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Business Case

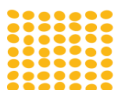
**Community Asset Transfer:
Newtongrange Former Bowling Pavilion and Green**

Newtongrange Development Trust

Property ID: 000347
Scottish Charity: SC050782

August 2023
Reg company: SC685572

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1 Business Case Summary

Newtongrange Development Trust (NDT) is a relatively new organisation that grew out of Covid. There is a strong sense of community in Newtongrange and concern about how the village will change due to planned concentrated house building and the removal of community facilities. NDT wants to ensure that the heart is not ripped out of the village by retaining and making use of the former Bowling Pavilion and Green as a community space, to retain and build on the spirit of the place and create opportunities for social interaction.

NDT propose to use the Community Asset Transfer (CAT) process to have the Bowling Pavilion and Green transferred to them from Midlothian Council. This would protect a valuable community asset and give NDT an opportunity to develop what they can offer the community and to generate income to contribute to its organisational sustainability.

Taking over the 60 year old, (previously well used) Bowling Pavilion and Green and bringing them back into active community use fits with NDT's aspiration to build on the heritage and community spirit to develop and create sustainable initiatives to enhance social, economic, environmental and cultural benefits for the growing village.

Evidence of community support

The community is overwhelmingly supportive. 98.7% of the 229 people who responded to the recent community survey are in favour of the idea of NDT having the Bowling Pavilion and Green transferred from Midlothian Council to NDT for community use. Respondents, almost all residents of Newtongrange, came up with a wide range of uses for both the Bowling Pavilion and the Green as a community asset.

Evidence of need

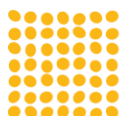
Figures from the Single Midlothian Plan 2023-27 highlight that, although Midlothian as a whole is performing well in some areas, there remain significant economic and social challenges:

- Although there are jobs in Midlothian, pay levels remain a challenge with 8.3% of workers very low paid in comparison to Edinburgh and West Lothian. Evidence suggests that wages have slipped back further since 2019.
- The outlook for households remains challenging as Real Household Disposable Income is forecast to fall by 5.7% over 2023 to 2024.
- Volunteering activity is increasing in Midlothian following Covid, particularly among young people but the cost of living crisis and funding reductions are having an impact on both existing and potential volunteers.

On 12 June 2023 the All-Party Parliamentary Group on Coalfield Communities published the report of its Inquiry into 'Next Steps in Levelling Up the Former Coalfields'. At the forefront of the report's recommendations is the need for stronger policies and targeted investment to grow the local economies of the former coalfields. The report says that trickle-down from the big cities is failing the former coalfields, which mostly cover smaller towns and communities like Newtongrange and that fundamental imbalances persist in labour markets, in social mobility and in health.

Fit with Single Midlothian Plan 2023-27

The Single Midlothian Plan has a focused approach to reducing poverty and working with communities to increase community wealth, reflecting the wellbeing and circular economy principles, using a place based model.



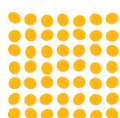
NDT's proposal contributes to the Plan's aspirations and targets in the following ways:

- Proposed activities in the Pavilion and greenspace will contribute to improved health and skills for learning, life and work.
- The Pantry contributes to the aim of reducing the economic circumstances' gap, with no child or household living in poverty.
- Volunteering opportunities will help to reduce the gap in learning outcomes.
- Activities will increase awareness, promote reflection and action on the key Climate Emergency issues of energy, food and travel. This contributes to a Greener Midlothian and its target of net zero carbon emissions by 2030, as well as the 20 minute Neighbourhood agenda.
- It fits with the Wellbeing target of supporting local communities to develop community owned services where there are gaps in provision or needs are unmet, leading to improved health and wellbeing outcomes.
- It fits with the Council's aim of working with local anchor organisations to develop a shared action plan to embed the Community Wealth Building principles into work with communities.

The proposal also fits with a number of other economic, social and environmental strategies at local and national level.

How the CAT benefits Newtongrange

- The Pavilion is currently unused, looking neglected and falling into disrepair. It is a blot on the rest of the Park which is well maintained and well used by the community.
- The CAT would protect the space for the community.
- It would provide toilets for use by visitors to the park, sports groups, etc.
- It would give a community space, currently lacking at that end of the village, with opportunities for partnership work and community led activity.
- It would be an accessible space – accessible for wheelchairs, mobility vehicles, buggies, etc and accessible by public transport, as it is on the bus route.
- It would add to the park's potential for celebrations and events.
- There is a good footfall – walkers and dog walkers, those going to the school next door, those using the tennis courts, petanque, etc.
- Pétanque has become really popular. The court is next to the Pavilion which would provide toilets and facilities for players and visiting teams. Newtongrange Pétanque Club, although in its infancy, already has the second largest membership base in Scotland, and with the right support and facilities could become a national centre for pétanque and the site for future national and international events.
- The Pavilion could become part of a sporting corner with the tennis courts. They have courts and equipment but need facilities and management of bookings.
- The church is also being refurbished to offer community space. The activities there are different from those that the Pavilion will offer. The aim is for NDT's activities in the Pavilion to complement, not compete with existing community activity.



- The church space will include a café. NDT intends to offer a coffee shop at the Pavilion but aimed at people coming to the park. There is one other cafe on the Main Street which is some distance away. NDT's café will attract different people, those who walk with or without dogs, those who travel through the park to school drop off and pick up, and pétanque players.

Site development

The aim is to upgrade and bring the Pavilion into use as a community building. The bowling green will be used as green outdoor space for activities; it will not be a bowling green as this would compete with the existing Newbattle Bowling Club and its facilities at Murderdean Road.

Services and activities

The plan is to be open to the public through the day, seven days a week, with other uses and hires in the evenings.

The Pavilion will be an office base for NDT for admin, etc and replace the current rented shop premises. Some of NDT's existing groups and activities will transfer to the Pavilion – the Pantry, Renovate hub, CAB outreach, Crochet/sewing group and the Singing Group. Both the Tai Chi group and the Mothers & Toddlers will stay where they are but could make use of the outdoor space for summer sessions and activities.

New activities will include a café /coffee shop; a kitchen suitable for training; space to hire for groups, meetings and small events and parties; tool hire; outdoor and indoor space for children's parties; pop-up shop or stalls for crafters, etc.; and introductory events for people new to the village – to help social integration, community involvement, etc.

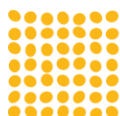
NDT will continue to listen to community need and respond, as and when opportunities arise.

Outcomes for the community - social

- Reduced social isolation
- Greater sense of belonging; sense of place
- Pride in the village and confidence that comes from regeneration of the community, led by the community
- A more cohesive community where people work together for mutual benefit
- Intergenerational community space increases connections and understanding between generations.
- Strengthening links and getting community buy in will help to reduce anti-social behaviour.
- Better physical and mental health through more people using the park, getting fresh air and exercise, taking part in sports, etc. especially important since Covid and faced with the current financial crisis
- Improved visibility of community activity leading to more people taking part in a range of activities.

Environmental outcomes

- A historic building in the park is preserved, restored and brought back into active community use, rather than falling into dilapidation.
- The plan enhances an already good park, bringing the poorer corner of the park up to the same standard as the rest.



- Improved choice of local activities instead of travelling elsewhere reduces the carbon footprint and fits with the 20 minute neighbourhood agenda.
- Contributes to keeping the park tidy.

Financial sustainability

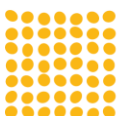
The aim is to request a transfer of the asset at nil value. The costs associated with the transfer can potentially be funded by Scottish Land Fund (SLF) stage 1 funding for technical assistance. Initial discussions with SLF have been positive.

The wooden structure of the Pavilion will need work to repair leaks in the roof, dampness at the bottom of some of the walls, replace windows and the inefficient wall mounted heaters, and upgrade the kitchen and toilets. The costs for remediation and upgrade of the building and bowling green area have yet to be ascertained. This remediation and improvement work will have to be grant funded from a number of sources.

NDT is keen to generate income where possible as they do not want to have to rely too heavily on funding to deliver local projects but this has to be balanced by keeping activities accessible and affordable for everyone in the community. Income will come from the Pantry, café/coffee/catering income, space hire, shared facilities fees, and events and parties,

The main costs are staffing costs for the posts, all part-time – Community Engagement Officer, Business Development, Café Manager - and direct costs of delivering services and activities. Cost of maintaining the Pavilion and greenspace are estimated post-refurbishment of the Pavilion and include insurance and maintenance costs. The refurbishment will include energy-efficiency measures to reduce electricity usage and costs.

The financial projections (at Appendix 1) show that the Pavilion and greenspace can provide a viable base for NDT's activities. The mixture of social enterprise income generation and funding for projects and volunteer development will allow NDT to maintain the staff team to deliver its activities and keep both NDT and the Pavilion and the green space in good repair.



2. Background to Community Asset Transfer

Newtongrange Development Trust

Newtongrange Development Trust (NDT) is a relatively new organisation that grew out of Covid. There is a strong sense of community in Newtongrange and concern about how the village will change due to planned concentrated house building and the removal of community facilities.

NDT wants to ensure that the heart is not ripped out of the village by retaining and making use of the space in the heart of the village as a community space to retain and build on the spirit of the place and create opportunities for social interaction.

Our Vision

We aspire to build on our heritage and community spirit to develop and create sustainable initiatives to enhance social, economic, environmental and cultural benefits for our growing village.

Our Mission Statement

NDT aims to:

1. Provide a focal point for our Newtongrange community.
2. Respond to economic, social, environmental and cultural needs.
3. Create and respond to opportunities that become available to the community.
4. Work in partnership with likeminded organisations for the benefit of Newtongrange.
5. Listen to local residents and give our community a voice.
6. Develop community facilities and projects that impact on the quality of life for residents in Newtongrange.
7. Provide support to local community groups as necessary.
8. Lead initiatives that aspire to bring economic growth along with increased volunteering and employment opportunities to Newtongrange.

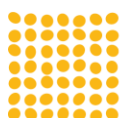
This vision and mission underpin the activities proposed in this plan.

Activity to date

NDT operates from shop premises at the end of Main Street, rented for an initial 12 months but on flexible terms. This provides an office base, information point and place for outreach services, such as CAB advice drop-ins.

NDT is delivering on its strategic plan developed in early 2022, setting up and delivering projects that respond to local needs. They have been successful in securing funding to employ 2 part-time staff who, with the help of about 20 volunteers, deliver activities such as the Pantry, Tai Chi classes, etc.

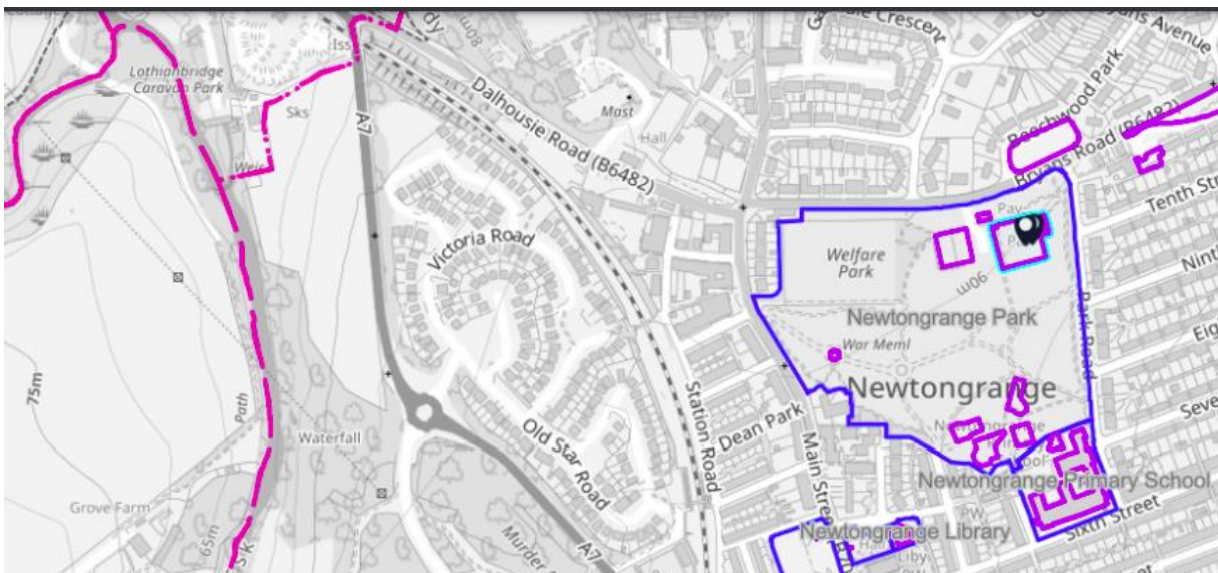
Currently NDT engages with an average of 219 people each week through the various activities it hosts:



Activity	Average attendance
Mother and Toddlers	30
The Pantry	80
Pet Foodbank	45
Community Garden	22
Tai Chi	18
Nitten Crochet	7
Nitten Canarie Singing	6
Tia Renovate Hub	6
CAB Outreach	5

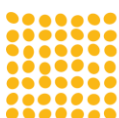
There is potential for NDT to rent space in the church centre when it is completed but this would be rented space, not NDT's own and with no potential for income generation. Taking ownership of the Bowling Pavilion and the Bowling Green beside it meets NDT's aspirations to have a space of its own for and at the heart of the village.

Proposal for acquisition and development of the Bowling Pavilion and Green



About the park

Welfare Park is a traditional park located in the centre of Newtongrange. It is a well-used community facility with an 11-a-side grass football pitch, two 5-a-side artificial grass pitches, football training areas, wheeled sports park, play area, kids kickabout area, war memorial and various buildings and original features. £130,000 from the Scottish Government's Town Centre Capital Fund was used for new lighting and pathway improvements in Welfare Park and provision of a new play area which has increased usage by local people.



Access for people in wheelchairs is generally good around the extensive system of paths which are mainly tarmac.

