



**Pinwherry and
Pinmore**
COMMUNITY DEVELOPMENT TRUST

Pinwherry and Pinmore Community Development Trust



Pinwherry Primary School Project

BUSINESS PLAN

April 2020

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1. Executive Summary

This business plan describes how the local communities of Pinwherry and Pinmore will use the former Pinwherry Primary School buildings in order to meet the needs of local residents, via the transfer of the buildings from South Ayrshire Council to Pinwherry and Pinmore Community Development Trust. The villages of Pinwherry and Pinmore are situated along the A714 from Newton Stewart to Girvan, one of the main tourist routes from England to the West Coast of Scotland.

The current community hall in Pinwherry is not fit for purpose and has no disabled access or facilities. Consequently, after the former Pinwherry Primary School closed, concerned members of the community approached the (then) Pinwherry and Pinmore Community Development Association (PPCDA) in order to facilitate actions to investigate the possibility of converting the primary school into a community facility. The PPCDA secured charitable status in 2017 as a SCIO – a Scottish Charitable Incorporated Organisation – and is now a Trust, governed by its members. It is the wish of the community to seek a Community Asset Transfer from South Ayrshire Council to convert these building into a new fit for purpose community centre.

“Community wealth building is about creating a fairer, more socially just economy. It is practical action, framed by progressive concepts.” (CWB, 2019, CLES)

The transfer of the school to the community through the development of the building into a self-sustainable community facility will deliver the following benefits to the community and the wider region:

- Improvement in social community activities
- Development of services to reduce isolation and loneliness among the elderly
- Provision of services for the young people within the area
- Creation of a community facility
- Provision of an environment and facilities for local business growth

The project has the support of Pinwherry and Pinmore Community Council, 2 Pins Community Company, Pinwherry and Pinmore Community Association, the SWRI, local community and the locally elected councillors. This project will deliver benefits to not only the local community, but also the wider South Ayrshire economy and social wellbeing.

The villages of Pinwherry and Pinmore reside within the Galloway and Southern Ayrshire UNESCO Biosphere. The UNESCO Biosphere designation is recognition of the fantastic array of landscapes, wildlife, cultural heritage and learning opportunities that South West Scotland offers for communities, businesses and visitors to experience and celebrate in a sustainable way. Pinwherry is currently working with the Biosphere on the PLACE project exploring the special heritage features of Pinwherry and Pinmore and the Stinchar Valley.

Pinwherry and Pinmore Community Development Trust has the experience, knowledge and drive to transform a disused building into a self-funding community facility at the heart of a rural community.

Peter Walker, Chair of Pinwherry and Pinmore Community Development Trust

2. Background to the Project

The villages of Pinwherry and Pinmore are situated along the A714 from Newton Stewart to Girvan, one of the main tourist routes from England to the west coast of Scotland. The two villages are located within the centre of the scenic Stinchar Valley which stretches from the village of Barr in the north to Ballantrae in the south. Pinwherry and Pinmore comprises of approximately 260 homes and farms.

Pinwherry Primary School, opened in 1893, and was a key facility for the community for over 110 years. Once a vibrant school with over 80 pupils, the school roll gradually began to decline and sadly shut its doors for the final time in 2011 owing to the reduction in rural employment. However, the school still holds many fond memories to the local families and therefore there is a wish to have it retained at the heart of the village. Local community members requested that Pinwherry and Pinmore Community Council (PPCC) explore options for a future use for the school buildings. This task was transferred to Pinwherry and Pinmore Community Development Association (now the Trust).

The community's original plans were to build a new fit-for-purpose community facility on the 2 Pins Field in the village, but this proved impossible to gain the required external funding. In early 2017 the Pinwherry and Pinmore Community Development Association (PPCDA) carried out a survey and held open meetings in the community to establish the local community's opinions on how the redundant building could be reused to benefit the entire community. Suggestions received centred around converting it into a new fit for purpose community facility, as the existing Pinwherry Community Hall no longer fulfils this requirement. It is of 1924 construction, awkwardly sited below road level, has limited parking, is non-compliant with current Disability Discrimination Act requirements due to lack of disabled access or disabled toilets and is not fit for purpose. A community meeting attended by 50 local residents was then held to discuss the possibility of an asset transfer. The advice from South Ayrshire Council was to change the PPCDA into a charity in the form of a SCIO and this was done in December 2017 and a Board of Trustees was appointed. Since 2018 PPCDT has been working to push forwards this project.




3. Community Consultations

The need for a new fit for purpose community facility has been evidenced through local surveys and community meetings as well as from local research. The new centre would enable local organisations to increase their membership, grow in strength and bring new services and programmes to benefit the whole community.

After the initial community meeting, at which the community decided to take forwards the Pinwherry School project and the PPCDT charity was formed, a Stage 1 Community Asset Transfer application was submitted to the South Ayrshire Council. Following this, a successful Stage 1 Scottish Land Fund application was submitted and PPCDT secured development money for architect's fees and business consultant fees.


At this point PPCDT held another open meeting to inform the community of the progress made and to seek feedback and questions. A third community open meeting was held after the architects and QS produced plans and costings and after the business consultant and Project Officer from Creetown Initiative were engaged.

Further consultations, including stakeholder meetings with the community council, have proved equally as supportive. A Pinwherry School Project Leaflet and accompanying Community Questionnaire was distributed to every adult in the Pinwherry and Pinmore community council area via delivery to every household. A total of 65 questionnaires were returned, which equates to a 25% return rate.



Pinwherry and Pinmore
COMMUNITY DEVELOPMENT TRUST

PINWHERRY SCHOOL PROJECT



Community Information Leaflet

The Pinwherry and Pinmore Community Development SCIO has changed to a **Trust**, but **still remains as a charity** in the form of a SCIO (Scottish Charitable Incorporated Organisation). PPCDT will be taking over from the 2 Pins Community Company. This will mean that one organisation will be responsible for the Pinwherry School Project and the community field.

January 2020

BACKGROUND

Pinwherry Primary School was opened in 1893 and was a key facility for over 110 years. Once a vibrant school with over 80 pupils, Pinwherry Primary school role began to decline and sadly the primary school shut its doors for the final time in 2011.

