than 96 halls in the Borders as membership of the Federation is voluntary.

3.3   Some of the benefits of Federation membership includes assisting their members in meeting legal responsibilities for requirements like public liability insurance, performance/theatre/cinema/music licensing, constitutional advice and for safety requirements such as fire equipment servicing, electrical PAT testing and full electrical infrastructure testing.

3.4   SBC provides annual funding to the [Federation of Village Halls](#). The awarded funding is administered by local voluntary organisations. Details of the funding amounts and who each award is administered by are shown in the table below:

Area	No' Halls	20/21 SBC Funding (£)	Award administered by
Berwickshire	27	13,502	BAVS
Central Borders	23	14,470	The Bridge
Roxburgh	32	13,869	The Bridge
Peeblesshire	14	8,184	The Bridge
	96	**50,025**	

3.5   **Community Contribution to Maintenance**
Each SBC lease for the 62 halls/community centres under SBC ownership will detail the individual maintenance/repair obligations. The 29 halls/community centres that are managed by Live Borders, are leased to Live Borders, but the maintenance/repair responsibility remains with SBC under the terms of a Property & Estates Service Level Agreement (SLA).

3.6   **Community Contribution to Management**
Community centres are generally run and managed by voluntary management committees. Through the SPA with SBC, Live Borders provides the voluntary management committees with funding on an annual basis towards the operational costs of running the community centre. The management committees take decisions on how the community centres run on a day-to-day basis and are responsible for the opening hours, bookings, and activities that take place within the centres.

3.7 Halls/Community Centres can also access the [SBC Community Fund](#) for additional funding, which is in place to provide support to voluntary and community groups that are active within their communities, assisting them with the development of community based projects. A few examples are shown at *Appendix 2.*

3.8 Many of the voluntary groups/management committees also undertake a huge range of fund-raising activities to provide community support and make improvements to their building (e.g.)
   - For new equipment, lighting, seating, desks etc…..
   - For extensions to improve the building, add accessible access/facilities etc…

3.9 The financial value of volunteering is never straightforward to quantify as volunteers will not work set times or complete timesheets. However, the social value of this type of volunteering should not be underestimated – for example, the community value delivered through the use of halls/community centres for:
   - Local, regular social events and activities.
   - Covid-19 pandemic and vaccination response.
   - Emergency/Resilience response (e.g.) by police, mountain rescue, flood etc…

3.10 An ongoing issue with voluntary management committees is sustainability. Anecdotal evidence suggest that a significant number of Committee members are 65+ and that attracting new (particularly <65) members to Committees can be a struggle.

3.11 Some of the non-SBC owned halls/community centres are held as charitable trusts. This can include a form of tenure involving the creation of a Scottish Charitable Incorporated Organisation (SCIO). Under an SCIO set up, a nominated group of trustees manage the hall which is owned outright by the SCIO on behalf of the community. SCIO regulations require a detailed constitution containing key elements about community benefits and also how the asset will be disposed of in the event that the SCIO is wound up. One advantage of this type of Trust/Charitable may include the opportunity to access additional funding sources. Because these halls/community centres are outwith the ownership and remit of SBC it is a challenge to establish the full extent of the 'community contribution' for these.

4   IMPLICATIONS

4.1 **Financial**
   There are no costs attached to any of the recommendations contained in this report.

4.2 **Risk and Mitigations**
   There is an unmeasured and therefore anecdotal risk in regard to the sustainability of a number of voluntary Management Committees because of their age profile and the challenges of recruiting new volunteers.

4.3 **Integrated Impact Assessment**
   IIA completed.

4.4 **Sustainable Development Goals**
Checklist completed.

4.5 **Climate Change**
Checklist completed.

4.6 **Rural Proofing**
n/a

4.7 **Data Protection Impact Statement**
There are no personal data implications arising from the proposals contained in this report.

4.8 **Changes to Scheme of Administration or Scheme of Delegation**
n/a

5 **CONSULTATION**

5.1 The Director (Finance & Corporate Governance), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate Communications have been consulted and any comments received have been incorporated into the final report.

Approved by

| **Name** | **Title** |
| **Jen Holland** | **Director – Strategic Commissioning & Partnerships** |

Author(s)

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Background Papers: [insert list of background papers used in compiling report]
Previous Minute Reference: [insert last Minute reference (if any)]

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Graeme McMurdo can also give information on other language translations as well as providing additional copies.

