

## Q6. Comments

(1 of 3)

Below are all the comments (with our responses) from people who did **not** answer 'Yes' to Q 2.1 - New Building - Do we need one?

"lack of communication of events needs dealing with, there only appears to be roadside signage just before an event"

4/10/2013 1:45 PM

*We are continually looking at ways to advertise events, but most of what happens in the Social Club is down to other groups or individuals. However, I can't agree with your point about 'only roadside signage'; e.g. for Car Boot Sales (when the roads signs go up) we also advertise in the NT (both an advert and a Note these Dates entry for 2 weeks), put up posters as far afield as Tain, Golspie, Rogart, Lairg & Bonar Bridge, advertise on our website and internet calendar ([www.dadca.org.uk](http://www.dadca.org.uk)), as well as the new [www.visitdornoch.com](http://www.visitdornoch.com) website and our Facebook page. But if you have other ideas then please let us know.*

"In my opinion the project is pie in the sky and I'm not sure as to where you will source the funding for the build let alone covering the day to day running costs."

4/9/2013 8:48 PM

*We obviously have to work harder getting our message across!*

*We are targetting the Big Lottery - Growing Community Assets funding stream for the bulk of the money. This provides up to £1m to help communities acquire & improve assets (e.g. community centres). We have held initial discussions with Big Lottery and are hopeful we can put together a successful bid. However, if we are not successful there is no way the plan will go ahead at the moment.*

*Since the current DADCA committee (now Board) was formed in 2007 the Social Club has been financially self-sufficient e.g. we currently have over £25k in the bank (although half of this belongs to sub-committees) The Social Club currently supports a part-time caretaking/cleaning contract; our 800+ events per annum generate over £10,000 income and we see no reason why this can't be maintained or even improved upon.*

*However, we are looking at additional revenue streams (e.g. Fitness Suite membership, Dornoch Gallery, etc.) which will hopefully allow the employment of at least a part-time administrator in a new centre.*

"The present Social Club is to be sold to raise funding for new centre: Has any interest been shown by prospective purchasers and to what value are you hoping to achieve from the sale? It would concern me if the property did not sell and remained empty and suffered further deterioration."

3/29/2013 6:30 PM

*Yes, there has been some interest in the building over the years and we would look to maximise the revenue from the sale by placing the building on the open market. The prospect of it remaining unsold is not pleasant, although is not something which can be easily predicted and by the same token we don't think this should stop us trying to replace it!*

"I would love a new community centre. Definitely keep cinema. More craft events? I would still like to keep part of the Meadows Park."

4/14/2013 1:45 PM

*Glad to hear you would love a new Community Centre and that you enjoy the Dornoch Cinema. Plans are already underway to make Fibre Fest 2014 even better than this year but if you have any ideas for other craft events please let us know.*

*Rest assured we have no plans to build on **all** of Meadows Park - it is over 30,000 m<sup>2</sup> area and any new building would be less than 1,000 m<sup>2</sup>.*

"Why not build something that Dornoch doesn't already have like a swimming pool?"

3/10/2013 5:24 PM

*DADCA's mission is to secure and run a community centre available to all the residents of the IV25 postal district. Whilst we would like to have a swimming pool in Dornoch (and would not rule out a future project to try and build one) the current project is focussed 100% on trying to secure the future of a community building in Dornoch.*

"Don't feel it is required, just another waste of money. Especially if it is the horrendous option for the west church hall as was in the nt. Better options are out there - upgrade existing for example"

3/8/2013 10:11 PM

*We have no connection with the West Church Hall. Also, we will not be successful with a Big Lottery bid if our idea is viewed as a 'waste of money'. We will need to prove that our plan is economically viable (as the Social Club has been for the past 7 years). We have looked at upgrading the existing building but our research has shown that it is not feasible to solve all the issues on the current site and so we are looking at alternative solutions.*

"I don't feel there's a need for a new build- but improving existing facilities would be great. The school will eventually build new sports facilities and highlife premises in Tain will compete a bit for gym. Current social club is good- just needs a bit of work"

3/9/2013 7:36 AM

*We are working with the Academy Parent Council and Highland Council to ensure we don't compete with a Sports Hall, but we do believe that there is a demand for a local fitness suite without having to drive to Tain or Golspie. Also, if 'just a bit of work' was all that was needed it would be great! See other answer for more details on why we need to move.*

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(2 of 3)

Below are all the comments (with our responses) from people who did **not** answer 'Yes' to Q 2.1 - New Building - Do we need one?