Local community members requested that Pinwherry and Pinmore Community Council (PPCC) explore options for a future use for the school buildings. This task was transferred to Pinwherry and Pinmore Community Development Association (now the Trust).

TRUST

In December 2019 PPCD SCIO changed its name to Pinwherry and Pinmore Community Development Trust (PPCDT). Neither the structure, nor the governance has changed - it is still the same charity in the form of a SCIO, with the same charitable aims. However, the Trustees felt that the SCIO acronym might not mean anything to the local community, whereas "Trust" is instantly identifiable.

In addition to the School Project, PPCDT is also responsible for other community projects, including enhancing the community lay-bys, installing 6 community notice boards, investigating a new playpark facility at Pinmore and installing future defibrillators in each community.



INITIAL MEETINGS

with the community

The community are concerned with the inadequacy of the current community hall in Pinwherry. It is of 1924 construction, awkwardly sited below road level, has limited parking, is non-compliant with current Disability Discrimination Act requirements due to lack of disabled access or disabled toilets and is not fit for purpose.

The community's original plans were to build a new fit-for-purpose community facility on the 2 Pins Field but this proved impossible to gain the required external funding. This was when, at a community public meeting in June 2017, that the community decided to see if the Pinwherry School could be converted into a fit for purpose community facility. The PPCDA members agreed to look into this possibility. The advice from South Ayrshire Council was to change to a charity in the form of a SCIO. This was done in 2017 and a board of trustees was appointed.

GATHERING A PROFESSIONAL TEAM

Pinwherry Primary School is still owned and basically maintained by South Ayrshire Council. In 2018 the community voted to seek a Community Asset Transfer from South Ayrshire Council. In December of that year, the PPCDT submitted a Stage 1 application to South Ayrshire Council for a Community Asset Transfer.

PPCDT also applied to the Lottery's Scottish Land Fund programme and submitted a Stage 1 application, which included a request for some development funding. This application was successful and together with some PPCDT funds, Architects were appointed to draw up plans and costings and consultants were also engaged to draw up a business plan and financial plan.

At the same time, an application was made to Pinwherry and Pinmore Community Council for funding from the Assel Valley Wind Farm to employ a part time Community Development Worker. In the autumn of 2019 Creetown Initiative won this contract. Creetown Initiative is a social enterprise and consultancy business providing support to other communities, projects and charities. Amy-Dee Watson is providing this support to the PPCDT Trustees, along with the support of the team at Creetown Initiative, when required.

Our appointed architects produced 3 possible designs at a community meeting in November 2019. The trustees and members decided that option 1 was the best design and will best meet the future needs of the community.

THE PLANS

Our objective is to refurbish the former Pinwherry School into a community hall, with a kitchen and possibly a cafe, in addition to a computer room, office space and meeting room. The former nursery will be converted into a two bedroom holiday accommodation, whilst the former schoolhouse on the first floor of the main building will be converted into a self-contained one bedroom flat with its own access from outside, for private let. Both elements will provide some income to support the running costs of the site. **The estimated total costs for the redevelopment is £690,000 plus VAT and fees. The architect's plans are now available to view in the Pinwherry Community Hall.**

Achieving the above involves several internal alterations by removing an internal wall to increase the size of the hall, remodelling the old kitchen into a kitchen with a servery and seating area, redesigning the main entrance leading into a foyer and into the new hall. All the internal walls will be stripped back to allow for the insertion of insulation, the ceilings will be lowered and modern lighting installed throughout. These changes will reduce running costs and bring the building up energy efficient standards.

We are now in a position to submit our Stage 2 Community Asset Transfer to South Ayrshire Council, followed by a further application to the Scottish Land Fund.

There is still a lot of work and a long way to go seeking funding for the conversion costs. Our business plan consultant has produced a business plan outlining the social needs of the community, potential running costs, income generation and potential funding sources. This will be presented with our Stage 2 application which is part of the requirements of any Community Asset Transfer, as set by the Scottish Government.

WE WANT YOUR VIEWS!

In order to successfully complete the asset transfer from the Council and to prove to funders that we have the support of the community, we must prove that the transfer of the school buildings to the community IS the wish of the community, and that it is a sustainable project.

We would value your suggestions and thoughts and therefore we urge you to please complete and return the enclosed questionnaire by 5pm on **FRIDAY 14th FEBRUARY** to the new **COMMUNITY LETTER BOX AT PINWHERRY COMMUNITY HALL**. Our Community Development Worker, Amy-Dee Watson will be working on Thursdays from the Pinwherry Community Hall.

CONTACT INFORMATION

Pinwherry and Pinmore
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ppcdtprojectofficer@gmail.com
www.2pins.org.uk



Pinwherry and Pinmore

COMMUNITY DEVELOPMENT TRUST

PINWHERRY SCHOOL PROJECT COMMUNITY QUESTIONNAIRE

The current village hall, which has served the community well for many years, is coming to the end of its useful life. The mainly wooden construction is beginning to fail and over the next few years it is likely to deteriorate to the extent that the cost of repair will render the building unviable. As a result, the community is looking at different options, and an obvious alternative would be the former primary school, which, though in need of considerable renovation, would, in the long-term, provide a practical and sustainable solution.

To take this forward we need to establish whether there is support within the community for the proposal to convert the school into a community facility. The following questions will help us evidence whether there is community support, whilst also seeking to establish what new options and opportunities the school might provide.

We are seeking your views and would urge everyone to fill in this short questionnaire which will take less than 5 minutes. Your responses will be kept strictly private. PLEASE RETURN YOUR QUESTIONNAIRE TO THE NEW COMMUNITY LETTERBOX AT PINWHERRY COMMUNITY HALL, BY 5PM ON FRIDAY 14 FEBRUARY. Thank you.

Complete the questionnaire and you could be in with a chance of winning £50

1. Maintaining the current hall in the future will not be financially sustainable and the only option would be to knock it down and rebuild it. However, the cost of rebuilding the hall could be in excess of £3m. It could take years to secure the funds to rebuild the hall, therefore do you think the community should look at alternatives, such as the school?