The park has been well used and much loved by families in Newtongrange and beyond, who all have fond memories of our much loved, much used jewel in the crown.

The original Newtongrange Public Park was in the same area as our current Welfare Park and covered an area of approximately 5 acres. In 1924 an extension to the public park was begun, funded by the District Miners' Welfare Committee for Mid and East Lothian. A penny was levied for every ton of coal produced in Great Britain and the money raised had to be spent on recreation, health and education in mining areas. The park cost £9,000 and was designed by Commander Coote RN. It was officially opened on 11th September 1926, by Viscount Chelmsford and was the first of its kind in Scotland.

The park area now covered around 17 acres and had a children's play area, a putting green, pavilion, bandstand, flower beds, shrubs and a rockery. It was now known as the Welfare Park.

From 1925 The Dean Committee paid the wages of the workers in the park. In 1950 Midlothian County Council took over the running of the park.

For many years the swing park had equipment which excited children of all ages - who can forget the swings, roundabouts, eckies, the penjie, plankie, big chute, wee chute and all the others which provided entertainment for whole generations of children? The rockery was an adventure in itself.

The 60 year old wooden Bowling Pavilion and bowling green site (0.57 acres) sit towards the back of the park and have been well used over the years, initially by the Bowling Club until its closure, then let to the Football Club until 2019 when Covid hit. It has been unused since then and has now fallen into disrepair and remains unused.

NDT's proposal

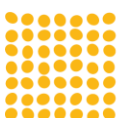
NDT propose to use the Community Asset Transfer (CAT) process to have the Bowling Pavilion and Green transferred to them from Midlothian Council. This would protect a community asset and give NDT an opportunity to develop what they can offer the community and to generate income to contribute to its organisational sustainability.

Vision for the asset

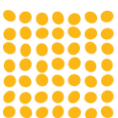
The acquisition and development of the Bowling Pavilion and the greenspace is a significant undertaking for NDT but one that they are ready and able to take on. The aim is to upgrade and bring the Pavilion into use as a community building. The bowling green will be used as green outdoor space for activities; it will not be a bowling green as this would compete with the existing Newbattle Bowling Club and its facilities at Murderdean Road.

NDT gets:

- Its own accessible premises to replace the current rented premises which NDT has already outgrown
- A permanent office space
- Outdoor space
- The chance to bring a neglected building back into active use through a conversion that meets the needs of the community in a sustainable way
- The opportunity to make use of green energy, rainwater harvesting, etc to reduce running costs and carbon footprint
- A place that creates opportunities to engage with people who are not natural 'joiners'



- A visible presence in the heart of the community
- Opportunities and potential for income generation
- Younger audience engagement (through school and sports footfall)
- Credibility and enhanced reputation with the community and other key stakeholders
- Delivery of a visible project which shows long term commitment to Newtongrange and the village community
- A space for networking and joining up/bringing together other activities and organisations



3. The Business Case

Village history and development plans

Newtongrange is a former mining village in Midlothian, known by locals as 'Nitten'. The settlement grew rapidly and by the 1890's it was Scotland's largest mining village, with a strong local economy, community network, sense of belonging and range of assets unlike many other comparably sized villages in that time.

The Lady Victoria Colliery, sunk by the Lothian Coal Company in 1890, came into production in 1894. It was nationalised in 1947 with the formation of the National Coal Board and closed in 1981.

The legacy of the mining industry is preserved in National Mining Museum (NMM), built in 1984 on the colliery site. Traditional mining cottages were also either sold by the Coal Board privately or to Castle Rock Edinvar Housing Association, as they remain today in a largely unaltered, distinctive linear urban pattern and forming part of the Newtongrange Conservation Area, along with the Mining Museum itself.

The 2018 Newtongrange Masterplan¹ concentrated on the potential to regenerate the village centre, which include community facilities like the site of the Newbattle Swimming Pool (demolished 2017/18), Newtongrange Leisure Centre (currently under threat), the Newtongrange Library (currently under threat) and Newtongrange Primary School, as well as shops and a supermarket – most in need of investment or replacement.

Housing development

The latest formal population figures from the 2011 census showed that Newtongrange had a population of 5,341. This figure will have grown somewhat with the addition of several smaller housing estates which have been built since 2011.

It is estimated that the 1,500 new homes built in and around the village have increased the population by about 3,000 people – approx. 44% increase from the 2011 census figure of 5,341.

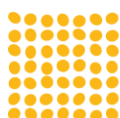
To accommodate this growth, a new primary school and nursery are being built to the east of the village at South Mayfield, facilitated by new distributor roads to connect expansion sites to the existing village centre.

The new £36 million Newbattle Community Campus provides a new library, gym, swimming pool, sports facilities (including all weather pitch) and a range of community facilities on campus. Although a good facility, this is not in Newtongrange and not easily accessible so takes people and facilities away from the heart of the village.

The draft 2018 Newtongrange Masterplan includes community facilities, retail units and housing focused round a new village square. It also covers improved links to the Mining Museum and Newtongrange railway station. None of these elements has come into being as yet.

A key part of NDT's role is to deliver activities in the community to ensure that people stay connected and the village continues to serve the needs of the people who live there. This fits with the '20 minute neighbourhood' agenda.

¹ The Newtongrange Town Centre Regeneration Masterplan, produced for Midlothian Council by a multi-disciplinary design team led by LDA Design, published May 2018



Evidence of need

Figures from the Single Midlothian Plan 2023-27 highlight that, although Midlothian as a whole is performing well in some areas, there remain significant economic and social challenges:

- Unemployment is at a record low of 3.1% in Scotland and in Midlothian 81.5% of people aged 16 to 64 are economically active; however employers are having difficulty recruiting.
- Economic inactivity in Midlothian is 17.4%, lower than the Scottish average of 22.8%, but with almost a quarter of this due to long-term sickness.
- Midlothian job density is 0.64%, which is below the Scottish average of 0.81%, suggesting job opportunities are relatively scarce within Midlothian.
- Positive destinations for young people leaving school remain above the Scottish average at 93.4% (92.4% Scotland). Young people in Midlothian often move directly into employment or training, such as Modern Apprenticeships, rather than into further or higher education.
- The number of adults with qualification levels at NVQ 1 to 4 is above the Scottish average and the number of people with no qualifications is reducing and is now below the Scottish average.
- Although there are jobs in Midlothian, pay levels remain a challenge with 8.3% of workers very low paid in comparison to Edinburgh and West Lothian. Evidence suggests that wages have slipped back further since 2019.
- Men in Midlothian earn £10.30 less than other men in Scotland (£675.10) and women in Midlothian earn £58.40 less than Midlothian men per week (2022)
- The outlook for households remains challenging as Real Household Disposable Income is forecast to fall by 5.7% over 2023 to 2024.
- Volunteering activity is increasing in Midlothian following Covid, particularly among young people but the cost of living crisis and funding reductions are having an impact on both existing and potential volunteers.

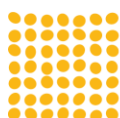
'Next Steps in Levelling Up the Former Coalfields' report

On 12 June 2023 the All-Party Parliamentary Group on Coalfield Communities published its report of its Inquiry into 'Next Steps in Levelling Up the Former Coalfields'.

At the forefront of the report's recommendations is the need for stronger policies and targeted investment to grow the local economies of the former coalfields. It recognised that the ability of local authorities to support communities has been significantly impacted by a decade of funding cuts.

The report says that trickle-down from the big cities is failing the former coalfields, which mostly cover smaller towns and communities.

- It found that although unemployment has fallen, economic inactivity remains widespread in mining communities. Fundamental imbalances in labour markets, social mobility and health persist.
- The report found former coalfields in Fife, the Lothians, Lanarkshire and Ayrshire are dogged by socio-economic problems and that average life expectancy in the former coalfields is a full year less than the national average,
- In the former coalfield areas, wages are below average, job growth lags behind big cities and there are large numbers of people out of the labour market on incapacity benefits.



- Former coalfields have only 55 employee jobs per 100 residents of working age, compared to a national average of 73 and 84 in the main regional cities.
- Respondents highlighted also the health needs arising from working in the coal industry, social and mental well-being - loneliness and isolation among former miners.

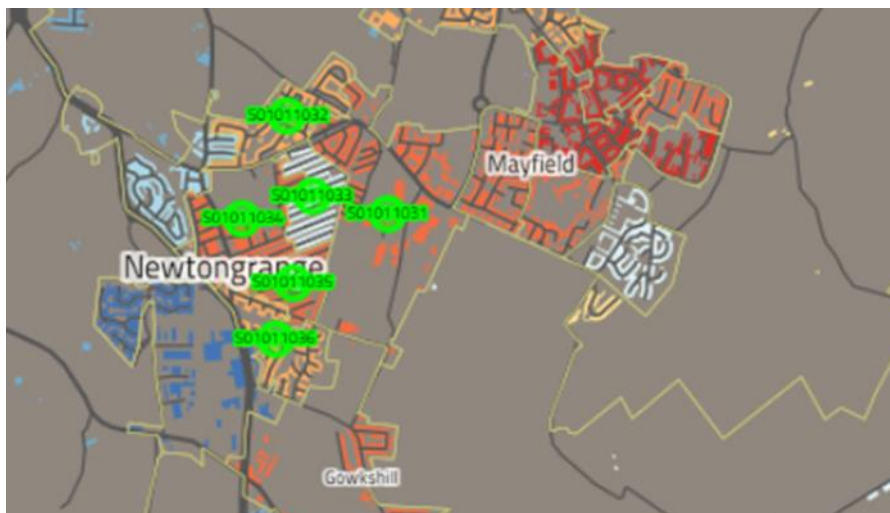
SIMD statistics

The Scottish Index of Multiple Deprivation is a relative measure of deprivation across 6,976 small areas (called data zones).

If an area is identified as 'deprived', this can relate to people having a low income but it can also mean fewer resources or opportunities.

SIMD looks at the extent to which an area is deprived across seven domains:

income, employment, education, health, access to services, crime and housing.



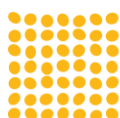
Newtongrange is broken down into 6 SIMD datazones, as shown on the map. 3 of these datazones rank in the third decile (20-30% most deprived); 2 in the fourth decile and one in the less deprived sixth decile.

The table below shows the ranking in each of the domains. It shows that some of the datazones rank lower in the education domain:

Datazone	Data zone name	SIMD 2020v2 rank	SIMD 2020v2 vigintile	SIMD 2020v2 decile	SIMD 2020v2 income rank	SIMD 2020 employment rank	SIMD 2020 education rank	SIMD 2020 health rank	SIMD 2020 access rank	SIMD 2020 crime rank	SIMD 2020 housing rank	2017 Population	Working age population
S01011031	Newtongrange - 01	2067	6	3	2520	2711	771	2392	3587	817	2943	891	552
S01011032	Newtongrange - 02	2227	7	4	2760	2346	1217	2170	2768	3302	2569	792	521
S01011033	Newtongrange - 03	3731	11	6	4255	3592	3603	3568	1851	2210	4810	643	421
S01011034	Newtongrange - 04	2057	6	3	1940	2099	3419	1718	2775	730	4654	615	385
S01011035	Newtongrange - 05	2011	6	3	2001	2538	1756	2410	1619	1622	1572	621	421
S01011036	Newtongrange - 06	2644	8	4	3178	2496	2572	2227	2653	2189	3851	605	418

How the CAT benefits Newtongrange

- The Pavilion is currently unused, looking neglected and falling rapidly into disrepair. It is a blot on the rest of the Park which is well maintained and well used by the community.
- The CAT would protect the space for the community.
- It would provide toilets for use by visitors to the park, sports groups, etc.



- It would give a community space currently lacking at that end of the village with opportunities for partnership work and community led activity.
- It would be an accessible space – accessible for wheelchairs, mobility vehicles, buggies, etc and accessible by public transport as it is on the bus route.
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- There is a good footfall – walkers and dog walkers, those going to the school next door, those using the tennis courts, petanque, etc.
- Petanque has become really popular. The court is next to the Pavilion which would provide toilets and facilities for players and visiting teams.
- It could become part of a sporting corner with the tennis courts. They have courts and equipment but need facilities and management of bookings.
- The church is also being refurbished to offer community space. The activities there are different from those that the Pavilion will offer. NDT’s activities in the Pavilion will complement, not compete with existing community activity.
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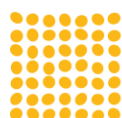
Evidence of community support

Survey results

A total of 229 responses to a short community survey were gathered over the last few months in person at the Pool Pantry, at the Coronation event and the Gala Day and through an online survey.

Responses were overwhelmingly supportive with 226 (98.7%) in favour of NDT’s plan to request having the Bowling Pavilion and Green in Welfare Park transferred from Midlothian Council to NDT for community use.

Q1	Do you support NDT having the Bowling Pavilion and Green in Welfare Park transferred from Midlothian Council to NDT for community use?							
Q2	We already have some ideas as to how the space could be used but please add any suggestions here.							
Survey No.	Occasion of Survey	Date	Demographic	Q1		Q2	Lives in Newtongrange	
				Yes	No	Comments	Yes	No
Totals >				226	3	200	223	6
Percentages of Newtongrange answers				98.69%	1.31%		97.38%	2.62%
1	Coronation Event	05/05/2023	C & YP	15	0	15	15	0
2	The Pool Pantry	Various	Adults	49	0	47	49	0
3	Gala Day	10/06/2023	All	62	0	62	57	5
4	Online Survey	Various		100	3	76	102	1



The respondents – 223 from Newtongrange and only 6 from elsewhere represented all age ranges:

Age group								
0-5	6-15	16-24	25-34	35-44	45-54	55-64	65-74	75+
2	13	7	10	25	30	52	45	19
0.87%	5.68%	3.06%	4.37%	10.92%	13.10%	22.71%	19.65%	8.30%
2	13	0	0	0	0	0	0	0
0	0	1	1	3	2	14	11	13
		2	5	5	4	7	11	2
0	0	4	4	17	24	31	23	4

200 of the respondents came up with a wide range of uses for both the Pavilion and the green as a community asset, in response to Question 2. The responses are shown in full in Appendix 4 but there was strong support for having a café, toilets, space for a range of community activities for both adults and children, and for use by the Pantry.

