

Tealing Hall

Feasibility Study & Options Appraisal



Alan Jones Associates
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1	Executive Summary & Recommendations	3
2	Introduction & Background	Error! Bookmark not defined.
2.1	Project Overview	Error! Bookmark not defined.
2.2	Tealing Hall	Error! Bookmark not defined.
2.3	Tealing Hall Committee	Error! Bookmark not defined.
3	Market Assessment	Error! Bookmark not defined.
3.1	Local Demographic Profile	Error! Bookmark not defined.
3.2	SIMD Assessment	Error! Bookmark not defined.
4	Consultation & Engagement – Evidence of Need	Error! Bookmark not defined.
4.1	Summary of Previous Engagement	Error! Bookmark not defined.
4.2	Community Engagement Survey 2023-24	Error! Bookmark not defined.
4.3	Tealing Hall Trustee Interviews	Error! Bookmark not defined.
4.4	Summary by Question	Error! Bookmark not defined.
5	Review of Technical Assessments	Error! Bookmark not defined.
5.1	Hardies Report	Error! Bookmark not defined.
5.2	Fairhurst Structural Survey	Error! Bookmark not defined.
6	SWOT Analysis	Error! Bookmark not defined.
7	Development Options	Error! Bookmark not defined.
7.1	Site Overview	Error! Bookmark not defined.
7.2	Site Issues	Error! Bookmark not defined.
7.3	Considerations and Limitations of Existing Site	Error! Bookmark not defined.
8	Examples of Best Practice	Error! Bookmark not defined.
8.1	Community Halls	Error! Bookmark not defined.
8.2	Design Concepts	Error! Bookmark not defined.
9	Options Appraisals	Error! Bookmark not defined.
9.1	Options Appraisal Factors	Error! Bookmark not defined.
9.2	Summary and Results of Options Appraisals	Error! Bookmark not defined.
9.3	Options Appraisal Conclusion	Error! Bookmark not defined.
10	Developing A Community Hub	Error! Bookmark not defined.
11	Notional Timetable of Potential Future Uses	Error! Bookmark not defined.
12	Income & Expenditure Assessment	Error! Bookmark not defined.
12.1	Pricing Policy Assumptions	Error! Bookmark not defined.
12.2	Income Assumptions	Error! Bookmark not defined.
12.3	Expenditure Assumptions	Error! Bookmark not defined.
12.4	Summary of Financial Viability	Error! Bookmark not defined.
13	Community Benefits Assessment	Error! Bookmark not defined.
13.1	Benefits To the Local Community	Error! Bookmark not defined.
13.2	Local Economic Benefit	Error! Bookmark not defined.
14	Outline Capital Costs	Error! Bookmark not defined.
15	Sources of Fundings	Error! Bookmark not defined.
16	Management & Governance	Error! Bookmark not defined.
17	Marketing & Promotion	Error! Bookmark not defined.
17.1	Overview	Error! Bookmark not defined.
17.2	Promotional Strategy	Error! Bookmark not defined.
17.3	Marketing Strategy	Error! Bookmark not defined.
18	Recommendations	Error! Bookmark not defined.
19	Appendices	Error! Bookmark not defined.
19.1	Appendix One: Board Skills Audit 2024	Error! Bookmark not defined.
19.2	Appendix Two: Community Survey Comments	Error! Bookmark not defined.
19.3	Appendix Three: Options Appraisal Tables	Error! Bookmark not defined.
19.4	Appendix Four: Letters of Support	Error! Bookmark not defined.

1 Executive Summary & Recommendations

Tealing Hall SCIO in partnership with Tealing Development Trust Ltd (TDT) have appointed Alan Jones Associates to undertake a Feasibility Study and Options Appraisal for the future use of Tealing Hall.

It was agreed at the inception meeting that the views of the local community should be sought through an online questionnaire. It was noted that a Christmas Fayre was being held in the Hall in December and the consultants should be represented at the event with some hard copy surveys. Also, a batch of blank surveys were sent for local distribution.

The total number of surveys completed including hard copies was 107. Two major structural building surveys carried out by Hardies and Fairhurst's were also reviewed as part of the Hall assessment.

In addition, online interviews were held with the Hall Trustees and Development Trust committee members to allow open and frank feedback on the future vision for the Hall.

Options appraisals were undertaken to identify the most appropriate opportunities for hall development, taking into account the above feedback, as well as factors such as cost and revenue benefits, and community impact. The conclusions of these appraisals were as follows:

Taking consideration of costs and available funding, the preferred option around the hall's structure is to deliver a high-quality refurbishment including a new roof, insulation, and improved energy efficiency. Notwithstanding this, should the opportunity arise for a substantial capital grant, the option for an extension or a full new build could be considered.

In addition to the above this refurbishment should reflect the higher scoring options listed for hall improvements, namely:

- EV Car Charging Points
- Improved Welcome & Directional Signage
- Facelift to the Exterior
- Improved Hall Entrance Space
- Improved Toilet Facilities

In supporting the local community, the works should consider the high scoring options for activities and facilities, improving and incorporating space(s) for:

- Fitness Classes / Space
- Community Book Hub
- Community Cinema
- Meeting rooms

The report therefore concludes the following recommendations for the future of the Hall:

Recommendations

Hall infrastructure

It is recommended that:

- (1) The Trustees decide on whether they should lodge an expression of interest with the UK Levelling Up Fund for consideration for a new build hall. If the outcome of this is positive a site would require to be identified and plans drawn up and a planning application submitted.
- (2) Should the above funding be unavailable, the Trustees should decide whether to progress with a refurbishment of the existing Hall, as their preferred appraised option, or seek a higher level of funding to provide an extension.

- (3) For either the extension or the refurbishment option, the Trustees should consider replacing the existing asbestos panel roofing with a new insulated roof whilst at the same time insulate the Hall's external walls.
- (4) Lower carbon energy systems, such as an air source heat pump and photovoltaic panels, should be installed to reduce the energy costs, and lower CO₂ emissions.
- (5) That all single glazed windows and doors are upgraded to double glazed and fully insulated doors to reduce heat loss from the Hall.
- (6) That the car park be resurfaced in tarmac to eliminate the potholes and improve parking and drainage. Consideration could also be given to the installation of EV charging points.
- (7) That a soakaway be installed on the areas around the Hall where ponding is prevalent to then allow more effective use of the land around the Hall for community activities and children's play.

Future Hall Activities

It is recommended that:

- (8) The Hall Trustees adopt the Community Hub model to enhance the range of health and wellbeing activities within the Hall.
- (9) That more opportunities be made available for the activities ranked by the community namely Fitness Classes / Space, Community Book Hub, Community Cinema, Meeting rooms, and children's play.
- (10) That consideration is given to organising a range of events targeted at young people to encourage them to use the Hall more and in time become regular users.

Operational issues and governance

It is recommended that:

- (11) The gaps identified by the skills audit and Trustee interviews are acknowledged, and as such the Trustees consider recruitment or training to address these as outlined in the skills audit within this report.
- (12) That a new booking system is considered in order that the booking process becomes easier and more efficient.