Yes

No

2. If you don't think the school is a viable option, and taking into account that replacing the existing hall would be too expensive, what would be your alternative?
-

3. Taking into account your previous answers; how important is a community hall to the people of Pinwherry and Pinmore?

Very important

Reasonably important

Not important

4. Community facilities need to be sustainable and an upgraded energy efficient school building has the potential to operate at a low cost base. This means charges to use the facility can be kept as low as possible. How important is it that user charges are kept minimal?

Very important

Reasonably important

Not important

Please turn over

5. A fit for purpose facility could attract new user groups, including activities like private parties. If the school is converted into an attractive, fit for purpose facility, do you think it will be used?

Yes

No

6. Would you use the new facility for a birthday party, an anniversary or similar?

Yes

No

7. What community events would you like to see taking place at the new facility? Please list up to 3 activities.

1. _____
2. _____
3. _____

8. The nursery building could be converted into a holiday let. This could provide an income to support the running costs of the hall. Do you think this would be a good use of this space?

Yes

No

9. Converting the school into a community venue that will last for years to come will take time and money, but it is achievable. Would you be interested in getting involved? Involvement can take many forms; it might be to serve on the committee, or to help at events. Every little bit of help makes a difference and is appreciated.

Yes

No

If you answered 'Yes', please provide contact details:

Name: _____ Address: _____

Phone No.: _____ Email: _____

10. Finally if you would like to make any further comments or suggestions please do so.

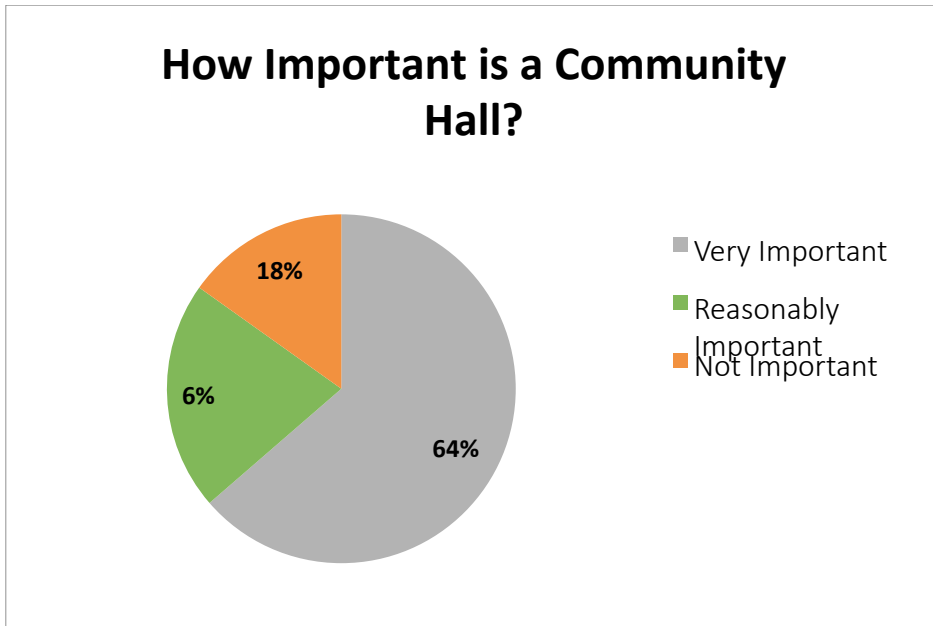
To be in with a chance of winning £50, please enter your details below. A winner will be drawn at random after 14 February.

Name: _____ Address: _____

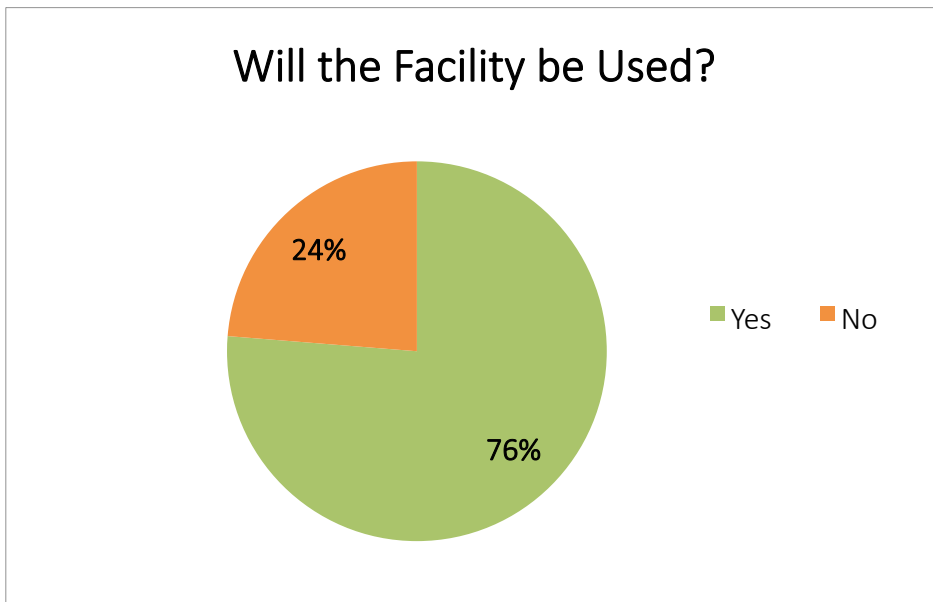
Phone No.: _____ Email: _____

Please note, your details will not be held or used for anything other than this prize draw and informing you of the outcome.

Key results were as follows:



Question 3) *Taking into account your previous answers; how important is a community hall to the people of Pinwherry and Pinmore?*



Question 5) *A fit for purpose facility could attract new user groups, including activities, like private parties. If the school is converted into an attractive, fit for purpose facility, do you think it will be used?*

Results from the questionnaire show that there is a clear majority vote (86%) in support of the community acquiring the former Pinwherry School buildings and converting them into a community facility, which is extremely encouraging.

Over three quarters of the population believe that a community hall is very important to the community and the top uses for the new community facility are craft classes and fairs, fitness/health classes, music events and children’s events. The community would like to see an increase in social events for the whole community, to bring people together and health and wellbeing opportunities are important to the community, especially activities and support for the elderly, disabled and young people.