Support for Newtongrange Pétanque Club

Newtongrange Pétanque Club (NPC) officially formed in early August 2022, although a small number of enthusiasts had been playing in the former bowling green from March 2021. The Club first enquired about the possibility of establishing a pétanque terrain on the bowling green in the autumn of 2021 but were actively discouraged from pursuing this option by Council Officers who implied that the authority had its own plans for the building and the green. The group of petanquiers were picking up interest from passers-by who would go on to join the group at weekends.

One of the 4 original group members began to contact other pétanque clubs in the east of Scotland regarding how they funded and built their terrains. The resultant report was presented to a number of local councillors and a sum of money was pledged from 3 councillors' environmental funds which enabled the terrain to be constructed in an area of the Welfare Park adjacent to the old bowling pavilion/green. The pétanque terrain opened for use in August 2022 and within a month 38 local residents had taken out membership; by Christmas 2022 membership stood at 54 members.

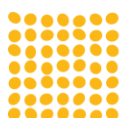
The terrain hosted the local heats and finals of the Midlothian Singles Championship this year, with 4 members progressing to the quarter-finals and 2 reaching the semi-finals. In 2022, one of the club's members was selected to play for Scotland; this year that same member will represent the country in the European Veterans (55+) Cup and a further 8 members have been selected to represent Scotland in this year's Home Nations Championship in Royal Leamington Spa, in August 2023.

As a result of participation in the 2023 Scottish Singles Championship 6 of our women members are ranked in the national top ten.

Membership has again increased this year, to 56, with membership enquiries coming in on a weekly basis. NPC, although in its infancy, already has the 2nd largest membership base in Scotland, and with the right support and facilities could become a national centre for pétanque.

We have been visited by the national officers of the Scottish Pétanque Association and by the national coach who have all indicated how impressed they have been by our organisation and presentation, and have said that if our facilities could be expanded, they would have no hesitation in recommending Newtongrange as an appropriate site for future national and international events.

NDT and NPC are working closely together on this application which would allow toilet, storage and refreshment facilities to be offered to players.

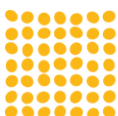


4. The Economic Case

How it benefits the local community

The asset transfer of the Bowling Pavilion and Bowling Green to NDT would ensure that the community has:

- A central, accessible base and inclusive social space for the community
- A focal point in the park
- A new asset for the community and the opportunities that brings to use the space to respond to community needs
- A café/coffee space
- Place for socialising with others; having coffee with friends; meeting new people and forming new friendships, especially important given the number of new houses in the village
- A safe space
- A warm place available for community use
- Access for disabled members of the community
- Improved accessibility and toilets mean more people, locals and visitors, can make more use of the park. There are currently no toilet facilities in or near the park.
- Outdoor multi-use space, Covid proof for the future –for both the community and MLC
- Local sports access, affordable and accessible for them, giving local people more consistent access to new activities like tennis, putting, etc. The Tennis Club has funding and courts but no toilets or storage.
- Access to toilets and facilities for those doing sport or having picnics in the park. It is currently too expensive for sports groups to have their own Portaloo. The football team is expanding so attracting more people to their sessions in the Park but they need access to toilets and coffee.
- The Petanque Club is seeing growth in popularity and numbers. Access to improved facilities would allow the Club to take part in and host international tournaments.
- Base for outdoor sports groups to store equipment
- Affordable space to rent for events
- Access to the Pantry on a more regular basis
- Meeting space (inside and outdoor) giving more people access to groups and services (like CAB. Changeworks)
- Somewhere people new to Newtongrange can connect and meet people who already live here
- Something suitable for all age groups at appropriate times
- Working in partnership with schools and community groups for young people e.g. Scouts, Brownies. The school is adjacent, with entrances onto the Park.



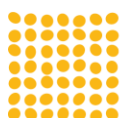
- A focal information point to find out what's going on in Newtongrange; location for a really up to date notice board
- A place/chance for people to meet others and hatch and grow new ideas /start up new enterprises together
- Space to display cottage industry products
- Kitchen space for cooking lessons
- Gala day location for fundraisers
- Maybe a mini library/book swap 'in a phone box' idea

Competitor analysis

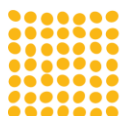
NDT recognises that there are a number of community halls and spaces in the village and is clear that it does not want to duplicate or jeopardise existing activities.

The table below considers who else is providing services locally – these could be competitors (for resources and /or funding) or potential partners for joint activities:

Organisation	What they do	Partnership opportunities
The Church	<p>1) Serve the community and alleviate poverty through the 3 churches in the parish. This includes 'heat & eat' lunches; the food bank; Men's & Friendship groups with lunches</p> <p>2) Heritage – through the building and values' system</p> <p>3) Bringing the community together through times and seasons e.g. Christmas, Easter, weddings, funerals, etc.</p>	<p>They are actively redeveloping the church building to include community/multi-purpose space but ongoing</p> <p>The space at the Pavilion would complement, rather than compete with this community space.</p> <p>NDT will use space at the church for some larger events and activities.</p>
Citizens Advice Bureau	<p>Advice services from their base and on an outreach basis</p> <p>Awareness raising events and campaigns</p>	<p>Now delivering a twice a month outreach session from NDT's current premises. This can transfer to the Pavilion.</p> <p>Options to provide space for outreach by other organisations VOCAL and Changeworks, both currently delivering</p>
Gardner Place Centre (Newbattle Community Learning Centre)	<p>MLC facility with computer suite; gym hall; youth room but deteriorating condition; in need of work/refurbishment</p> <p>Well used by local groups, sports and CLD staff but off the main street so not that visible, especially for newcomers</p>	<p>No plans to directly compete with any of their activities</p> <p>Signposting and promotion of events</p>



	Home of Newbattle Community Nursery which will move to the new Primary School Home to Black Diamond Radio	
Newtongrange Leisure Centre	MLC facility used for fitness and exercise classes. Most profitable Council run Leisure Centre in Midlothian	No plans to duplicate any of the Leisure Centre activities
Midlothian Council	Services for the community through its various Departments and services	Possibility of working closer with MLC Depts for outreach services
Newbattle High School Community Campus	HS includes pool and gym Community space available to hire – sports halls; Lady Victoria community suite; functions rooms; meeting rooms Café on site	Location of Pavilion means that neither café nor community space will impact on use of new Community Campus
Primary School (new)	School and home to Nursery No community space	Consider opportunities to work with school and/or nursery on future projects, involving visits to the Park
Football Club Social Club	Social club - seating capacity 120, dance floor and stage, with full disabled access, kitchen facilities, a projector and screen and a food preparation room. Used for functions, parties, etc	Mutual promotion of events, etc and making sure that social or fundraising events do not compete or clash.
Silver Band hall	Used mainly for band practice	Signposting and promotion of events
Newbattle Bowling Club	Has social club and bar	No plans to compete with Bowling Club, as NDT will not use the greenspace as a bowling green, nor Pavilion as a social club
Masonic Hall	As well as own use, well used for functions and events	Signposting and promotion of events
Scout Hall	As well as own use, well used for functions and events	Signposting and promotion of events
Air Cadet Hall	Mainly for own use	Signposting and promotion of events
Sidings Café & Bistro	Set up as a social enterprise training café at the train station.	Keep an eye on developments and plans for its future use



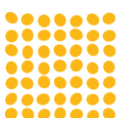
	Now being used by Network Rail as a training centre for its staff	
Dean Tavern	Has large lounge space available for meetings, functions, social events	Signposting and promotion of events

SWOT analysis

The aim is to look internally at NDT as an organisation and at the external environment to identify:

- Strengths (internal) - that NDT can build on
- Weaknesses/challenges (internal) – that NDT needs to address
- Opportunities (external) – that NDT can explore/build on
- Threats (external) – potential deal breakers or risks NDT has to be aware of and take steps to mitigate

Strengths	Internal challenges
<p>Good team work and commitment from all members who are hardworking and dedicated</p> <p>Staff skills and experience</p> <p>Board have rich local knowledge</p> <p>Good communication within the team and externally</p> <p>Existing groups /projects who would transfer immediately to the pavilion</p> <p>A shared vision</p> <p>Good ideas for the future</p> <p>Experience of managing facilities</p> <p>Community based with a strong community presence</p> <p>Newtongrange village already has a strong local identity</p> <p>Good track record of community involvement</p> <p>Community face to explore ideas</p> <p>Achievements to date - Good track record of delivering successful projects and services in the community, as promised. We take the community with us and give ownership of activities and groups</p> <p>Tai Chi class is on track to be self-financing. We can use the same model for other activities that we want to do</p>	<p>Time constraints for staff and Board</p> <p>One staff member is not enough to run activities and cover holidays, sickness, etc.</p> <p>Insufficient staff capacity to help groups set up /be available at all locations (pool, office, pavilion, Mining Museum)</p> <p>A big step for NDT and a new process (but support from DTAS and local projects will help)</p> <p>Living within our means and ensuring that the Pavilion is financially viable and able to pay its way – covering electricity, building maintenance and upkeep, etc.</p> <p>Maintaining the property and services in good condition, both on an ongoing basis and in the long term</p> <p>Potential of being too ambitious in our vision for the project and then being unable to deliver</p> <p>Being realistic about what we can do within the size/capacity of the building</p> <p>Taking on too much or being afraid to ask for help (from the community and externally)</p> <p>Over reliance on the same key people and volunteers and too much falling on too few people; we need to ensure that the work is spread among the board</p>



<p>We already have people coming to events and telling us that they simply want 'to meet other people'</p> <p>We have won the support of the village and its residents</p> <p>Communication with the community is ongoing</p> <p>Knowledge of footfall in the park and in the village</p> <p>Range of skills on the Board with people bringing different areas of experience and expertise (business skills as well as charity and community experience)</p> <p>Architectural knowledge and experience on the Board</p> <p>Knowledge of Planning and Warrant processes</p> <p>Contacts with organisations that have gone through the CAT process who can help us</p> <p>Success in applying for and securing funding</p> <p>Success in relationship building</p> <p>Good networking with existing community groups who are increasingly recognising NDT as a useful contact</p>	<p>Finding the right people to fit in the right places within NDT</p> <p>People saying they will help when motivation is high but then falling by the wayside</p> <p>Not easily able to support volunteers with additional support needs who need more intensive support to be able to volunteer</p> <p>The challenge and the work involved in securing funding for the Pavilion, as well as for the continuation and development of NDT's other work and covering core costs</p> <p>Danger of people pursuing their own agenda instead of focussing on the wider Trust objectives</p> <p>Risk of working in isolation although NDT has already shown itself good at working in partnership and has a wide range of contacts (local and wider)</p>
Opportunities	External Threats
<p>The rest of the park is a big space, well used and well maintained, with the help of the community.</p> <p>Welfare Park centenary will create opportunities to bring the community together. NDT can play a key part in these celebrations</p> <p>Make use of the local goodwill and connections to skilled people in the community and other organisations, both local and further afield, within the networks</p> <p>Learning from similar projects in other local villages will help NDT to shape its services and activities so that they are sustainable</p> <p>Making use of external professional expertise to help us plan and deliver the project e.g. DTAS</p> <p>Income generation potential from the café, rental, etc.</p> <p>Locals groups who are looking for meeting/activity space</p> <p>Local people looking for party/event space</p>	<p>Planning constraints and/or Council terms and conditions or restrictions on use</p> <p>Building condition is worse than expected, making it inappropriate or too costly to upgrade</p> <p>Bureaucracy ties the transfer in red tape and delays the transfer</p> <p>Fierce competition for funding</p> <p>Funders priorities change</p> <p>Competition from other cafes, businesses and meeting spaces</p> <p>Risk of duplication of what is offered by the Church and other existing groups - or perceived duplication by potential funders and/or by the community</p> <p>Cost of living crisis reduces what people can contribute financially – as donations or through social enterprise. CAB reports that household debt is becoming unsustainable so we need to be mindful of what people can afford</p>



<p>Partnerships with other community assets/ organisations</p> <p>Building on existing relationships – Petanque Club, Star F.C., the Church</p> <p>Support from local Councillors</p> <p>New homes will add a lot of new people to the village. NDT can use activities at the Pavilion to bring in these new people and allow them to connect and become part of the enlarged community</p> <p>Opportunities to develop activities that fit with the green/20 minute neighbourhood agenda</p> <p>On the railway with potential to bring people in from other places along the line</p>	<p>Loss of community support, community negativity or opposition to the project (mitigated by keeping the community up to date on progress, listening to them and taking them with us)</p> <p>Inability to recruit enough volunteers</p> <p>Climate breakdown and its impact on heat and food supplies</p> <p>Stigma associated with poverty, mental health issues, etc may lead to people isolating themselves from community life</p> <p>Shift in local policies from local issues to other issues (independence, unions)</p>
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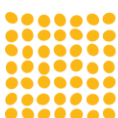
Outcomes

Outcomes for the community - social

- Reduced social isolation
- Greater sense of belonging; sense of place
- Pride in the village and confidence that comes from regeneration of the community led by the community
- A more cohesive community where people work together for mutual benefit
- Intergenerational community space increases connections and understanding between generations.
- Strengthening links and getting community buy in will help to reduce anti-social behaviour.
- Better physical and mental health through more people using the park, getting fresh air and exercise, taking part in sports, etc.
- Improved visibility of community activity leading to more people taking part

Environmental outcomes

- A historic building in the park is preserved, restored and brought back into active community use, rather than falling into dilapidation
- Adds to an already good park; brings the poorer part of the park up to the same standard
- Improved choice of local activities instead of travelling elsewhere reduces the carbon footprint and fits with the 20 minute neighbourhood agenda.
- Contributes to keeping the park tidy



5. The Strategic Case

Fit with local strategy and policy

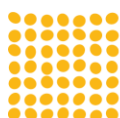
Newtongrange Community Action Plan 2017-22

This sets out a shared vision for our community:

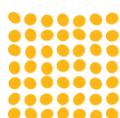
- Newtongrange will have an excellent range of services and facilities to cater for all ages and sectors in our community, with a responsive relationship with Midlothian Council and other service providers.
- Actively working to create more job opportunities.
- Somewhere safe for our children to grow up in, with the right activities, support and education.
- A place that keeps community at its heart while embracing a new vision of the future.
- A pleasant place to live, somewhere everyone is welcome.
- A clean quiet village, with pride in itself and its people.
- A thriving community with a collective desire to nurture the village, and its people.

