

A NEW COMMUNITY CENTRE FOR DORNOCH?

Frequently Asked Questions - Supplement to Questionnaire

DADCA

What is DADCA?	Dornoch & District Community Association - a voluntary organisation which has run the Social Club for many years.
Who can join DADCA?	Personal members (free to all residents in the IV25 postal district) and affiliated clubs and organisations who are active in the local community (we currently have almost 50).
To whom are DADCA responsible?	Our members. But we are also a charitable company limited by guarantee and a registered charity reporting to the Office of the Scottish Charity Regulator (OSCR).

EXISTING BUILDING

Where is the Social Club?	On School Hill across the road from the Dornoch Police Station.
Why is a new building needed?	There are many reasons, but recent surveys report repairs & maintenance estimated of over £1m will be required to bring the 150 year old building up to current standards.
What is wrong with the Social Club?	(In addition to structural problems) Lack of space in main hall, lack of room for (economic) expansion, limited car parking, high maintenance & running costs, poor layout, lack of storage, inflexible accommodation, difficulties with access.
What will happen to the Social Club?	It will be sold on the open market and the money raised will go towards a new building.

THE SITE

Could the existing site be developed?	This option has been considered, but because of the houses on either side, the building's location within the conservation area and the ensuing construction costs, in our opinion this would not represent good value for money. Also, this approach would not solve all the problems outlined above.
Why Meadows Park?	Meadows Park is zoned for community use in the local plan. Thanks to the vision of the Trustees a site has been made available to the community. Building here will locate a number of community activities on the one site. The space available here could also provide future expansion potential.
What other sites were considered?	We considered a number of options. Notably, we enquired about buying the abattoir site but the owners were not willing to sell. We also considered the Glebe Field but this would have greatly increased the project costs (and reduced the amount available to spend on the building).
What about the existing buildings on Meadows Park?	The plans will not affect the Football Club changing rooms, and we are working with the Highland Games committee to ensure that any plans only enhance their current facilities.

THE NEW BUILDING

Do we need another hall in Dornoch?	This will be a replacement for the existing hall. In addition to the shortcomings outlined above, we currently have to turn away bookings from the Social Club due to lack of space. A new building will only enhance the range of community spaces on offer in Dornoch.
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How much will it all cost?	We are working on a estimated project cost of under £1.5m (based on a floor area of 650-700 M ²), but the final cost will depend on the building design and what facilities are included, decisions which will be driven by the community consultation.
Where will the money come from?	We are hoping to obtain major funding from the Big Lottery Growing Community Assets funding stream. The rest will have to come from other grant funders, the proceeds from the sale of the Social Club and local fund raising.
How much will DADCA have to raise?	At this time the funding gap is unclear, but a large part of the DADCA funding could come from the sale of the Social Club.
What about parking?	We are currently short of spaces. A new building will have to provide more, but the nearby public car park will be invaluable in providing overspill parking for larger events.
What will the building look like?	The final building design and materials used will be driven by the community (and available resources!!).
When will a new Centre be finished?	This is dependent on a number of factors. Firstly, making a successful bid to the Big Lottery, then gaining planning and building consent and finally bridging the funding gap.
Who will run a new Centre?	DADCA will lead the build project on behalf of the community and will continue to operate a new Community Centre as they currently do at the Social Club.

FACILITIES

Will there be any paid employees?	Yes. The Social Club currently supports a part-time cleaning and janitorial contract. In addition to this, it is hoped that increased revenues from a new building will eventually fund a paid administrative position.
What will there be for young people?	As with the Social Club, a new Community Centre will be available for hire by any responsible person or group, irrespective of age, colour or creed. It is up to individuals and clubs to decide what events actually take place.
Will it include a Café?	No. We believe there are enough good quality cafés and restaurants in Dornoch already, although we do envisage kitchen facilities for coffee mornings, etc. as at present.
Will it be 'Disabled-friendly'?	Yes. Part of the design remit will be to make a new Community Centre accessible to all.
What will happen on Games day?	The whole building will be made available to the Highland Gathering and we hope that the new facilities will help to enhance their event.
What happens to the Football Club?	The plans will not affect the Football Club.
Will it be available for weddings?	Yes (as is the current Social Club). We believe that there is a demand for different types of wedding venues than are currently available in the area (e.g. larger, less formal). We hope that a new hall will be able to meet that demand.
Will it compete with a Sports Hall?	No. We have worked closely with the Academy Parent Council in the past and more recently have liaised with Highland Council to make sure we are not developing competing facilities.

You can also complete the survey online at : www.surveymonkey.com/s/dadcasurvey