A full analysis of the results of the community questionnaire is included as part of the appendices.

The wish of the community is that the building be transferred from South Ayrshire Council to the community as part of the wider asset transfer programme. The conversion of the former Pinwherry Primary School buildings will provide the community with a fit for purpose facility with disabled facilities and access. The community are positive that an enhanced facility would add value to the life experiences of its residents, bring increased

membership to existing community organisations, new projects and programmes and help to stabilise the sustainability and desirability of the area.

Several services, groups, organisations and providers have been identified as potential providers of new innovative programmes to the facility. This includes support from the Health and Social Care Partnership, Ballantrae Medical Practice (which covers this area), VASA, foot care service and youth and senior citizens' programmes. The lack of disabled access at the current hall severely restricts community activities from taking place.

The transformation of the former school buildings with the provision of disabled facilities, would:

- Add value to the life experiences of residents and help stabilise the sustainability and desirability of the area
- Enable local organisations to increase their membership and improve access to the facilities for the elderly
- Provide support and activities for our elderly residents.

4. The Organisation and Local Context

4.1 Pinwherry and Pinmore Community Development Trust

Pinwherry and Pinmore Community Development SCIO was formed on 27th December 2017 as a Scottish Charitable Incorporated Organisation. The charity is governed by a Board of Trustees who are elected from its membership. There are 6 Trustees and it has a strong membership of 52. The Board meets monthly at a joint meeting with the Pinwherry and Pinmore Community Association and meetings are open to members of the charity, with 30 attending monthly.

In December 2019 PPCD SCIO changed its name to Pinwherry and Pinmore Community Development Trust (PPCDT). Neither the structure, nor the governance has changed – it is still the same charity in the form of a SCIO, with the same charitable aims. However, the Trustees felt that the SCIO acronym might not mean anything to the local community, whereas “Trust” is instantly identifiable.

The charitable aims of PPCDT are:

1. *To advance community development and rural regeneration by:*
 - *Supporting local people to identify and articulate their needs and acts to address those needs;*
 - *Providing, maintaining and managing facilities which can be used for recreational, heritage and cultural pursuits in order to improve the wellbeing of the community of Pinwherry and Pinmore and visitors to the area;*
 - *Providing, maintaining and managing facilities which can be used by community groups to assist the advancement of community development;*
 - *Providing such facilities through the acquisition of the former school site and developing and maintaining the site to provide accommodation and amenities for visitors to the area;*
2. *To advance education by helping people to experience and appreciate the local area, the environment, natural heritage and places of historical and cultural interest, and through the promotion of their health, recreation and education, particularly by providing low cost accommodation for them on their travels to the area.*
3. *The provision of recreation activities through the promotion and organisation of community activities and encouraging the use and development for the benefit of the residents of the community and the wider public.*

The other projects PPCDT are currently carrying out are:

- Enhancing Community Lay-bys – PPCDT manage the contract with South Ayrshire Council for maintenance of community lay-bys, flower tubs and community notice boards.
- Installing 6 Community Notice Boards – these display local scenic information and community events
- Investigating New Play Park Facilities at Pinmore Green – PPCDT, in conjunction with local residents, have designed a scheme to include a play park and cycle track and now requires further development.
- Installing Defibrillators – PPCDT have secured funding to purchase and install defibrillators in the telephone kiosks in Pinwherry and Pinmore.
- Children’s Summer Holiday Project – PPCDT has worked with ACE (Adventure Centre for Education) in Girvan to deliver outdoor activities for local young people.
- Website – PPCDT maintains and updates the community website; www.pinwherryandpinmore.org.uk
- Memorabilia – PPCDT has collected a large collection of memorabilia from ex pupils of Pinwherry Primary School, which will be made into a booklet for future generations.

4.2 Location and Population

Pinwherry has a population of 164 and neighbouring hamlet, Pinmore, has a population of 137, totalling 301 and there are approximately 260 houses and farms. Pinwherry and Pinmore are rurally isolated with very limited local amenities and facilities. The area is classified as “6. Remote Rural” in the Scottish Government 6-Fold Urban Rural Classification, which is described as an area with a drive time of 30–60 minutes to a settlement of 10,000+. There is

an elderly population; 34.2% are aged 65+ and there is a low population of children/young people aged under 16 (Scotland's Census). A high concentration of residents aged 65+ are more commonly seen in rural and small-town areas, and areas of natural beauty that appeal to an older demographic. Across the UK as a whole, the gender split is roughly 49% male, 51% female. This part of the Girvan and South Carrick ward however contains significantly more women than average (58%). Females, on average, live longer than males, so are more likely to be found in retirement areas. In general, as people age, they move away from city centres to suburbs, smaller towns and rural locations, so these areas often show a greater number of females, while inner city areas show the opposite trend.

4.3 Environment

The villages of Pinwherry and Pinmore are situated along the A714 from Newton Stewart to Girvan; one of the main tourist routes from England to the west coast of Scotland. The two villages are located within the centre of the scenic Stinchar Valley, which stretches from the village of Barr in the north to Ballantrae in the south.

4.4 Local Economy and Employment

The Scottish Index of Multiple Deprivation (SIMD) statistics show that the data zone for Pinwherry/Pinmore falls within the most deprived decile for geographic access to amenities.

There is a large percentage of people in the Pinwherry and Pinmore parish who are self employed – 24.5%. This is markedly larger than the Scottish national average of 7.5%. Furthermore, a massive 41.7% of working aged people work from home, compared to the Scottish average of 10.8%. Agriculture makes up nearly a third of the employment in the local area and 38.3% of employed people work in skilled trades. A substantial 26.8% of the population is retired.

4.5 Safety, Health and Wellbeing

A large 40.4% of the local population have one or more long-term health condition, which is substantially higher than the Scottish national average of 29.9%. Worryingly 20.6% are “limited a lot” by their health condition and 10.8% have a physical disability. In the area of the Girvan and South Carrick ward, statistics show lower levels of residents reporting their health as Good or Very Good, compared to national trends, which is usually indicative of areas with older populations, or areas of social deprivation.