The tables below show the fit with local policy and national policy:

Policy Area	Policy	How NDT's activities at the Pavilion will contribute to local strategy
Regeneration	Single Midlothian Plan 2023-27	<ul style="list-style-type: none"> – Plan has a more focused approach to reducing poverty and working with communities to increase community wealth, reflecting the wellbeing and circular economy principles using a place based model. – The Pantry contributes to the aim of reducing the economic circumstances gap with no child or household living in poverty. – Volunteering opportunities will help to reduce the gap in learning outcomes. – Proposed activities in the Pavilion and greenspace will contribute to improved health and skills for learning, life and work. – Activities will increase awareness, promote reflection and action on the key Climate Emergency issues of energy, food and travel. This contributes to a Greener Midlothian and its net zero carbon emissions by 2030. – Fits with the Wellbeing target of supporting local communities to develop community owned services where there are gaps in provision or needs are unmet, leading to improved health and wellbeing outcomes.



		<ul style="list-style-type: none"> – Fits with Council aim of working with local anchor organisations to develop a shared action plan to embed the Community Wealth Building principles into work with communities.
Regeneration	Newtongrange Community Action Plan 2017-22	<ul style="list-style-type: none"> – Fits with vision of Newtongrange having an excellent range of services and facilities to cater for all ages and sectors in the community, – NDT’s plans keep community at their heart and encourage pride in the village and its people, and a collective desire to nurture the village and its people. – Events bring the community together which helps integration, builds relationships and creates greater community resilience.
Economic development	Midlothian Economic Growth Strategy 2020-25	<ul style="list-style-type: none"> – Vision of Midlothian as ‘a great place to grow’; growth of the local economy, recognition of our unique assets and raising the area’s profile. NDT’s aim is to bring more people to the Park. – Town centre regeneration is a priority but complemented by additional activities and service provision to ignite community cohesion through exploiting heritage, leisure and public transport links. The Pavilion and Park can play their part in improving community cohesion. – Social and economic factors contribute to growth, social factors in ensuring an improvement in conditions and quality of life of local people. This includes addressing poverty and inequalities and the socio-economic barriers associated with education and health deprivation. NDT’s range of activities aim to tackle these issues and barriers.
Economic development	Midlothian Tourism Strategy and Action Plan	<ul style="list-style-type: none"> – It aims to capitalise on Midlothian’s strengths and opportunities which include the Welfare Park and the Pavilion. – NDT aims to encourage more visitors to the Park, mainly local but also from the wider area.
Place-based Action	Midlothian Local Development Plan	<ul style="list-style-type: none"> – Active travel and use of public transport – Providing access to good-quality natural spaces that support biodiversity and are well-connected, well-designed, safe, and maintained, providing multiple functions and amenities to meet the varying needs of different population groups – Offering a range of high quality, safe, well-maintained, accessible places with opportunities for play and recreation to meet the varying needs of different population groups and the community itself – Offering health enhancing, accessible, affordable and well-maintained services, facilities and amenities, informed by community engagement, responsive to the needs and priorities of all local people.



		<ul style="list-style-type: none"> – Everyone can benefit from a place that has a positive identity, culture and history, where people feel like they belong and are able to participate and interact positively with others – Community organisations co-produce local solutions to issues
Place-based Action	Newtongrange Town Centre Regeneration Masterplan	<ul style="list-style-type: none"> – The regeneration of the village centre will establish a new key space which will create strong connections to existing services and enhance this further with new retail opportunities and attractive contemporary dwellings which will respect the historic character of Newtongrange.
Environmental wellbeing	Midlothian Climate Change Strategy	<ul style="list-style-type: none"> – Retains and maintains a beautiful community-owned greenspace, managed on sound environmental principles (low carbon; reuse and recycling; composting, etc.) – Encouraging active travel for all ages, including walking and cycling

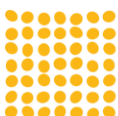
Fit with national strategy and policy

Policy Area	Policy	How NDT's activities at the Pavilion will contribute to national strategy
Regeneration	Scottish Government Regeneration strategy: Achieving a Sustainable Future	<ul style="list-style-type: none"> – Encouraging community-led regeneration that develops local solutions to local issues – Providing wide reaching and meaningful community engagement, giving a voice to local people – People increase their skills and confidence as individuals and as a community which encourages local action to improve their neighbourhood
Place-based Action	Community Empowerment Act	<ul style="list-style-type: none"> – Taking ownership of the Pavilion and Bowling Green retains them as community assets for the long term. – The community is empowered to decide and be actively involved in the development of activities and projects on the site. – Giving local people a voice in other local developments through greater community engagement
Economic development	Scotland's National Strategy for Economic Transformation²	<ul style="list-style-type: none"> – SG vision for Scotland in 2032 is a wellbeing economy: thriving across economic, social and environmental dimensions, one that delivers economic prosperity for all Scotland's people and places. – These feed into three ambitions – for Scotland to be fairer, wealthier, and greener.

² Published 1 March 2022; ISBN 9781802016703



		<ul style="list-style-type: none"> – Investment in people, infrastructure and assets (including natural assets) – Both the park and the community are assets – Inclusive growth – This includes creating coherent communities that promote equality and tackle inequality. – Sustaining existing jobs in NDT in roles that support community cohesion and regeneration.
Environmental wellbeing	Net-Zero Strategy: Build Back Greener (2021)	<ul style="list-style-type: none"> – Use of energy efficiency measures and water harvesting – Reuse and recycling of materials – Encouraging people to walk, cycle or use public transport
Environmental wellbeing	National Planning Framework 4	<ul style="list-style-type: none"> – Contributing to SG target of net zero emissions by 2045 – Increased sustainability through low- and zero-carbon design and energy efficiency and reducing the need to travel unsustainably – Helping to create communities that are inclusive, empowered, resilient and safe – Encourages people to enjoy activities locally under the 20 minute neighbourhoods concept
Environmental wellbeing	Central Scotland Green Network	<ul style="list-style-type: none"> – Improving the quality and availability of local greenspace and ensuring its accessibility to all – Providing green places for physical activity within reach of all parts of the village



6. The Commercial Case

The offering - services and activities

The aim is to do what we do well, making the most of the space available.

Transfer of existing groups to the Pavilion

- Pantry
- Renovate hub – although the restricted space in the Pavilion could limit the activity; it would also need other space for storage but this could be a secure container sited elsewhere.
- CAB outreach
- Crochet/sewing group
- Singing Group

The Tai Chi group is likely to stay where it is but could make use of the outdoor space for summer sessions.

Mothers & Toddlers use the Scout Hall. They could make use of the outdoor space and the facilities for activities in the park.

The Pavilion will be an office base for NDT for admin, etc and replace the current rented shop premises.

Potential new activities

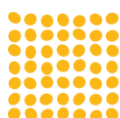
NDT will continue to listen to community need and respond as and when opportunities arise.

The following ideas will be taken forward:

- Café /coffee shop with a simple menu (soup and sandwich, cake, good coffee, etc) and kids' snacks
- Kitchen suitable for training; this links well with the community gardeners and would make good use of their produce
- Introductory events for people new to the village – to help social integration, community involvement, etc
- Tool hire
- Asset library – for party – gazebo, fairy lights, PA system
- Pop-up shop or stalls for crafters, etc.
- Children's parties – outdoor and indoor space
- Hire for small events and parties
- Hire of space for groups, meetings, etc

Other ideas to be explored:

- Dementia groups – quiet space; dementia café (like MAEDT). This could be through work with organisations like Health in Mind



- Making dog coats as part of a reuse /upskilling project
- Doggy park (part of green space only) – socialisation for dogs and owners
- Recording studio (mobile equipment that can be packed away) – evening use

How it will operate

The plan is to be open to the public through the day, 7days/week, with other uses and hires in the evenings.

Staffing

- Essential: Maintain the current 28 hour/week Community Engagement post.
- Additional essential post: a Business Development post (14-21 hours/week) to drive income generation, find funding and manage the facility
- The café would need a part-time Café Manager to ensure quality and compliance with standards and manage volunteers.
- One idea for future consideration is the alternative of renting out the café and allowing someone with relevant experience to run it. This generates guaranteed income, plus an agreed % profit share. NDT would need to consider whether this limits access to the kitchen area for NDT and other groups.

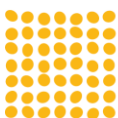
Volunteers

Volunteers remain essential to the success of NDT and its sustainability. With so much community activity, many of those keen to help are multi-volunteers. NDT is aware of this but also of the satisfaction and sense of fulfilment that volunteering gives. They recognise the need to play to volunteers' strengths but also promote the wide range of volunteering opportunities available (practical, organising events, communications, fundraising, etc) to attract more volunteers and try to bring in people from the new houses, young people etc.

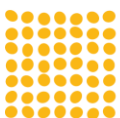
Project outputs

The acquisition of the Pavilion and the bowling green space will help NDT to achieve the following aims in its strategic plan:

- Being recognised as the 'go to' community resource for local people and the conduit for better and more meaningful engagement with MLC and other statutory bodies.
- Fulfilling the Development Trust role of connecting the village and people - relationship building with other groups and statutory services and making sure that NDT does not duplicate what's already working well.
- Increasing visibility so that local people know about NDT and will know who to speak to, either with an issue or to share information e.g. on local events, activities, etc. Notice boards at the Pavilion will also be important for sharing information.
- Offering outreach space for local access to information and advice services, bringing in other organisations like Citizen's Advice, Council outreach services, Community Police, etc. on a regular or occasional basis.



- Incubating new ideas by supporting other small groups to develop their own ideas, providing help to get set up, source initial funding, with some initial admin and finance support to get them onto their feet and ensure they are run properly.
- Leading on organising regular networking events to bring together existing organisations so that they can showcase what they do. This tackles the issue of people not knowing what's on offer locally. It is also an opportunity for the organisations themselves to network and get to know one another which might lead to more partnership working. These are also an opportunity for engagement and consultation with the community.



7. The Financial Case

Capital costs (acquisition & development) and funding

The aim is to request a transfer at nil value.

The costs associated with the transfer can potentially be funded by Scottish Land Fund (SLF) stage 1 funding for technical assistance. This can include:

- A valuation
- A building condition survey
- An asbestos survey
- An architectural feasibility study
- A more detailed business plan (if required)

Average grant size at stage one is about £12,000 (maximum £30,000) and applicants need to provide three quotes for each item they would like SLF to fund. Initial discussions with SLF have been positive.

Stage 2: SLF supports communities to become more resilient and sustainable through the ownership and management of land and buildings. Stage 2 Acquisition funding can fund capital purchase costs (max 95% of valuation) and some revenue costs associated with the asset acquisition, with grants ranging from £5,000 up to a maximum of £1,000,000.

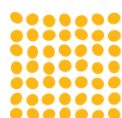
Capital improvement funding

The wooden structure of the Pavilion will need work to repair leaks in the roof, dampness at the bottom of some of the walls, replace windows and the inefficient wall mounted heaters, and upgrade the kitchen and toilets.

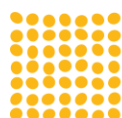
The costs for remediation and upgrade of the building and bowling green area have yet to be ascertained.

This remediation and improvement work will have to be funded from a number of sources. Potential funders include:

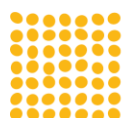
Funder	Details	Amount
Community and Renewable Energy Scheme (CARES) - Net Zero Community Buildings Fund (formerly the Urban Community Buildings Fund)	<p>Grant funding, advice and support for self-managed community organisations to decarbonise community buildings.</p> <p>The following costs are supported:</p> <ul style="list-style-type: none"> • Project development costs, such as building warrants, planning permission, grid connection, design and contractor appointment • Capital or installation costs, such as the cost to install core renewable energy/heating measures and add on energy efficiency and energy storage measures. • Development costs and add on measures (although these should be a minority of the requested costs). <p>Programme will run until the end of March 2025 with applications on a rolling basis. Applicants must obtain a free energy audit. Contact CARES for further information info@localenergy.scot</p>	<p>Up to 80% of eligible costs - max £80,000</p> <p>Requires 20% match</p>