Contact us at gmcmurdo@scotborders.gov.uk

Appendix 1:

1a) Community Centres/Wings

Estates Code	Name	Location	Type	Responsibility
CH005/01	North Church Community Centre	Chirnside	Community Centre	SBC
DN011/02	Southfield Community Centre	Duns	Community Centre	Live Borders
EY007/01	Eyemouth Community Centre	Eyemouth	Community Centre	Live Borders
FO002/01	Fogo Community Centre	Fogo	Community Centre	SBC
GL009/10	Langlee Community Centre	Galashiels	Community Centre	Live Borders
GL009/12	Portacabin at Langlee Centre	Galashiels	Community Centre	SBC
GL013/02	Focus Centre	Galashiels	Community Centre	Live Borders
HW006/02	Burnfoot Community Centre	Hawick	Community Centre	SBC
IN002/02	Innerleithen Library Community Centre	Innerleithen	Community Centre	SBC
IN003/02	St Ronans Community Wing	Innerleithen	Community Wing	SBC
KL004/02 KL004/01	Abbey Row Community Centre & Office Abbey Row Dry Bar	Kelso	Community Centre	Live Borders
LC001/01	Lamancha Hub	Lamancha	Community Centre	SBC
LA002/01	Lanton Community Centre	Lanton	Community Centre	SBC
NC003/03	Newcastleton No 8 Club	Newcastleton	Community Centre	Live Borders
NT003/02	Newtown Community Wing	Newtown St Boswells	Community Wing	Live Borders
PB021/01	Peebles Drill Hall	Peebles	Community Centre	Live Borders
SK014/03 SK014/04 SK014/01	Argus Centre - Boxing Club Argus Centre - The Shed Argus Centre - Youth Centre	Selkirk	Community Centre	Live Borders
SK020/02	Philiphaugh Community Centre	Selkirk	Community Centre	SBC
TW002/01	Tweedbank Community Centre	Tweedbank	Community Centre	Live Borders

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1b) Halls

Estates Code	Name	Location	Type	Responsibility
AS003/01	Ashkirk Village Hall	Ashkirk	Hall	SBC
CS010/02	Roger Hall	Coldstream	Hall	SBC
DR002/01	Drumelzier Village Hall	Drumelzier	Hall	SBC
DN004/07	Former Games Hall	Duns	Hall	SBC
ET003/01	Boston Memorial Hall	Ettrick	Hall	SBC
GL049/01	Galashiels Volunteer Hall	Galashiels	Hall	Live Borders
GL036/02	Old Gala House	Galashiels	Hall	Live Borders
GL037/01	Galashiels Band Hall	Galashiels	Hall	SBC
GV002/01	Gavinton Village Hall	Gavinton	Hall	SBC
HW054/02	Hawick Town Hall	Hawick	Hall	Live Borders
HR005/01	Macfie Memorial Hall	Heriot	Hall	SBC
IN014/01	Innerleithen Memorial Hall	Innerleithen	Hall	Live Borders
JD023/01	Jedburgh Town Hall	Jedburgh	Hall	Live Borders
KL026/01	Kelso Tait Hall	Kelso	Hall	Live Borders
KL030/03	Kelso Town House	Kelso	Hall	SBC
LD020/01	Lauder Village Hall	Lauder	Hall	Live Borders
LD017/06	Lauder Town Hall	Lauder	Hall	SBC
LO003/01	Longformacus Village Hall	Longformacus	Hall	SBC
MX004/01	Maxton Village Hall	Maxton	Hall	SBC
ML015/02	Melrose Corn Exchange	Melrose	Hall	Live Borders
ML020/03	Ormiston Institute Hall	Melrose	Hall	Live Borders
ML013/02	Melrose Town Hall	Melrose	Hall	SBC
PB010/06	Peebles Burgh Hall	Peebles	Hall	Live Borders
PB043/07 PB043/46	Old Corn Exchange Upper Hall Old Corn Exchange Rear Hall	Peebles	Hall	SBC
SK029/02 SK033/10	Selkirk Victoria Hall Selkirk Town Hall	Selkirk	Hall	Live Borders
ST004/01	Stow Town Hall	Stow	Hall	Live Borders
WL010/01	Graham Institute	West Linton	Hall	Live Borders
YA002/01	Yarrow village hall (Catslackburn Hall)	Yarrow	Hall	SBC

1c) Other

Code	Description	Location	Type	Responsibility
GL025/01	St Andrews Art Centre	Galashiels	Other	SBC
HW013/01	Hawick Youth Centre	Hawick	Other	SBC
HW022/09	Hawick Heritage Hub	Hawick	Other	Live Borders
HW025/01	Heart Of Hawick Towermill	Hawick	Other	Live Borders
HW049/01	Hawick Old Baths	Hawick	Other	SBC
KL023/04	The Knowes Centre	Kelso	Other	SBC
MA001/01	Makerstoun Guide Centre	Makerstoun	Other	SBC
ML005/03	Melrose Grammar School Former Bike Shed	Melrose	Other	SBC
PB010/01	Chambers Institution	Peebles	Other	SBC, LB, CAB

Appendix 2: SBC Community Fund

Locality	Organisation	Amount (£)	Project
Berwickshire	Allanton Village Hall	3,150	Repair damaged wall
Tweeddale	Peebles Community Centre	7,500	Crafting
Eildon	Oxton War Memorial Hall Committee	30,000	New village hub
Teviot & Liddesdale	Southdean Hall	2,160	Media equipment