"My concern is sustainability. A new centre would be good as a hub utilising and engaging other facilities within the community, rather than putting all ones eggs in one basket"

4/9/2013 8:54 PM

*Sustainability - both financial and environmental - will be at the heart of our plans. Part of the process of applying for Big Lottery funding is to prove our project will be sustainable by means of a viable and robust business plan (which we are working on).*

*One of the many problems with the Social Club is that fitting renewable energy systems is not a viable option (as highlighted by the CES survey in 2010). A new build would allow us to utilise renewable energy for heating, benefit from passive solar gain by design and insulate to the latest standards - all of which would help reduce our carbon footprint and aid financial sustainability.*

"Would a fitness suite not be included in the future sports hall?"

4/9/2013 1:52 PM

*Apparently not! From our discussions with Cllr. McGillivray and the Academy we understand that Highland Council's latest 'preferred' plan for the Sports Hall does not include a Fitness Suite. For this reason we believe it is essential that we include one in a new building. This way the facility will be available for use by everyone throughout the day.*

"Could we just renovate the current building?"

3/12/2013 10:15 AM

*We have looked into upgrading the Social Club. We have raised money to pay for professional surveys on the building structure, timber condition, environmental sustainability and disabled access. All these reports are available to view, but the upshot is that staying put and upgrading will be an expensive (up to £1m!) option and still would not address the issues of limited parking, poor disabled access, inflexible layout, poor environmental sustainability, lack of storage space, etc..*

"My main concern is the access roads. Eaglesfield road is frequently reduced to single lane with parked cars, leading to dangerous manoeuvres on to Castle Street and Meadows Road/ Evelix road. which is main route for the Fire Service emergency vehicles."

4/14/2013 9:17 PM

*In the 2009 Feasibility Study TEC Services preferred the Meadows Park site for access. We agree that parking on Eaglefield Road is currently an issue - particularly the junction at Castle Street, but this is something we can (and will) raise again with TEC Services. We will also consult with the Fire Brigade to try and ensure safe access is maintained at all times.*

"i fully empathise with the challenges associated with what you are trying to do (i was lead design consultant to KLB village hall committee in 1985 when they rebuilt the facility) It is difficult to know whether you should be offering the community their option in terms of potential cost and potential facilities before you consult, or as a result of your consultation process. with nothing very tangible to go on, folks imaginations and as a consequence their enthusiasm for the process leading to a decision will tent not to be ignited. You have an interesting challenge ahead. Best wishes to all involved."

4/10/2013 1:50 PM

*Many thanks for your good wishes. It would appear that you have skills that would help this type of project - maybe you would consider lending a hand if we are successful in obtaining funding?*

*Your point regarding timing is well made. However, after some consideration we realised that the only way this project can succeed is with Big Lottery funding, and the only way to obtain Big Lottery funding is to provide evidence of community support. This lead us to doing the consultation process first (to gauge opinion), whilst at the same time trying to obtain a suitable site which the community could own (another pre-requisite for Lottery funding).*

"another venue would be better as there is a nursing home adjacent and private houses nearby?"

4/10/2013 1:40 PM

*We have looked at all the possible sites we can think of in Dornoch and each has some merits and some problems. On balance, we believe that Meadows Park is the best option and we hope that the neighbours would see benefits from having a modern, well insulated community centre nearby. In any event we will endeavour to work with all interested parties to deliver the best solution for everyone in the Dornoch area.*

"Any hope of testing abattoir site owners again? Rumour has it that there is a planning application for a supermarket - Does Dornoch really need one?"