<p>SUEZ Communities Fund Scotland – Smaller Projects Fund</p>	<p>Fund, managed by GrantScape, allows landfill operators to release tax credits to environmental and community groups. The scheme broadly aims to benefit local communities in the vicinity of a landfill site.</p> <p>Grants are available for capital improvement works to public amenity projects for community use. Public Amenities (Object C) - to provide, maintain or improve an amenity that is used primarily for leisure and recreation. The amenity must be open to all sections of the community for at least 104 days a year.</p> <p>3 funding rounds per year. Applications through GrantScape - Suez Communities Fund Scotland https://grantscape.org.uk/fund/suez-communities-fund/suez-communities-fund-scotland-2/</p>	<p>£3,000-£20,000</p> <p>Requires a Contributing Third Party Payment (11.5%)</p>
<p>FCC Scottish Action Fund</p>	<p>Grants for environmental and community-based projects within 10 miles of any landfill site or transfer station in Scotland and for the benefit of the general public.</p> <p>Public Amenities and Parks (Object C): Providing, maintaining or improving a public park or other public amenity which is in the vicinity of a landfill or transfer station. Funding can be awarded towards the refurbishment of an existing community building.</p> <p>2 funding rounds per year. Oversubscribed</p> <p>Guidelines and an online application on the FCC Communities Foundation website. https://fcccommunitiesfoundation.org.uk/funds/fcc-scottish-action-fund</p>	<p>£2,000-£40,000 for projects with a total project cost of £250,000</p> <p>Requires a 'Contributing Third Party' (CTP) payment (10.75%)</p>
<p>Garfield Weston Foundation Regular Grants</p>	<p>Funds a wide range of projects in the areas of welfare, youth, community, arts, faith, environment, education, health, and museums and heritage.</p> <p>Grants can be used for capital, revenue (unrestricted core costs) or project work:</p> <ul style="list-style-type: none"> • Capital costs - for tangible things, such as a building project, repairs, equipment etc. • Revenue/unrestricted core costs - towards the general running costs of the organisation. The grants are typically unrestricted and can be used towards costs such as general salaries (but not a specific position or job), rent, programme costs etc. • Project costs - for a very specific project or activity and would include all the costs involved in delivering the project, including staff costs and a reasonable percentage of overheads if relevant. <p>Community category - Typical projects supported include revenue grants for volunteering schemes and capital grants for the restoration of village halls and community centres and for facilities to support community life. Projects relatively small and local so grants made tend to be small.</p> <p>Applications on a rolling basis http://www.garfieldweston.org/</p>	<p>Max £100,000</p> <p>But likely to be 10% of the total costs of the budget</p>



Mushroom Trust	<p>Grants are available to support the creation, maintenance and improvement of urban green spaces. Preference for Edinburgh and the Lothians.</p> <p>Eligible projects include: Public parks and pathways; Community gardens, woodlands, orchards, and allotments; Cycle ways; Woodland restoration.</p> <p>The Trustees encourage applications for the initial costs for design work in connection with new projects where this has not yet been considered.</p> <p>Application deadline 31 March each year for consideration during the summer. https://mushroomtrust.com/projects/</p>	<p>£500-£10,000 (average £5,000)</p>
Steel Charitable Trust	<p>Funds projects that make a real impact in the areas of arts and heritage; education; environment; health; and social or economic disadvantage.</p> <p>The funding can support core costs, capital works or specific projects.</p> <p>Applications for the Environment category may include measures that improve the applicant organisation's carbon footprint.</p> <p>4 funding rounds p.a. but note success rate low at 4%</p> <p>https://steelcharitabletrust.org.uk/</p>	<p>£10,000- £25,000</p>
Community Led Local Development Fund: Tyne & Esk Programme	<p>2023-24 programme now closed but there may be similar programme next year which fits with NDT's timescale.</p> <p>Capital funding can cover costs of altering, refurbishing or extending a building you already own or lease.</p> <p>Revenue funding can be used to put on events, performances and activities, pay for running costs or items like laptops, mobile phone</p> <p>www.tyneesk.co.uk/how-apply/eoi</p>	<p>Capital Expenditure, £5,000-£30,000</p> <p>Revenue: max £10,000</p>
Awards for All	<p>Funding for projects/activities that achieve one or more of the following outcomes:</p> <ul style="list-style-type: none"> • Bring people together and build strong relationships in and across communities. • Improve the places and spaces that matter to communities. • Enable more people to fulfil their potential by working to address issues at the earliest possible stage. <p>The funding can be used for a wide range of costs, including Small land or capital projects; Equipment; One-off events; Staff costs; Training costs; Transport; Utilities/running costs; Volunteer expenses.</p> <p>https://www.tnlcommunityfund.org.uk/funding/programmes/national-lottery-awards-for-all-scotland</p>	<p>£300-£10,000</p>
Midlothian Councillors Funding	<p>Local funding – Each of the 3 local Councillors have £3,000 for community projects, which they have previously given to various projects in the park. This could help fund improvements to the Pavilion</p>	<p>£3,000 x 3</p>



Current funding

National Lottery Community Fund grants are awarded to projects in local communities that bring real improvement to the places where people live and to the wellbeing of those most in need. The funding is for community-led organisations to deliver longer term work that contributes to the following outcomes:

- Everyone in the community has the opportunity to influence and get involved in community-led activity.
- People in the community are better connected and work together to improve their wellbeing.

NDT has secured £99,854 of funding over 3 years from 1st November 2022 (£29,707 in year 1 (1/11/22 - 31/10/23); £34,011 in year 2; and £36,136 in year 3. This funding covers a 28 hour/week Community Engagement post; resources and activities; volunteer expenses; training; marketing, and a contribution to office/admin costs.

This builds on NDT's success in the last two financial years when income grew from £50,127 (mainly from grants and donations) in the year to 31st March 2022 to almost £69,000 in the last financial year.

Operating income

NDT is keen to generate income where possible as they do not want to have to rely too heavily on funding to deliver local projects but this has to be balanced by keeping activities accessible and affordable for everyone in the community at a time when the cost of living crisis means that many are facing economic challenges and real hardship.

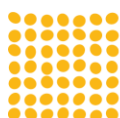
Income generation will come from:

Income source	Income assumption
Café /coffee income	25 x £5 average spend/day, open every day; from people coming to the Pavilion, visiting and passing through the park, school foot fall and those playing sports. Seasonally adjusted.
Space hire income	Regular and one-off hires of space in the Pavilion and/or the green space @ £22/hour - average 6 hours/week
Shared facilities fees	Regular monthly fees from petanque, etc for use of facilities. Estimated @ £50/month
Pantry income	Estimated as continuing at current level @ £1,000/month
Income from events & parties	Modest estimate of hires for parties and events

Other opportunities for income generation will be explored. These include:

- Sales of organic veg/veg boxes – maybe through a pop-up stall in the green space
- Commission on sales of work/items by local makers and crafters, displayed and sold from the Pavilion

Fundraising opportunities will be investigated but could include events that fulfil our aim of bringing people together as well as generating income.



Operating costs

The main costs are staffing costs for the posts, as set out in the previous section:

Year 2	Salary	Post	Pro Rata	E'ers NI	E'ers Pension 3%	total
Community Engagement post - Lottery funded	£30,931	0.80	£24,745	£2,159	£742	£27,646
Development post	£30,931	0.40	£12,372	£452	£371	£13,195
Café manager	£28,000	0.50	£14,000	£676	£420	£15,096
Core staffing costs			£51,117	£3,287	£1,534	£55,937

Other operating costs, as detailed in the financial projections include direct project costs:

- Workshops, users activities & resources
- Costs of café supplies and consumables (45% of sales); pantry supplies; gardening supplies
- Volunteer/meeting expenses and staff/volunteer training & conferences
- Promotion & marketing of activities and Information & resources

Cost of maintaining the Pavilion and greenspace are estimated post-refurbishment of the Pavilion. These include adequate cover for buildings insurance and maintenance. It is assumed that the refurbishment will include energy-efficiency measures to reduce electricity usage and costs.

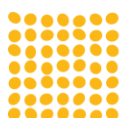
With the relocation to the Pavilion, NDT will no longer have the rental costs for its current office premises.

Cashflow projections

The financial projections at Appendix 1 show that the Pavilion and greenspace can provide a viable base for NDT's activities.

	2023-24	2024-25	2025-26
INCOME			
Grant funding	55,716	50,736	42,600
Income generation	13,400	60,044	62,669
TOTAL INCOME	69,116	110,780	105,269
EXPENDITURE			
Staffing and direct project costs	46,388	90,085	93,277
Overheads and support costs	19,248	14,227	14,727
TOTAL EXPENDITURE	65,636	104,312	108,004
SURPLUS/(DEFICIT)	3,480	6,468	-2,735
BALANCE BROUGHT FORWARD	37,518	40,998	47,466
BALANCE CARRIED FORWARD	40,998	47,466	44,731

The mixture of social enterprise income generation and funding for projects and volunteer development will allow NDT to maintain the staff team to deliver its activities and keep both NDT and the Pavilion and the green space in good repair.



8. Governance and Management Case

NDT legal structure

Newtongrange Development Trust was incorporated on 11th January 2021 as a company limited by guarantee (SC685572) and registered as Scottish Charity SC050782 on 17th February 2021.

Its objects, as stated in its Articles of Association are:

To benefit principally the community of Newtongrange which comprises the Newtongrange Community Council area (“the Community”) with the following objects:

(1) The advancement of community development (including the advancement of urban regeneration) principally within the Community;

But only to the extent that the above purposes are consistent with furthering the achievement of sustainable development.

There are 3 categories of membership:

- Ordinary membership is open to anyone aged 16+ who is resident in the community (defined as the Newtongrange Community Council area) and entitled to vote in the area and who supports NDT’s objects and activities.
- Associate membership is open to any individual who does not meet the residence criteria for Ordinary membership or any organisation, based in Newtongrange and elsewhere who support NDT’s objects and activities.
- Junior membership is open to any individual aged 12 to 15, resident in the Community or elsewhere who supports NDT’s objects and activities.

The membership structure ensures that only Ordinary Members are entitled to vote at members’ meetings or become Member Directors on the Board. Ordinary Members must comprise at least 75% of the membership at all times.

The Board

The Articles allow for up to 10 Ordinary Directors, appointed at the AGM for a two year term but eligible for re-election at the end of the term. The current board is made up of 8 people who live and believe in Newtongrange:

Jeremy Adderley - Charity Operations Manager

Linda Anderson – Retired Legal Secretary

Patricia Bowie - General Manager Social Enterprise

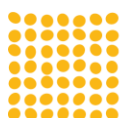
Fiona Horne - Operations Manager Youth Support Organisation

Andrew Marshall - Architect and Associate Director of private Architectural practice

Rebecca McCosh - Communications Consultant

June Robertson – Retired Teacher

Hayley Young - Bank Worker



Some are Newtongrange born and bred; others have moved into the community but all have a good understanding of the issues affecting the community, a wealth of local knowledge and contacts and a good grasp of local networks.

A Board skills' review carried out in 2022 looked at the various tasks and roles that the directors/charity trustees need to be able to do to support, develop and manage the range of activities envisaged by NDT. It showed that there is considerable breadth and depth of experience in:

- Governance, essential to protect the integrity and the reputation of NDT as a charity and to ensure that the trustees are able to demonstrate sound governance. Some of the Board members are very experienced and able to help develop those newer to being on a charity Board. An induction pack gives new trustees an introduction to the organisation and what NDT expects of them.
- Working with people - NDT has strong people skills on the Board and experience of working with the whole range of people and organisations that will be encountered as NDT takes on and develops projects - community groups, volunteers, architects and planners, local councils and statutory bodies. They also have skills to recruit and manage staff and deal with sensitive issues and conflict resolution.
- Communication - High levels skills again demonstrated here. Communication, relationship building and partnership working will be a key to NDT's success in engaging with the community and ensuring a wide network of supporters and buy in from agencies and statutory bodies.
- Business skills – There is a solid business experience base on the Board in project planning and organisational and project management.
- Levels of financial skills and experience are more mixed – strong in budgeting and general financial management but more reliant on some more experienced Board members for charity accounting and cashflow planning. Finance training will be undertaken to build up skills.
- Marketing is often a weaker area for charity boards but NDT has some strong marketing skills, particularly in use of social media, branding and website development. This experience will be beneficial to the Board as good communication is vital to NDT's success.

Other relevant skills and talents include charity management, setting up new community organisations, part time university tutor / crit reviewer; Vice Chair of Newtongrange Community Council; cofounder of a Central Belt networking forum (800+ members); IT specialist; copywriting, editing, PR and marketing.

The diversity of backgrounds, skills and experiences (business and life) on the Board should stand NDT in good stead for the work involved in taking on and managing the Bowling Pavilion. Board members are confident that they have the capacity to negotiate and manage the CAT process and then run the asset for the benefit of the community.

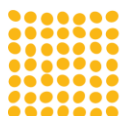
The Board recognise the need to continue to recruit people with additional skills to strengthen the Board and reduce over-dependency on key individuals but will use external help and advice where required.

The Board also has the right to co-opt up to 5 people to serve on the Board. This mechanism can be used to bring in people with additional skills or expertise to help with the CAT process.

Management oversight and reporting

The Board developed a strategic plan in early 2022 which set out its aims and priorities, including an Action Plan for Board and activity development.

The Board is responsible for oversight of operations, finances and policies. Operational and financial reports are presented at monthly Board meetings to ensure that all Board members are kept up to date.



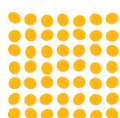
The CAT will be time consuming and there is the risk of too much falling on the same people; this will be addressed by ensuring that tasks are shared/delegated. A CAT sub group has been set up to manage the detailed process and report back to the rest of the Board.

The Development Trusts Association Scotland (DTAS) will support NDT through the CAT process, especially in resolving any difficulties with negotiations.

