

Additional Information, 13.07.19

Community benefit that will be brought about as a consequence of taking ownership:

It will ensure the car park remains as a car park for all who use the Centre to use for the future. It will be maintained and looked after by locals who care about their area and recognise that it is currently letting the area down badly due to its state of disrepair.

It will enable extra facilities to be provided such as electric car charging points, further recycling with a potential paint recycling facility, external water point for the community gardens and elsan disposal for the many visitors who come to our beautiful area but don't always use acceptable methods of disposing of their waste. It will also enable us to improve the parking facilities for disabled visitors to the Centre which are certainly not acceptable at the moment.

Donations from these extra facilities will enable the Kilmallie Community Centre to continue to provide an excellent venue for locals to use.

As we have already obtained a market value of £5,000 we have offered that this could be the amount paid to The Highland Council for the car park and therefore any additional benefits to the community would be analogous to the application.

Finance: how will KCC fund the proposed resurfacing?

We have applied for funding from the Highland Council Town Centre Fund to pay for the purchase and resurfacing of the car park. If this is not successful then we will investigate other funding opportunities such as The Robertson Trust and Highlands and Islands Enterprise funds. We have support from the Kilmallie Community Council and Highland Councillors for this application.

Sustainability:

How will ongoing maintenance and repair be funded?

It will be funded in the same way that the existing buildings maintenance and repairs are funded - from income we receive for the use of the Centre's two halls and events we put on.

The car park has never been properly cared for by The Highland Council and that is why it is in the state it currently is in. It was probably surfaced back in around 1967 when the Kilmallie Community Centre was built so at least 50 years ago! We understand that the resurfacing of the car park will mean it will last for at least 10 years without having to be repaired and will withstand the usual number and variety of vehicles coming into the car park. We don't believe that height barriers would be beneficial as the centre provides the only Comfort Scheme between Fort William and Arisaig and is therefore essential for lorry drivers to be able to use it. We feel that it would be prudent to provide some kind of driver/user knowledge to ensure that the car park is not damaged in any way e.g. with signage. Once the car park is brought up to the same standard as the rest of the centre we are confident that drivers will respect the facility and be grateful of what we provide.

Does KCC have any form of succession planning in place, to ensure viable management of the car park into decades to come?

The Kilmallie Community Centre is a charity and company limited by guarantee. The Trustees (who are also the directors) are required (as per our articles of association) to resign at each AGM and are then eligible for re-election. Any member (as long as they are agreeable) can be appointed to be a director. We have had a new director join us in Nov17. We also have a number of folk who support us as volunteers but don't want the formal commitment of being on the board. We are always looking for other locals to join us but this has proven to be a bit of a challenge but this is not unique to our charity as other groups have found the same challenge in Lochaber.

The car park is not the only asset that would be managed by the Kilmallie Community Centre directors. We already manage the building itself, the biomass boiler heating system and Kilmallie Community Gardens which are also on the land that is owned by the Centre. It is the whole area that requires management. The board are therefore considering amendments to the articles to extend the period of service of the board.

We employ one member of staff as our Kilmallie Community Centre Manager for 17.5 hours a week. This enables us to have a dedicated person on site each day and who is available on our phone line to manage the centre. We are committed to ensuring that this role is always filled but are fortunate that the existing dedicated employee has been with us for over 5 years. We are looking at employing a Deputy Centre Manager to help cover for when it is busy or when the Centre Manager is on annual leave.