4.6 Education

A large 41.4% of people living in the parish do not have any qualifications, which is much higher than the Scottish average of 26.8%. Since Pinwherry Primary School closed, children living in the parish attend Colmonell Primary School, which is 3 miles west and has a school role of 37 and 9 on the early years role. The catchment High School is Girvan Academy, which is 8 miles north and caters for young people aged 11 – 17. There are currently 500 pupils at the school. For further and higher education opportunities, students must travel to Ayr College, 30 miles north, or to Stranraer College, 26 miles south. For university level education, there are universities in the central belt and in Dumfries and beyond.

4.7 Transport

Public transport in Pinwherry and Pinmore is very lacking. Bus number 359 stops in Pinwherry and in Pinmore only 5 times each direction between Newton Stewart and Girvan. Changes can be made at Girvan and then Ayr to travel to Glasgow. There are no services on Sundays. Rail travel is available from neighbouring town, Barrhill, which is 5 miles south. Trains travels from Stranraer to Ayr and changes can be made to go to Glasgow.

5. Strategic Aims and Outcomes

5.1 Strategic Aims

1. To purchase the former Pinwherry Primary School and initially make it wind and watertight.
2. Redevelop the building into a multi-purpose, accessible, sustainable, community-centred facility, which will reduce social isolation and boost community health and wellbeing, whilst providing opportunities for a variety of community activities, projects, events and workshops.

5.2 Outcomes

Outcome	Project Deliverable
<p>Economic Development This includes creating new jobs or training opportunities, bringing more custom to existing businesses, supporting new businesses, etc.</p>	<p>The project will:</p> <ul style="list-style-type: none"> • Provide the community with the opportunity to develop further skills and training through the provision of a location where courses could be delivered • Bring additional tourism into the area • Provide space for business development and low-cost office space
<p>Regeneration This is about making an area a better place to live and work. For example, providing new housing, bringing empty buildings or unused land back into use, increasing access to services and social and leisure facilities, improving transport, etc.</p>	<p>The project will:</p> <ul style="list-style-type: none"> • Regenerate a building, which is in decline and bring it back into use. The building has deep memories to many local people. • Provide a space where the local community can meet, socialise and integrate, thereby reducing isolation for elderly residents with the provision of a comfortable place to attend events. • Provide improved leisure facilities, as a larger community hall will facilitate additional indoor sports for all ages and groups.
<p>Public Health A wide range of activities can help people lead healthier lives and support those living with long-term conditions or mental health issues, as well as direct provision of care services or improving access to healthcare.</p>	<p>The building will:</p> <ul style="list-style-type: none"> • Be used by several health-related organisations to provide services from the building, activity groups will use it for yoga, sports and health related activities. This will support and improve the health of the local community. • Improve the health of an elderly population.
<p>Social Wellbeing Activity which brings people together, creating a stronger community spirit, supporting learning, cultural activities, reducing crime, etc.</p>	<p>Without the building, the community will have to no centre and no heart. The building offers the community a place to support social wellbeing through a space to introduce a greater range of cultural activities.</p>
<p>Environmental Wellbeing This includes activities to improve the natural environment both locally and more widely, ranging from creating a community garden or managing local woodland to recycling or renewable energy projects.</p>	<p>The community facility will support environmental wellbeing through the following:</p> <ul style="list-style-type: none"> • Developing a community garden at the rear of the property. • Developing the use of solar panels. • To implement the report by Resource Efficient Scotland by implementing their recommendations for environmentally sustainable improvements to the building. • That the refurbishment is completed with the highest level of environmental building considerations in mind.
<p>Reduce Inequalities (Socio-Economic Disadvantage) Tackling poverty and its associated issues that often come with it – health problems, low quality housing and lack of access to services and employment.</p>	<p>The local area of Pinmore and Pinwherry falls under an area of rural deprivation. The building will support the delivery of access to additional support services and activities.</p>

6. Customer Base

The main customer base for the refurbished Pinwherry School will be as follows;

- The local community who may use the hall on a day-to-day basis for an extensive range of community activities. This could include group meetings, functions, events, and activities.
- The local statutory bodies that may utilise the hall for various activities including surgeries, meetings, or other events.
- Other organisations that are looking for a local venue for meetings or to run events. (an example would be Business Gateway delivering a workshop).
- Private hire, for example birthday parties, anniversaries.
- Commercial hire, for example a small local business running a fitness class.
- Possibility of small businesses renting office space from within the facility.

There is an immediate understanding of who will use the refurbished school initially, as there is a list of current groups. Usage levels would likely increase once the new facility reopens. Other case studies of similar organisations to PPCDT show that when a facility is fit-for-purpose, usage of the facility increases. It is expected many new partnerships will be developed once the facility is operational. Examples based on the current hall usage are as follows with the following volumes forming the basis of the financial forecasts.

User Group	Volume	Hours	Months
Regular Groups			
Highland Dance Class	4	2	8
SWRI	1	3	7
Pinwherry and Pinmore Community Council	1	2	11
Pinwherry and Pinmore Community Development Trust	1	2	11
Pinwherry and Pinmore Community Association	1	2	11
Irregular Groups			
Elected Councillor	6	1	1
Elected Councillor	3	0.5	1
SWRI Whist Drive	2	3	1
SWRI Committee Meetings	3	2	1
Gaiety Events	2	7.5	1
South Ayrshire Council Waste Management	1	1	1
Biosphere Board Meeting	1	5	1
Biosphere PLACE Project/Events	1	3	1
Pinwherry and Pinmore Community Development Trust Open Meeting	1	1.5	1
Pinwherry and Pinmore Community Association Christmas Party	1	5	1
Pinwherry and Pinmore Community Council Open Meeting	1	2	1
Craft Fair	1	7.5	1
Remembrance Service Refreshments	1	2	1
Pinwherry and Pinmore Community Council Additional Meetings	1	1.5	1
Breedon	1	6	1

6.1 Supporting Organisations

PPCDT is working in partnership with the following individuals, groups and organisations and has received many letters of support for the redevelopment of the former Pinwherry School into a community facility:

- South Ayrshire Council (on Behalf of the Council) Head of Communities
- Local elected Councillor Alec Clark
- Local elected Councillor Peter Henderson
- Local elected Council Ian Fitzimmons
- Pinwherry and Pinmore Community Council

- Ballantrae Medical Practice
- Health and Social Care Partnership
- Girvan Youth Trust
- Girvan Community Sports Hub
- VASA
- Pinwherry and Pinmore Community Association
- Pinwherry SWRI
- Stinchar Valley Garden Club
- Pinwherry Highland Dance Class
- UNESCO Galloway and Southern Ayrshire Biosphere
- Development Trust Association Scotland (DTAS)
- Business Gateway Ayrshire

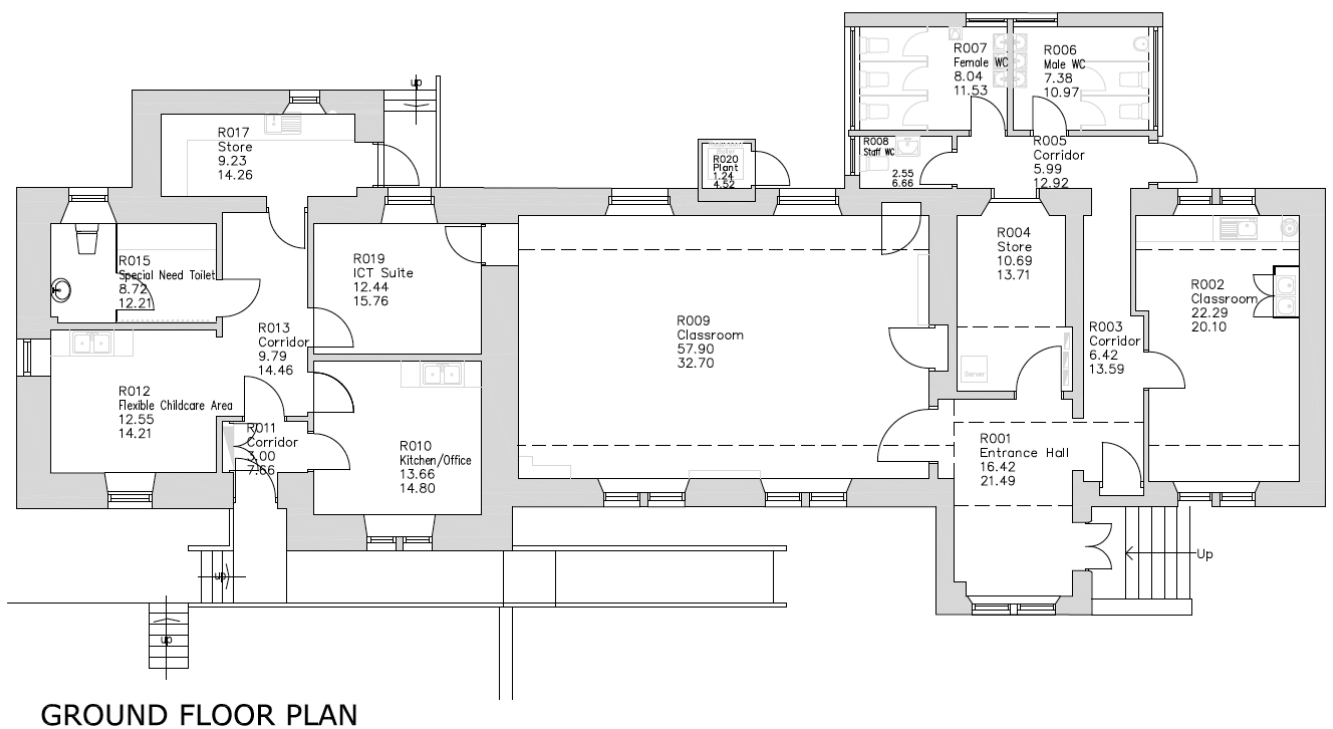


7. The Facility and Site Layout

Pinwherry Primary School is a detached single storey building, with a partial second storey above a third of the main building. It has a pitched slate clad roof, two small front entrance projections with pitched roofs, two stone chimneys and a mixture of PVC and metal rainwater goods. The school site consists of the main school building, the schoolmaster's house on the first floor of part of the school building, a separate nursery annex, two small external storage buildings and the playground and grounds around the buildings extending to X acres.