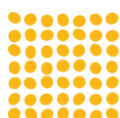
Risk assessment

Taking on an asset involves risk at all stages of the process – pre-acquisition, acquisition and post-acquisition operation. NDT Board has assessed the risks, as set out below, and the steps required to mitigate the key risks identified:

Risk	Impact	Probability	Existing Controls	Action Required
Failure to secure assets	High	Low	Initial negotiations positive and support of local Councillors (Bowen, Drummond and Scott) Business plan being developed to show business and social case to support the negotiating position	Technical feasibility work to highlight any major issues or potential deal breakers (see below) Negotiations with MLC
Failure to secure capital funding to purchase the asset	High	Low	Business case being developed for acquisition, including evidence of demand and financial sustainability Aim is for asset transfer at nil value so funding would be for technical work, fees, etc	Continue to build on positive discussions with Scottish Land Fund officer Consider other funding sources and mechanisms
Failure to secure capital funding to develop the asset	Medium	Low	Remediation upgrade work to be fully costed Development can be done gradually, within funding availability and NDT capacity	Keep an eye out for funding opportunities and changes in funding criteria Look for sources of re-use /excess materials from local businesses, etc.
Fire risk (wooden structure)	High	Medium	Checked with NDT's insurer who confirmed they will insure a wooden structure for an enhanced premium of £1.30 per £1,000 of rebuild cost, as opposed 60p per £1,000 of rebuild cost.	Take all reasonable steps to reduce fire risk Maintain adequate insurance Additional insurance costs included in cashflow projections
Vandalism/theft/arson risk	High	Low	No issues to date, despite the Pavilion standing unused	Good community engagement to build sense of community ownership Install CCTV as deterrent

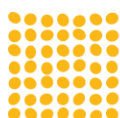


H&S risk – Young people climbing onto the roof, etc	Medium	Medium	Not aware of this as an issue	Good engagement with schools and young people Warning signs and CCTV as deterrent
Management capacity	High	Low	Reliance on key Board members with skills for CAT	Ongoing monitoring of roles and workload
Managing community expectations	Medium	Low	Essential to make people aware of the likely timescale for the project and keep people in the loop throughout the CAT	Once ready and open, need to ensure that people know that the Pavilion and the space are owned by NDT for the community, not by MLC.
Complaints about car parking	Medium	Medium	Most people will be local so will come to the park on foot or by public transport so activities will be unlikely to increase car numbers.	Events might increase demand for parking but people would be encouraged to use bus links/public transport
Failure to secure ongoing revenue funding	Medium	Medium	Projects and activities only happen once funding has been secured to cover posts and costs to deliver the project.	Consider a broad range of funders and fundraising options Develop income generation
Loss of staff members and their expertise	Medium	Low	Ensure funding secured to maintain essential posts Good terms and conditions to aid retention	Maintain mix of funded project staff post and some covered by income generation
Loss of key Board members	Medium	Low	Board recruited from people committed to the area Training for Board members to ensure clear understanding of good governance and build other relevant skills	Succession planning and ongoing active Board recruitment to ensure continuity and a wide spread of skills.
Loss of volunteers	Medium	Low	Good support for volunteers and sharing tasks to prevent burnout	Ongoing support and development for existing volunteers Drive to attract new volunteers
Loss of community support	High	Low	Ongoing active communication and community consultation	Listening to and acting on feedback from ongoing community consultation, feedback and events



Potential deal breakers pre-acquisition:

- Building condition – likely to contain asbestos given its age so this will need to be removed. Building survey is essential to ensure there are no other issues that cannot be fixed.
- Planning permission – NDT needs confirmation that permission will cover activities proposed for the Pavilion and bowling green area.
- Compliance with building standards and work required to meet those standards
- Restrictions on use - Any conditions imposed as part of the transfer (possibly linked to the original Trust Deed). If these restrict use or include onerous conditions, the transfer may not be feasible. SLF do not want to see conditions on CATs.
- Clear definition of the site boundary (including or excluding the hedge, wall, etc.) Ideally NDT sets that boundary as part of the CAT request. Clarity on responsibilities for maintenance, particularly on boundary hedges, trees, walls, etc, as these could be potential long-term liabilities.
- Asset cost – NDT is assuming a CAT at nil value. If at valuation, it has to be independent and based on current condition, not on development potential value.
- Maintenance post acquisition – NDT will presumably be responsible for maintenance of both the building and the outdoor space. Any specific requirements have to be clarified pre-transfer, again to make sure that there is nothing that will make the transfer unfeasible.
- Timescales have to fit with available funding.

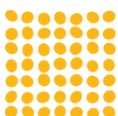


9. Marketing & Communications

Marketing is not just about “selling” services but about how NDT presents itself and engages with its community and supporters. NDT currently engages with the community and stakeholders through:

- Its website - <https://www.ndt.scot/>
- The newsletter which goes out to members and subscribers
- Its Facebook page - <https://www.facebook.com/NewtongrangeDT/> - which has more than 1,200 followers
- Twitter - <https://twitter.com/newtongrangedt>
- Posters displayed in the window of its office base, the library, local notice boards, etc

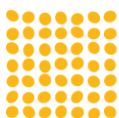
One of the Board is a communications consultant, specialising in copywriting, PR and marketing. These skills can be put to good use to raise the profile of NDT and garner positive press attention for the CAT.



Appendices

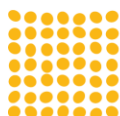
Appendix 1: Financial projections

NDT - Cashflow Projections Summary			
	2023-24	2024-25	2025-26
INCOME			
Community Led Fund Lottery	34,011	36,136	0
Mental Health and wellbeing Fund	1,505	1,600	1,600
Volunteer support & Dev	3,000	3,000	5,000
Other Trusts & Grants	7,000	7,000	33,000
Pantry funding	3,000	3,000	3,000
Bowling Green acquisition/capital funding	7,200	0	0
Total Trusts & Grants	55,716	50,736	42,600
			0
Café/coffee/catering income	0	40,500	42,525
Pantry income	12,000	12,000	12,000
Space hire income	0	5,544	5,544
Shared facilities fees	0	600	600
Income from events & parties	300	300	900
Fund Raising	500	500	500
Donations	600	600	600
Other income	0	0	0
TOTAL INCOME	69,116	110,780	105,269
EXPENDITURE			
Salaries (gross + E'ers NI & pension)	26,938	55,937	57,616
Less: Employment allowance	-2,070	-3,287	-3,385
Freelance fees	3,600	0	0
Workshops, Users Activities & Resources	3,000	3,120	3,183
Volunteer/Meeting Expenses	1,020	1,030	1,080
Staff & volunteer training & conferences	500	515	530
Promotion & marketing of activities	1,500	1,000	720
Café Supplies	0	18,225	19,136
Pantry Supplies	7,200	7,560	7,920
Gardening supplies	2,800	2,950	3,020
Information & Resources	600	624	648
Equipment	1,300	2,410	2,810
Rent	6,396	0	0
Repairs & Maintenance	0	4,800	5,040
Utilities	0	1,800	1,896
Telephone	288	576	600
Insurance (current + fire cover)	3,480	3,800	4,030
Licences,Fees & Subs	366	421	436
Cleaning	18	360	384
Stationery, Printing & Postage	140	350	150
Fundraising expenses	100	100	100
Bank charges	0	480	480
Professional fees - Bowling Green acquisition	7,200	0	0
Accountancy fees	900	940	975
Sundries	360	600	636
TOTAL EXPENDITURE	65,636	104,312	108,004
SURPLUS/(DEFICIT)	3,480	6,468	-2,735
BALANCE BROUGHT FORWARD	37,518	40,998	47,466
BALANCE CARRIED FORWARD	40,998	47,466	44,731

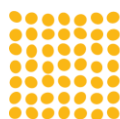


Financial projections - staffing costs

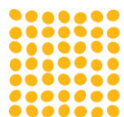
					3%	
Year 1						
	Salary	Post	Pro Rata	E'ers NI	E'ers Pension 3%	total
Community Engagement post - Lottery funded	£30,030	0.80	£24,024	£2,060	£721	£26,804
			£0	£0	£0	£0
			£0	£0	£0	£0
Core staffing costs			£24,024	£2,060	£721	£26,804
Year 2						
	Salary	Post	Pro Rata	E'ers NI	E'ers Pension 3%	total
Community Engagement post - Lottery funded	£30,931	0.80	£24,745	£2,159	£742	£27,646
Development post	£30,931	0.40	£12,372	£452	£371	£13,195
Café manager	£28,000	0.50	£14,000	£676	£420	£15,096
Core staffing costs			£51,117	£3,287	£1,534	£55,937



NDT - Cashflow Projections Year to 31 March 2024														
Operating from current base, negotiating Bowling Green/Pavilion acquisition														
	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Year Total	
INCOME														
Community Led Fund Lottery	0	0	0	0	0	0	0	0	0	0	34,011	0	34,011	2nd of 3 years - £99,854 in total
Mental Health and wellbeing Fund	0	0	0	0	1,505	0	0	0	0	0	0	0	1,505	
Volunteer support & Dev	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000	
Other Trusts & Grants	0	0	0	0	0	0	3,000	0	2,000	0	2,000	0	7,000	
Pantry funding	0	0	0	0	0	0	3,000	0	0	0	0	0	3,000	
Bowling Green acquisition/capital funding	0	0	0	0	0	0	0	7,200	0	0	0	0	7,200	to cover legal/professional costs o
Total Trusts & Grants	3,000	0	0	0	1,505	0	6,000	7,200	2,000	0	36,011	0	55,716	55,716
Café/coffee/catering income	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pantry income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	
Space hire income	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared facilities fees	0	0	0	0	0	0	0	0	0	0	0	0	0	
Income from events & parties	0	0	0	0	0	0	0	0	0	0	0	300	300	
Fund Raising	0	0	0	0	0	0	0	500	0	0	0	0	500	
Donations	50	50	50	50	50	50	50	50	50	50	50	50	600	
Other income	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL INCOME	4,050	1,050	1,050	1,050	2,555	1,050	7,050	8,750	3,050	1,050	37,061	1,350	69,116	69,116
EXPENDITURE	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Year Total	
Salaries (gross + E'ers NI & pension)	2,234	2,234	2,234	2,234	2,234	2,234	2,234	2,234	2,234	2,234	2,301	2,301	26,938	Community Engagement Officer
Less: Employment allowance	-172	-172	-172	-172	-172	-172	-172	-172	-172	-172	-177	-177	-2,070	
Freelance fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600	
Workshops, Users Activities & Resources	250	250	250	250	250	250	250	250	250	250	250	250	3,000	
Volunteer/Meeting Expenses	85	85	85	85	85	85	85	85	85	85	85	85	1,020	
Staff & volunteer training & conferences	0	100	0	0	0	100	100	0	0	0	100	100	500	
Promotion & marketing of activities	200	200	200	100	100	100	100	100	100	100	100	100	1,500	
Café Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pantry Supplies	600	600	600	600	600	600	600	600	600	600	600	600	7,200	
Gardening supplies	400	400	400	400	400	400	0	0	0	0	0	400	2,800	
Information & Resources	50	50	50	50	50	50	50	50	50	50	50	50	600	
Equipment	750	0	0	0	250	0	0	0	300	0	0	0	1,300	
Rent	533	533	533	533	533	533	533	533	533	533	533	533	6,396	
Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	
Utilities	0	0	0	0	0	0	0	0	0	0	0	0	0	
Telephone	24	24	24	24	24	24	24	24	24	24	24	24	288	
Insurance (current + fire cover)	0	0	0	0	0	0	480	0	0	0	3,000	0	3,480	
Licences,Fees & Subs	17	17	17	17	17	17	17	30	17	117	67	17	366	
Cleaning	0	0	10	0	0	0	0	4	0	0	0	4	18	
Stationery, Printing & Postage	0	30	0	0	30	0	0	40	0	40	0	0	140	
Fundraising expenses	0	0	0	0	0	0	0	100	0	0	0	0	100	
Bank charges	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional fees - Bowling Green acquisition	0	0	0	0	0	0	2,400	0	0	2,400	0	2,400	7,200	surveys, professional & legal fees
Accountancy fees	0	0	75	0	0	675	0	0	75	0	0	75	900	
Sundries	30	30	30	30	30	30	30	30	30	30	30	30	360	
TOTAL EXPENDITURE	5,301	4,681	4,636	4,451	4,731	5,226	7,031	4,208	4,426	6,591	7,263	7,092	65,636	65,636
SURPLUS/(DEFICIT)	-1,251	-3,631	-3,586	-3,401	-2,176	-4,176	19	4,542	-1,376	-5,541	29,798	-5,742	3,480	3,480
BALANCE BROUGHT FORWARD	37,518	36,267	32,636	29,050	25,649	23,474	19,298	19,317	23,859	22,483	16,942	46,740		
BALANCE CARRIED FORWARD	36,267	32,636	29,050	25,649	23,474	19,298	19,317	23,859	22,483	16,942	46,740	40,998		40,998



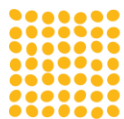
NDT - Cashflow Projections Year to 31 March 2025													
Operating from Pavilion													
	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Year Total
INCOME													
Community Led Fund Lottery	0	0	0	0	0	0	0	0	0	0	36,136	0	36,136
Mental Health and wellbeing Fund	0	0	0	0	1,600	0	0	0	0	0	0	0	1,600
Volunteer support & Dev	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
Other Trusts & Grants	0	0	0	0	0	0	3,000	0	2,000	0	2,000	0	7,000
Pantry funding	0	0	0	0	0	0	3,000	0	0	0	0	0	3,000
Bowling Green acquisition/capital funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Trusts & Grants	3,000	0	0	0	1,600	0	6,000	0	2,000	0	38,136	0	50,736
Café/coffee/catering income	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,000	2,250	2,250	3,000	40,500
Pantry income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Space hire income	528	528	528	264	264	528	528	528	264	528	528	528	5,544
Shared facilities fees	50	50	50	50	50	50	50	50	50	50	50	50	600
Income from events & parties	0	0	0	0	0	0	150	0	0	0	0	150	300
Fund Raising	0	0	0	0	0	0	0	500	0	0	0	0	500
Donations	50	50	50	50	50	50	50	50	50	50	50	50	600
Other income	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	8,378	5,378	5,378	5,114	6,714	5,378	11,528	5,878	6,364	3,878	42,014	4,778	110,780
EXPENDITURE	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Year Total
Salaries	4,661	4,661	4,661	4,661	4,661	4,661	4,661	4,661	4,661	4,661	4,661	4,661	55,937
Less: Employment allowance	-274	-274	-274	-274	-274	-274	-274	-274	-274	-274	-274	-274	-3,287
Freelance fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Workshops, Users Activities & Resources	260	260	260	260	260	260	260	260	260	260	260	260	3,120
Volunteer/Meeting Expenses	85	85	85	85	85	85	85	85	85	85	90	90	1,030
Staff & volunteer training & conferences	0	100	0	0	0	105	100	0	0	0	105	105	515
Promotion & marketing of activities	450	50	50	50	50	50	50	50	50	50	50	50	1,000
Café Supplies	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,688	1,350	1,013	1,013	1,350	18,225
Pantry Supplies	630	630	630	630	630	630	630	630	630	630	630	630	7,560
Gardening supplies	420	420	420	420	420	420	0	0	0	0	0	430	2,950
Information & Resources	52	52	52	52	52	52	52	52	52	52	52	52	624
Equipment hire and purchase	109	109	409	109	109	109	509	109	109	509	109	109	2,410
Rent	0	0	0	0	0	0	0	0	0	0	0	0	0
Repairs & Maintenance	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Utilities	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Telephone	48	48	48	48	48	48	48	48	48	48	48	48	576
Insurance	0	0	0	0	0	0	600	0	0	0	3,200	0	3,800
Licences, Fees & Subs	19	19	19	19	19	19	19	40	19	135	75	19	421
Cleaning	30	30	30	30	30	30	30	30	30	30	30	30	360
Stationery, Printing & Postage	200	30	0	0	40	0	0	40	0	40	0	0	350
Fundraising expenses	0	0	0	0	0	0	0	100	0	0	0	0	100
Bank charges	40	40	40	40	40	40	40	40	40	40	40	40	480
Professional fees - Bowling Green acquisition	0	0	0	0	0	0	0	0	0	0	0	0	0
Accountancy fees	0	0	80	0	0	700	0	0	80	0	0	80	940
Sundries	50	50	50	50	50	50	50	50	50	50	50	50	600
TOTAL EXPENDITURE	9,018	8,548	8,798	8,418	8,458	9,223	9,098	8,159	7,741	7,879	10,689	8,281	104,312
SURPLUS/(DEFICIT)	-640	-3,170	-3,420	-3,304	-1,744	-3,845	2,430	-2,281	-1,377	-4,001	31,325	-3,503	6,468
BALANCE BROUGHT FORWARD	40,998	40,358	37,187	33,767	30,463	28,719	24,873	27,303	25,022	23,645	19,644	50,969	
BALANCE CARRIED FORWARD	40,358	37,187	33,767	30,463	28,719	24,873	27,303	25,022	23,645	19,644	50,969	47,466	47,466