4/9/2013 10:02 PM

*We can ask the question again, but even if ANM did agree to sell we do not have any money to buy the site! Also, we believe that it would need a considerable amount of money for decontamination and demolition work - all of which reduces the amount we could spend on a new building. As for whether Dornoch needs another supermarket that is not for DADCA to say, but hopefully any potential planning approval for retail outlets will be subject to the production of extensive 'Retail Impact Assessments'.*

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"I am worried about the longevity of the project if it is all done on a volunteer basis. If dornoch is to have a new community centre should it be council or run or have at least one person who is employed to make sure it runs properly? What about the other two community halls being used at present (west church hall and free church). Is there a need for a third? Also there are other facilities that the community can use - dornoch academy has a theatre, there are tennis courts, football pitches, squash courts, etc. These facilities would not be required in the proposed new community centre - unnecessary duplication would be a waste of money."

3/31/2013 4:57 PM

*We believe that a community centre is best owned and run by the community it serves and there is no realistic possibility of a Council run hall – Highland Council are trying to dispose of community halls not take on new ones. The demand for a 'third' hall is proved by the number of events we host in the Social Club, which is currently self-financing and supports a part-time caretaking/cleaning contract. Part of the process to attract Big Lottery funding is to prove our project will be sustainable by means of a viable and robust business plan (which we are working on). To this end we are looking to identify additional revenue streams (e.g. Fitness Suite membership, Dornoch Gallery, etc.) which will allow the employment of at least a part-time administrator for the centre.*

"The school is a more suitable site as it has the space, excellent car parking, street lighting and is paved all the way to Dornoch"

4/9/2013 8:02 PM

*We discussed a joint venture at the school early on, but the Parent Council were not in favour and the roads department were not happy with forming a new access off Poles Road. Also, the existing car park at the school is full at the very time over 50% of the current events in the Social Club are held (during school hours). Also, to gain Big Lottery funding we will have to own the land where we build - this would mean negotiating a purchase from Highland Council (notoriously difficult!).*

"A community centre should be a place where community groups can come together, and where meetings, functions and performances can take place, with catering facilities and coffee lounge to facilitate the comfort and convenience of those using the building Im not sure if sports facilities should be incorporated into this. I think this may have to be considered though, if the sports barn does not come to fruition"

4/7/2013 12:58 PM

*We agree 100% with your definition of a Community Centre. We have consulted with the Academy Parent Council and Highland Council (and will continue to do so) but the latest plans for the Sports Hall do not appear to include a fitness suite. We believe that a fitness suite would be well used and become an asset to the community which is why we asked a specific question about this, but we have no plans to develop facilities to compete with a Sports Hall (e.g. Badminton, basketball, etc.).*

"With the Free Church developing facilities and the West Church Hall being upgraded, we need to ensure that appropriate provision is being made across the community. We need to talk to each other!"

4/9/2013 10:52 PM

***One of the main reasons a new build is required is that we regularly have to turn away bookings due to lack of space (try booking a meeting room on a Monday evening in Dornoch)!***

"The day after the DADCA presentation I received a brochure outlining the new Free Church plans which have since started. We have the "Big Rock" and the Sports barn. It makes me wonder what community we are talking about whne so many sects are going their own way with not much or no regard to the whole community."

4/9/2013 10:39 PM

*We will continue to talk to, and work with, any interested parties who want to work with DADCA. We share regular updates with the Creag Mhor project team and have worked with (amongst others) the Highland Council, Dornoch Academy, Highland Games, Dornoch City Football Club and Meadows Park Trustees.*

"We have West Church Hall - Free church is being altered to be a community centre as well as church. (Has this all been thought out?)"

4/9/2013 10:22 PM

*Our next step after this community consultation is to consult with all our users (and groups who do not currently use the Social Club) to make sure we are planning the right facilities.*

"Uneasy about footprint that your proposed project will make on Meadows Park - traditionally used for Highland Games, sporting activities and side shows. Cannot envisage satisfactory solution to parking in and around this project. Understand that both churches are improving their own community facilities - might all parties consult each other to rationalise all proposed developments?"

4/8/2013 10:49 AM

*We are working with all parties (including consulting with the various church groups in Dornoch) to try and achieve the best outcome for all residents. We believe there is a demand for a Community building that is open and available to all, as shown by the 800+ events that the current Social Club holds each year. The parking issues will need to be resolved but we believe that there is enough room to develop a building whilst maintaining the existing facilities for the Football Club and the Highland Games. We are in regular discussions with representatives of both groups as well as the Trustees of Meadows Park.*