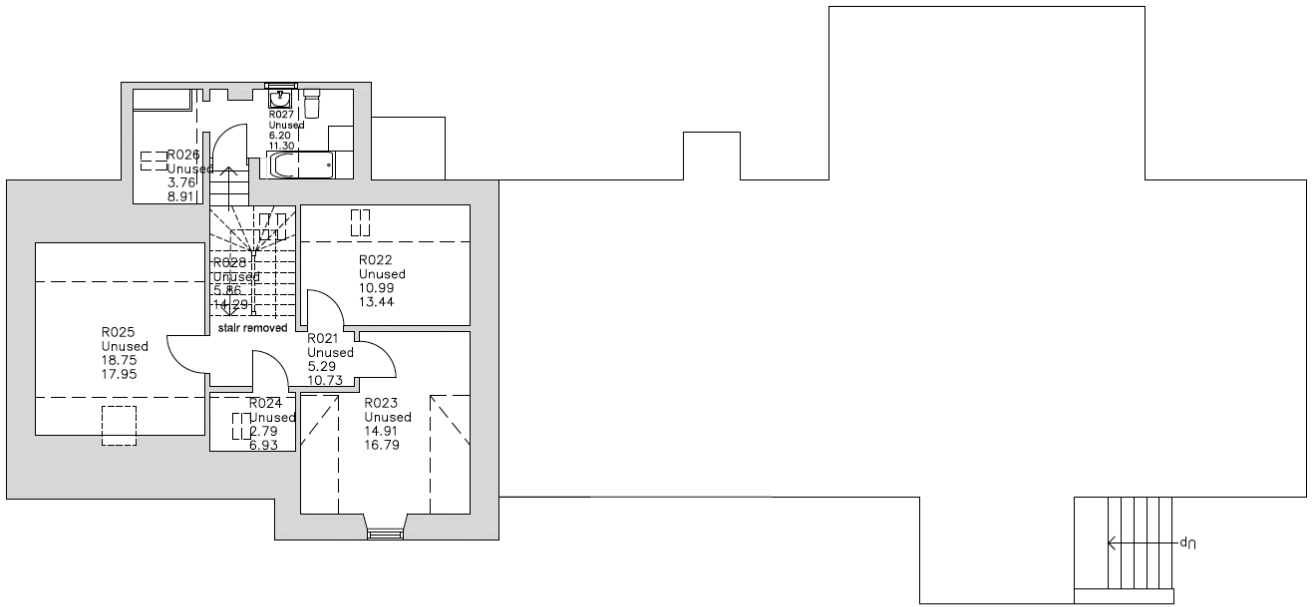
7.1 Current Layout

The main school building is granite built with slate roofing and consists of the large classroom area in the centre, a storage room, a second smaller classroom and main entrance porch to the right, with the toilet block to the rear. To the left of the central classroom are five smaller rooms; school office/kitchen, disabled toilet, ICT room, a flexible childcare area/art room and a store to the rear. The stairs to the first floor have been removed.

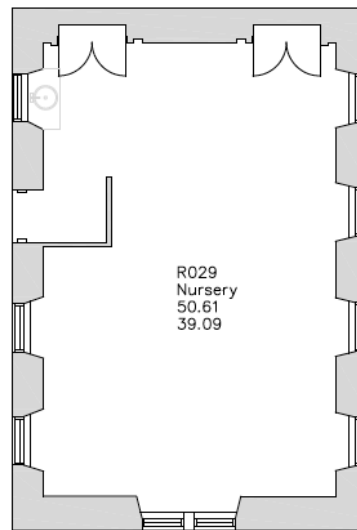
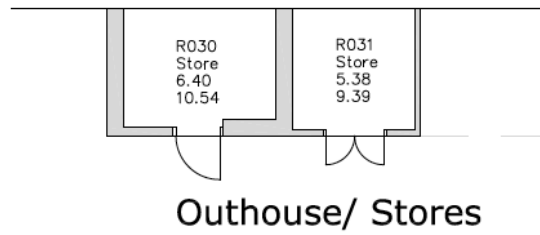


The first floor consists of a bathroom, storeroom and three other rooms, all of which were unused during the latter years of the school operating.

The external nursery building is also made of granite and slate roofing and is a single storey open space with plumbing. The external storage buildings are made of granite and set into a stone wall to the rear of the property. There is a good-sized playground to the front of the buildings on a slight slope and a tiered garden area. The whole property has stone walls and railings surrounding it.



FIRST FLOOR PLAN



GROUND FLOOR PLAN
NURSERY

8. Capital Works

The property has undergone a detailed measured survey by architects, followed by a condition survey in June 2019, carried out by South Ayrshire Council, in order to establish the level of redevelopment and refurbishment required. South Ayrshire Council has carried out a dry and wet rot survey.

The capital works will be phased:

1. The first phase will be to make the main building and the nursery building fit-for-purpose for an asset transfer to take place, therefore, to ensure that essential repairs are carried out to make the buildings wind and watertight.
2. The second phase will consist of the redevelopment of the main building to convert it into a comfortable, warm and modern community facility. The majority of this phase will be services, heating, electrics, plumbing etc and decoration/fitting out of the hall and connected spaces.
3. The third phase will consist of the redevelopment of the former schoolmaster's flat into a private residential let.
4. The fourth phase will consist of the redevelopment of the former nursery building into a holiday let.
5. The fifth phase will consist of an upgrade to the external land of the site.

Please note, it is possible that Phase 2 and Phase 3 will be carried out together if sufficient funding can be obtained for both simultaneously.

8.1 Phase 1) Essential Repairs

The condition survey, carried out by South Ayrshire Council, was used to establish the essential repairs required in order to ensure the buildings are wind and watertight. The essential repairs are below.

8.1.1 Building Specification

Main Entrance:

- Remove part of stone wall to increase vehicle entrance.

Main Building Internal:

- Remove all old lath and plaster walls and ceiling from main hall, kitchen, entrance foyer and hallway.
- Remove all wooden timbers including doors, frames, shelves etc.
- Brush down to remove any fungus residue and loose cement.
- Remove all window casement timber.
- Coat all walls with a fungicide and seal with PVA adhesive when dry.
- Remove old water tank and seal off water supply.
- Remove steel filing system.
- Replace with PVC all window casements.
- Remove all carpets and Vinyl tiles and dispose of.

Schoolmaster's House Up Stairs:

- Remove all old lath and plaster, doors wooden frames etc.

External Old Boiler House:

- Remove brick built boiler house and contents.
- Make good any damage to external wall.

External Doors:

- Replace all external doors and frames with PVC fire security doors and frames.
- Check lintel above window at rear.

Nursery Building:

- Remove all old lath and plaster walls and ceiling from main hall and entrance foyer.
- Remove all timber shelving and cladding and entrance foyer.
- Brush down to remove any fungus residue loose cement.
- Remove all window casement timber.
- Coat all walls with a fungicide and seal with PVA adhesive when dry.
- Remove old water tank and seal off water supply.
- Replace with PVC all window casements.
- Carry out wet/dry rot survey treat or damaged areas replace and repair any flooring/joists

8.1.2 Roofing Specifications

Main Building Roof:

- Remove both chimneys and cover over replace lead flashings around chimneys and make watertight.
- Re-cement stone end skewes.
- Repair or replace all lead flashings on skewes.
- Replace all broken tiles.

Flat Felt Roof Above Toilets:

- Remove old felt check roof replace with new heavy duty felt or equal

Gutters and Rainwater Pipes and Fascia Board:

- Remove all existing gutter and rainwater pipes and fascia board.
- Replace fascia board with PVC.
- Replace all gutters with 6” deep flow gutters and rainwater pipes.

Nursery Building:

- Replace any broken/damaged slates.
- Replace/repair lead flashings around chimneys.
- Repair or replace lead flashings on skewes.
- Re-cement stone end skewes.
- Replace any broken tiles.