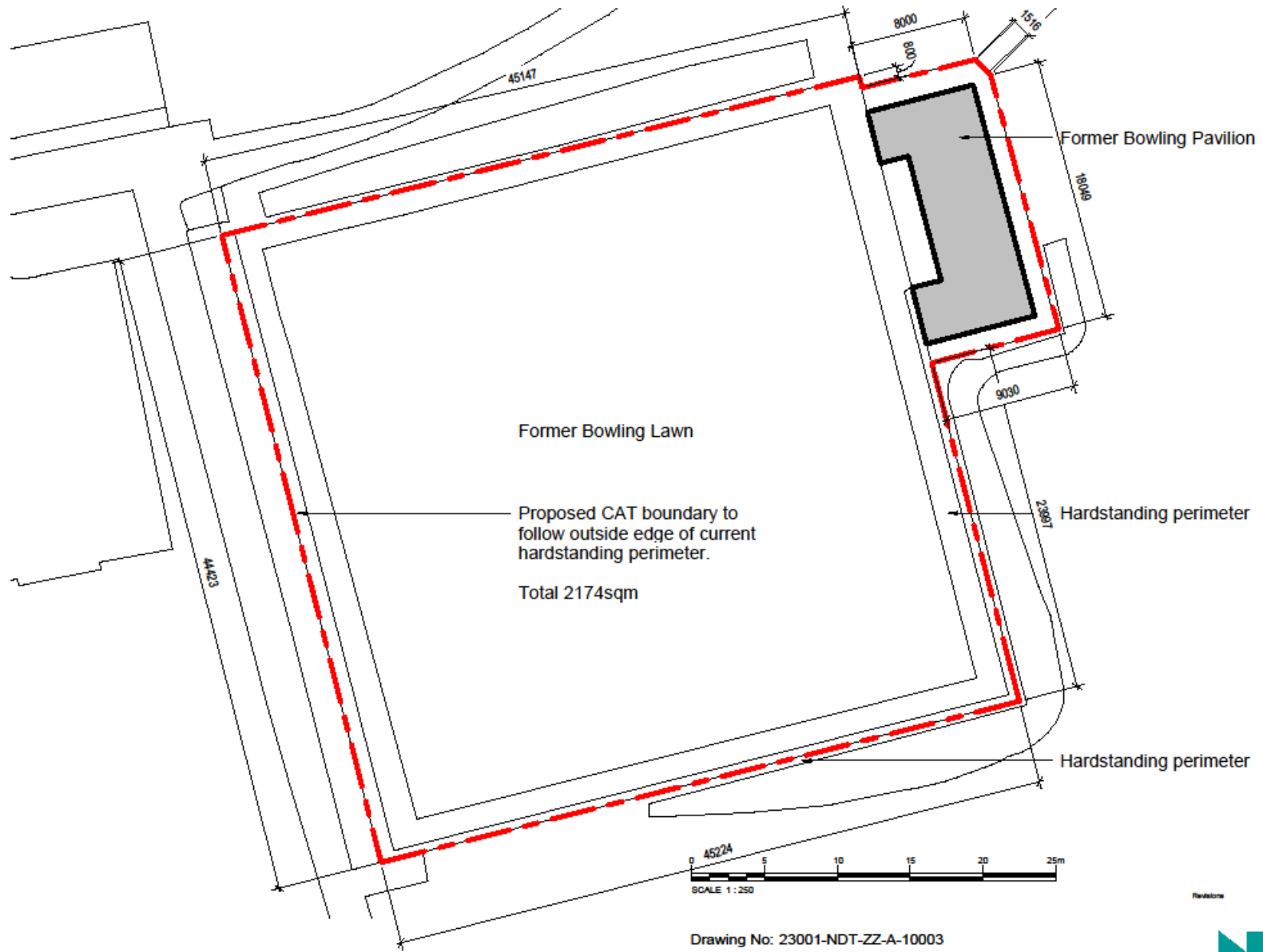


NDT - Cashflow Projections Year to 31 March 2026													
Operating from Pavilion													
	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Year Total
INCOME													
Community Led Fund Lottery	0	0	0	0	0	0	0	0	0	0	0	0	0
Mental Health and wellbeing Fund	0	0	0	0	1,600	0	0	0	0	0	0	0	1,600
Volunteer support & Dev	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
Other Trusts & Grants	0	0	0	0	0	0	3,000	0	0	0	30,000	0	33,000
Pantry funding	0	0	0	0	0	0	3,000	0	0	0	0	0	3,000
Bowling Green acquisition/capital funding	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Trusts & Grants	5,000	0	0	0	1,600	0	6,000	0	0	0	30,000	0	42,600
Café/coffee/catering income	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,150	2,363	2,363	3,150	42,525
Pantry income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Space hire income	528	528	528	264	264	528	528	528	264	528	528	528	5,544
Shared facilities fees	50	50	50	50	50	50	50	50	50	50	50	50	600
Income from events & parties	150	0	150	0	0	150	0	150	0	0	0	300	900
Fund Raising	0	0	0	0	0	0	0	500	0	0	0	0	500
Donations	50	50	50	50	50	50	50	50	50	50	50	50	600
Other income	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	10,716	5,566	5,716	5,302	6,902	5,716	11,566	6,066	4,664	3,991	33,991	5,078	105,269
EXPENDITURE	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Year Total
Salaries	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	4,801	57,616
Less: Employment allowance	-282	-282	-282	-282	-282	-282	-282	-282	-282	-282	-282	-282	-3,385
Freelance fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Workshops, Users Activities & Resources	265	265	265	265	265	265	265	265	265	265	265	265	3,183
Volunteer/Meeting Expenses	90	90	90	90	90	90	90	90	90	90	90	90	1,080
Staff & volunteer training & conferences	0	105	0	0	0	105	105	0	0	0	105	110	530
Promotion & marketing of activities	60	60	60	60	60	60	60	60	60	60	60	60	720
Café Supplies	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,418	1,063	1,063	1,418	19,136
Pantry Supplies	660	660	660	660	660	660	660	660	660	660	660	660	7,920
Gardening supplies	430	430	430	430	430	430	0	0	0	0	0	440	3,020
Information & Resources	54	54	54	54	54	54	54	54	54	54	54	54	648
Equipment hire and purchase	112	112	532	112	112	112	632	112	112	632	112	112	2,810
Rent	0	0	0	0	0	0	0	0	0	0	0	0	0
Repairs & Maintenance	420	420	420	420	420	420	420	420	420	420	420	420	5,040
Utilities	158	158	158	158	158	158	158	158	158	158	158	158	1,896
Telephone	50	50	50	50	50	50	50	50	50	50	50	50	600
Insurance	0	0	0	0	0	0	630	0	0	0	3,400	0	4,030
Licences, Fees & Subs	19	19	19	19	19	19	19	50	19	140	75	19	436
Cleaning	32	32	32	32	32	32	32	32	32	32	32	32	384
Stationery, Printing & Postage	0	30	0	0	40	0	0	40	0	40	0	0	150
Fundraising expenses	0	0	0	0	0	0	0	100	0	0	0	0	100
Bank charges	40	40	40	40	40	40	40	40	40	40	40	40	480
Professional fees - Bowling Green acquisition	0	0	0	0	0	0	0	0	0	0	0	0	0
Accountancy fees	0	0	85	0	0	720	0	0	85	0	0	85	975
Sundries	53	53	53	53	53	53	53	53	53	53	53	53	636
TOTAL EXPENDITURE	8,735	8,870	9,240	8,735	8,775	9,560	9,560	8,476	8,035	8,277	11,157	8,585	108,004
SURPLUS/(DEFICIT)	1,981	-3,304	-3,524	-3,433	-1,873	-3,844	2,006	-2,410	-3,371	-4,286	22,833	-3,507	-2,735
BALANCE BROUGHT FORWARD	47,466	49,447	46,142	42,618	39,185	37,312	33,467	35,473	33,063	29,692	25,405	48,239	
BALANCE CARRIED FORWARD	49,447	46,142	42,618	39,185	37,312	33,467	35,473	33,063	29,692	25,405	48,239	44,731	



Appendix 2: Map 1 – 1:500 scale





Client
NDT

Project
Bowling Pavilion
Redevelopment

Drawing No: 23001-NDT-ZZ-A-10003

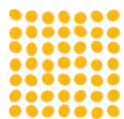
Site Plan with Proposed
Boundary

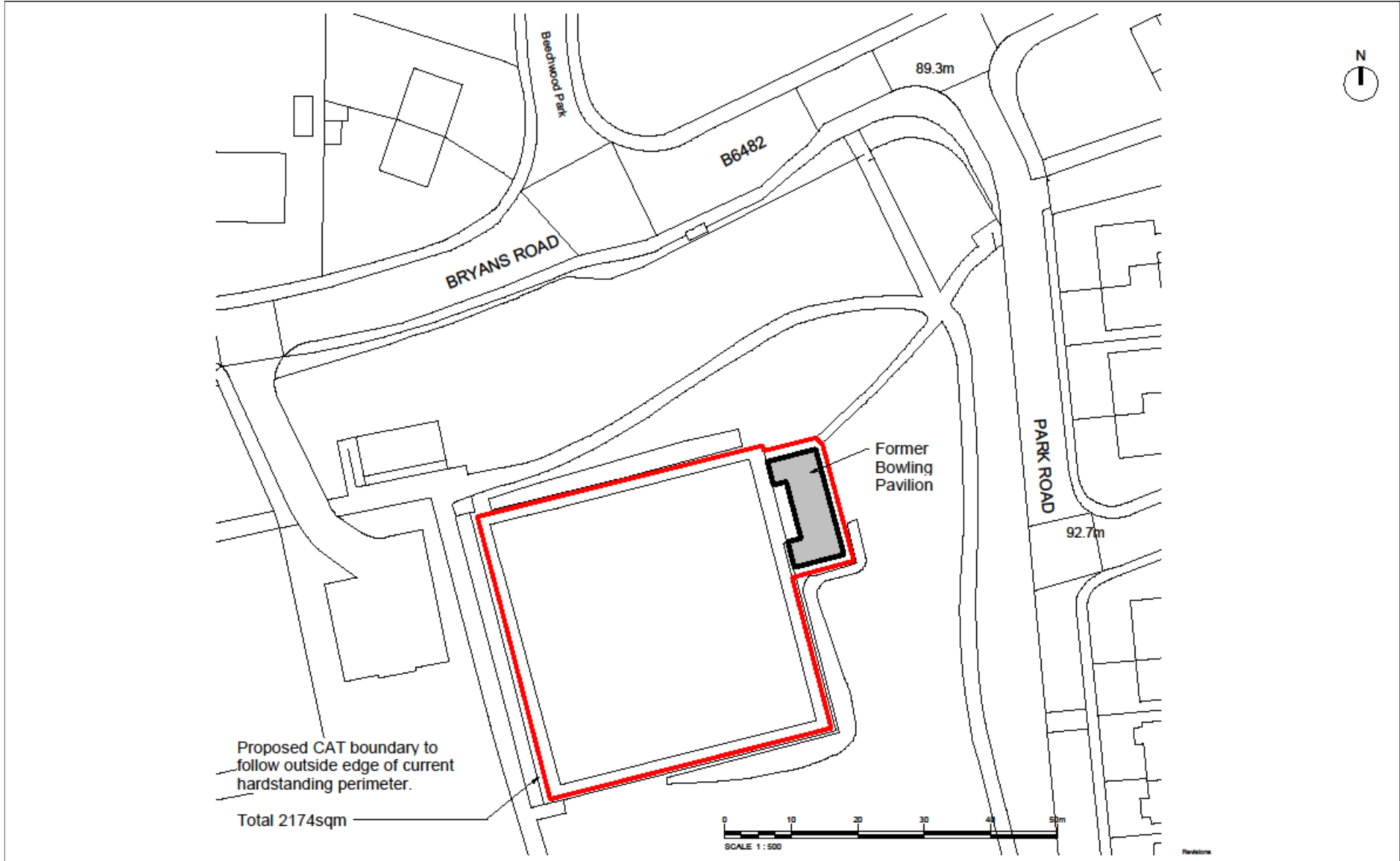
Scale
1 : 250

Revisions



Appendix 3: Map 2 – 1:250 scale





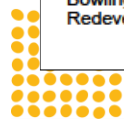
Client
NDT

Project
Bowling Pavilion
Redevelopment

Drawing No: 23001-NDT-ZZ-A-10001

Location Plan

Scale
1 : 500



Appendix 4: Community Survey

Summary:

A total of 229 responses were gathered over recent months in person at the Pool Pantry, at the Coronation event and the Gala Day and through an online survey.

226 (98.7%) support NDT's plan to request having the Bowling Pavilion and Green in Welfare Park transferred from Midlothian Council to NDT for community use.

The respondents – 223 from Newtongrange and only 6 from elsewhere represented all age ranges:

Q1								
Do you support NDT having the Bowling Pavilion and Green in Welfare Park transferred from Midlothian Council to NDT for community use?								
Q2								
We already have some ideas as to how the space could be used but please add any suggestions here.								
Survey No.	Occasion of Survey	Date	Demographic	Q1		Q2	Lives in Newtongrange	
				Yes	No	Comments	Yes	No
Totals >				226	3	200	223	6
Percentages of Newtongrange answers				98.69%	1.31%		97.38%	2.62%
1	Coronation Event	05/05/2023	C & YP	15	0	15	15	0
2	The Pool Pantry	Various	Adults	49	0	47	49	0
3	Gala Day	10/06/2023	All	62	0	62	57	5
4	Online Survey	Various		100	3	76	102	1

The respondents – 223 from Newtongrange and only 6 from elsewhere represented all age ranges:

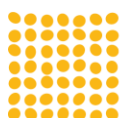
Age group								
0-5	6-15	16-24	25-34	35-44	45-54	55-64	65-74	75+
2	13	7	10	25	30	52	45	19
0.87%	5.68%	3.06%	4.37%	10.92%	13.10%	22.71%	19.65%	8.30%
2	13	0	0	0	0	0	0	0
0	0	1	1	3	2	14	11	13
		2	5	5	4	7	11	2
0	0	4	4	17	24	31	23	4

Detailed comments

Respondents made the following 200 suggestions for use of the space:

15 from children and young people at the Coronation event:

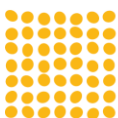
- Community location, youth club, internet café
- Art studio, music
- Games. Arts & crafts
- Archery, arts & crafts
- Trampoline park



- Play with all the toys
- Arts & crafts, video games. Video entertainment, board games
- Giant exercise balls to play on
- Video games, outside games, tig, chaos -tig, jolly octopus
- Play party games, musical chairs, garden, balloon party
- IPod area
- Football, rounders, tennis outdoors, gym inside, sports hall, café, chess, board games, football goals, phone chargers, Bootcamp, boxing
- Make grass better, football goals, football tournaments at Astros
- Food, lunch club, woodwork
- Toilets

47 from Pool Pantry attendees:

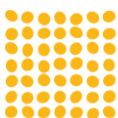
- Toilet facilities
- Café / Crèche
- Pantry / Play area / Swap shop
- Play for younger ones out the house, Ball games, older children to help
- Pantry, Fun day
- Café, fund raise
- Toilets in park
- Pantry
- Band playing / Gala day
- Toilets / socialise / Café
- Toilets / Café
- Toilets
- Café
- Pantry
- Pantry / Café
- Café
- Toilets / café /storage of pentanque
- Gala toilets and functions, fundraising events
- Pantry, café, toilets, clothing exchange



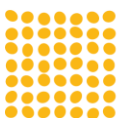
- Functions, coffee mornings, pantry,
- café, accessible toilets, drop in for information, Pantry
- Pantry
- Pantry, coffee mornings, community gathering, spa, Jacuzzi
- Pantry
- Children's play area, toilets for public use, tea room, meeting room
- Putting green, tennis, café,
- Pantry, more people at a time, activities, picnic, seniors get together
- Something for seniors
- Café, pantry
- young & old people afternoon tea
- café, toilets, books for 50p
- pantry, café
- Community café or meeting room
- Café
- Evening events
- Pantry, kids' activities, café
- Community café, pantry, base for walkers
- Dance club, elderly socialising, café, pantry
- Toilets, snack bar
- Baby & toddlers group, meetings
- space for community groups, kids parties
- Dog park, toilets, shop
- community space
- café
- social space for the community
- social events, quiz nights, bbqs
- youth club

62 from people of all ages at the 2023 Gala Day:

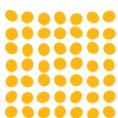
- youth club



- games, music, dancing, DJ, free stuff - sharing stuff
- café with slushies
- games, pool, youth club
- 'get back to work' placements to help with confidence and getting back to work, café, growing garden, planting, food pantry, cooking, bingo afternoon, pool and card games for men, prize bingo for £5, curry night
- community activities
- toilet, craft clubs, singing, café, recording studio
- dance clubs
- something for kids
- something for kids 6-24, safe space where they can go
- a hub, café, catch up with friends, toilet facilities, general meeting space, craft market, NDT groups, events, pantry, growing vegetables and flowers, seating outdoors, dog training
- two or three different things - community café, station for pentanque, hub, pantry, community clothing bank, grass area, craft stalls area each week
- café and community hub, a lot of elderly people go around the park and need use of a toilet
- not fussy as long as it is getting used, café, toilet
- café and toilet
- fun events for children, repainted, play events, club, football, gym, judo, karate
- Outdoor market
- hub, clubs for kids, craft clubs
- drinks, café
- pump track - like Ormiston (partnership work with 5 agencies) The skate park has no room, resurface the paths in the park
- arts and crafts, café, stuff for younger kids, softplay
- community groups coffee, café for dog walkers
- for people to enjoy themselves, music, theatre
- café, something for kids to play in - softplay
- teas and coffee
- gardening, football
- gardening, football
- art group, crafts, toilet & café



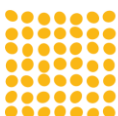
- art group, crafts, toilet & café
- community toilets and café, space to get out for other groups
- public bowling green
- toilets, café, croquet
- night time activity, pottery
- benefit community, toilets, sewing, crafts
- community space, café, arts and crafts centre, shop or thing made by people in the community
- chess club
- science club and experiments
- Minecraft, coding club
- toilets and café, gardening, crafts, arts & crafts, craft baking and sales
- something for kids, toilets, drinks, water
- football, gaming, Lego clubs
- community based toilet, café, hub, meeting room
- toilets, café
- arts & crafts, small children activities
- activities for young people and families, toilets
- pre-school group activities, toilets & café
- Community, painting, craft skills workshops, woodwork, café, craft café, guitar group
- A room for courses, crafts, renting out to people who want to make something, have free groups, yoga
- Toilets, café. Dog park
- toilets
- toilets for petanque
- café
- café, toilets
- toilets, groups
- groups such as arts and crafts
- petanque use for toilets
- putting green to be brought back, toilets, café
- community use



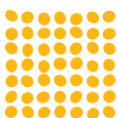
- something for kids, groups
- café, toilets
- coffee shop
- community use

76 from online survey respondents:

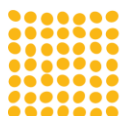
- Newtongrange Petanque Club for facilities and toilets as well as utilising the old green for extra pistes so we there can be both National and International competitions held there. This would assist in bringing much more business for local retailers
- Small pub selling craft ales and good quality bar snacks
- The pavilion was originally used to store equipment and sell tickets for tennis, bowls and putting. Then it was used for football. If we can't restore putting, bowls and tennis in the park we should revert to football - but promoting girls and ladies football, disability football as well as men and boys, and possibly even netball or volleyball. We could also do with a few basketball hoops in the park. Maybe one near the pavilion, another in the astro turf and another in the children's park. Promoting sport and activity is good for people of all ages.
- Demolish the pavilion for a multi-purpose new build facility
- Something like the pavilion in Mayfield. A community garden with children's play and places to sit. A community cafe. A place to hold community events
- Coffee shop
- Pop ups Community cafe
- As a meeting place for vulnerable elderly people; small cafe facility; information base.
- Community space for groups to hire, knitters group, baby groups. Could be used as a fundraising tea and cake 'tent' for the gala day.
- Dog training area, putting green, Padel court, maze, bandstand
- Anything of use to the Village would be great
- Would be great to have a coffee shop at the pavilion
- Cafe
- Garden area
- I am concerned about future funding for maintenance. Boules, bowling, I'm unfamiliar with what the surface would be appropriate for
- Meeting space for community groups. Pop up events. Table sales arts and crafts sales
- Pop up cafe when events are taking place. A community gathering space - erg chairs on grass it is a nice sunny protected area. Toilets - event area , meeting space , etc
- A bowling green or some other place for outdoor sport
- As a bowling green or outdoor sports area



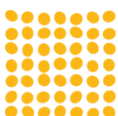
- Cafe
- A hub for local groups. A cafeteria.
- Toilets and a locker room for Newtongrange Petanque Club
- Newtongrange Petanque pavilion
- Nature garden with a pond
- It's good that it is being used for something.
- There is a need for a facility there so Newtongrange can host events
- The Pantry? Charity shop? Community tea room?
- Outdoor activities Use by parents and children Use by elderly
- Cheap space to rent the classes and events.
- Newtongrange Petanque could use the facilities or part thereof for their club. At present there are no toilets in the area and the club has several less abled members.
- Apart from groups already meeting in the Development Trust office, it could be a meeting place for groups which may have nowhere to go if the library closes. A base and storage cupboards for petanque and tennis groups. A cafe area with a seating area inside the building and on the green. Additional pistes for the petanque club on the green.
- Petanque pistes. Community cafe Wellbeing hub for community help. Badminton on multi-use petanque blaze. Outdoor seating for cafe. Meeting room.
- Newtongrange Petanque Club can use it
- Toilet facilities, meeting area for local groups, Petanque Club storage
- Could be used as a cafe and for the pétanque club and other clubs to use
- Space for clubs/groups to meet. Improved access to facilities for park users. Potential venue for pantry / community cafe
- Pétanque
- Good for gala day use as well as use for small group meetings etc
- Would be good to see the pavilion used and maintained but the green is very handy for dog training as quite enclosed. A bookable dog training facility would be great and could be income generating
- Space for renovate hub, toilets and a cafe
- Coffee shop, non-profit making for community and towards community projects. Outdoor seating and indoor. It's a great spot with lots of potential. Even room for events meetings etc
- Outdoor fitness classes
- It could be used as a rental events space to raise money for NDT, and the green (if not used for bowling) could be used as allotments or a green teaching space.
- Community cafe & event space



- Bowling green
- More central than the pool could be used instead off
- Micro-brewery, after school club, cafe, art gallery, business incubator space, touchdown office space, community owned but council run library.
- Coffee bar. Reopen the bowling green and pitch and put that used to be there.
- Covered space for bands and performances; park centrepiece Water Park like the one in Moffat Park. Gardens, chess boards and seating.
- Youth club, community food hub
- It would be great if there were facilities to socialise and relax and have a coffee. A great meeting place in the heart of the village, our Park.
- For Petanque and football to use toilet facilities so could encourage more people to join.
- Cafe area with baked goods from local bakers.
- Outdoor picnics concerts, outdoor games, community meeting space
- Facilities would be great to allow the Petanque Club access to toilets as there are none in the park.
- Daytime activities for over 50s perhaps Board games bingo crafts book club Art classes exercise classes
- Brownies/Scouts could use as additional outside space. A place for the community to have gatherings (picnic in the park type things). Space for outdoor sport/exercise groups to meet.
- Community cafe and thrift shop - people could donate clothes/second-hand items for re-sale in the shop. Funds go back to NDT. Indoor/outdoor spaces available to hire for community group use/children's parties/events. Secure garden area outside with games/toys. Tuck shop/ice creams at the end of the school day (to run alongside cafe?).
- Any good use of space better than not being used
- Community garden
- A cafe serving tea/coffee/scones etc The park is well used and would be nice to have a seat and a blether
- For use by the Pétanque club to enable them to hold competitions at Newtongrange
- Cafe in the park
- Seed swap storage. Picnic area.
- Dog park, cafe, community garden
- Can we afford to take this space over from Midlothian Council? Does the council want to sell if this land.
- Sports/exercise classes, local groups - book, knitting etc, cafe.
- Kids drama



- I would suggest a small deputation visiting Mayfield development trust .I visit regularly and am very impressed with what they put on,. There is something for all age groups
- A community cafe by day and perhaps a rotating pop up restaurant by night on certain nights - Thursday to Saturday? Or 2. A subsidised cafe for the community e.g. similar to the pantry model. A small cost for the community for a nutritious meal, and the food made from extras supplied by Tesco/Costco once a week.
- Pump track
- Community cafe, public toilets provision for Welfare Park.
- This asset would be an opportunity to respond to the needs of the community in Newtongrange quickly and relevantly in the future.
- For pétanque: hosting competitions with catering. Crafts-n-cafe for wellbeing and learning. Volunteer therapy space. Games clubs (dominoes, cards, draughts, etc). Chat place for all ages, toddlers play and elderly/lonely.
- I would suggest a public toilet but I would fear the running costs due to misuse, only other thing would be a youth cafe for teenagers
- toilets, dog park, café



Appendix 5: Memorandum & Articles of Association

Companies House incorporation documents, including the Articles of Association, can be accessed here:

[NDT M&A](#)

Sent with CAT application as separate file

Appendix 6: Annual Accounts

NDT Annual Accounts for the year ended 31 March 2022 can be accessed from Companies House here:

[NDT accounts to 31.3.22](#)

Sent with CAT application as separate file

Appendix 7: Newsletters

Sent with CAT application as separate zip file:

NDT newsletter – Sept 2021

NDT newsletter – May 2022

NDT newsletter – Sept 2022

NDT newsletter – June 2023