Gutters and Rainwater Pipes and Fascia Board:

- Remove all existing gutter and rainwater pipes and fascia board.
- Replace fascia board with PVC.
- Replace all gutters with 6” deep flow gutters and rainwater pipes
- Remove all broken tiles and gutter downpipes from site

8.1.3 Companies Contacted

Four building companies and three roofing companies were contacted and asked to provide a quote for the essential repairs:

Building Company	Quote Available?	Outcome
[Redacted]	No	Too much work on at present
[Redacted]	No	Now only carry out new-builds, not conversion work
[Redacted]	No	Not interested in Phase 1 works, but would be interested in Phase 2
[Redacted]	Yes	See quote below
Roofing Company	Quote Available?	Outcome
[Redacted]	No	Only house roofing repairs
[Redacted]	No	Not their type of work
[Redacted]	Yes	See quote below



Job number: [Quotation](#)
 Client order
 Number:
 Date: 14.03.20
 Updated 20.03.20

Bill to:
 Pinwherry & Pinmore Community Development Trust
 [REDACTED]
 Pinwherry
 Girvan
 KA26 0 [REDACTED]

Site at:
 Pinwherry Primary School
 Main Street
 Pinwherry
 KA6 0RN

Works: Proposed strip out and partial shell works. Issue 2.

Carry out Asbestos refurbishment survey. item 1 700.00

Main entrance remove part of stone wall to increase vehicle entrance. Item 1 689.00

Main Building internal.

Remove all old lath and plaster walls and ceiling from main hall, kitchen, entrance foyer and hallway. Remove all wooden timbers inc Doors, frames, shelves etc . item 1 4,800.00

Brush down to remove any fungus residue loose cement. item 1 220.00

Remove all window casement timber. item 1 302.50

Coat all walls with a fungicide and seal with PVA adhesive when dry. item 1 1,080.00

Remove old water tank and seal off water supply. item 1 984.90

Remove steel filing system. item 1 440.00

Replace with PVC all window casements. No works secure existing windows only. item 1 220.00

Remove all carpets. Vinyl tiles and dispose of. item 1 Inc

School house up stairs.

Remove section of suspended ceiling where former stair was located and erect access scaffold for the works. item 1 95.00

Remove all old lath and plaster, doors wooden frames etc. item 1 3,300.00

External old boiler house.

Remove brick built boiler house and contents. item 1 465.00

Make good any damage to external wall. item 1 248.50

External doors.

Replace all external doors and frames with PVC fire security doors and frames. 3 single doors and 1 double door in timber. item 1 4,208.00

Check lintel above window at rear. Rebuild as required. item 1 283.00

Nursery Building.

Remove all old lath and plaster walls and ceiling from main hall, entrance foyer.	item	1	3,250.00
Remove all timber shelving and cladding and entrance foyer.	item	1	Inc
Brush down to remove any fungus residue loose cement.	item	1	220.00
Remove all window casement timber.	item	1	290.00
Coat all walls with a fungicide and seal with PVA adhesive when dry.	item	1	1,080.00
Remove old water tank and seal off water supply.	item	1	287.00
Replace with PVC all window casements. No works, secure existing windows only.	item	1	220.00
Replace external door and frame. 1 door in timber.	item	1	1,140.00

Other works.

Removal of balance of floor coverings throughout not covered in the above.	item	1	2,150.00
Reinstatement of suspended ceiling where removed for access and making good damaged to adjacent areas.	item	1	1,740.50
Carry out service and repair of all property windows	item	1	2,100.00
Provide heat and dehumidifiers for a 2 week period	item	1	1,900.00
Remove CW storage tank and convert to mains supply	item	1	2,333.80
External lighting	item	1	3,000.00

Building Preservation works

Works as detailed within our issued rot report.	item	1	19,718.00
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Drainage.

Carry out combined CCTV and drainage jetting survey.	item	1	1,200.00
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Preliminaries.

Disposal.	item	1	3,250.00
H & S.	item	1	500.00
Plant.	item	1	190.00
Management of the works.	item	1	500.00

Total for the works excluding Vat.	(ex Vat)		<u><u>£63,105.20</u></u>
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Works exclude any Asbestos related removal works.
Welfare provided on site.



Estimate



Customer

Pinwherry School

Date		Qty	VAT %	Price	Net	VAT	Total
	Main building roof						
	2 main chimneys						
	Remove chimney pots and cement in elephants feet into the holes						
	Cut out lead around the chimneys and fit new Back chimneys						
	Needing roof work strip slates off change any rotten sarking , fit new lead into the valleys and round the chimneys then slate back up with new zinc						
	Repair slates and zinc ridge around the building						
	Fit new lead gutters at the the skews and cover the top with a lead cover	1	20.00%	£ 10,652.00	£10,652.00	£2,130.40	£12,782.40
	Flat roof						
	Fit new decking and fascias and fit a new liquid plastic Hydrostop AH+ 25 year guarantee	1	20.00%	£ 3,160.00	£3,160.00	£632.00	£3,792.00
	Gutters						
	Fit new rafters , fascia , 150mm gutters and downpipes around the whole building	1	20.00%	£ 5,465.00	£5,465.00	£1,093.00	£6,558.00
	Mobile scaffolding for this work						

Net Total	£ 19,277.00
VAT Amount	£ 3,855.40
Payment	
Balance Due	£ 23,132.40

VAT Analysis:

VAT %	NET £	VAT £
20.0	£ 19,277.00	£ 3,855.40



Estimate



Customer
Pinwherry School

Date		Qty	VAT %	Price	Net	VAT	Total
	Nursery						
	Repair slates around the building Cut out lead around the chimneys and fit new lead gutter and apron Fit new lead gutters at the the skewes and cover the top with a lead cover Fit new rafters , fascia , 150mm gutters and downpipes around the building	1	20.00%	£ 4,450.00	£4,450.00	£890.00	£5,340.00
	Shed						
	New timbers and profile sheeting New fascia board and gutters Flashings into wall	1	20.00%	£ 2,100.00	£2,100.00	£420.00	£2,520.00

Net Total	£ 6,550.00
VAT Amount	£ 1,310.00
Payment	
Balance Due	£ 7,860.00

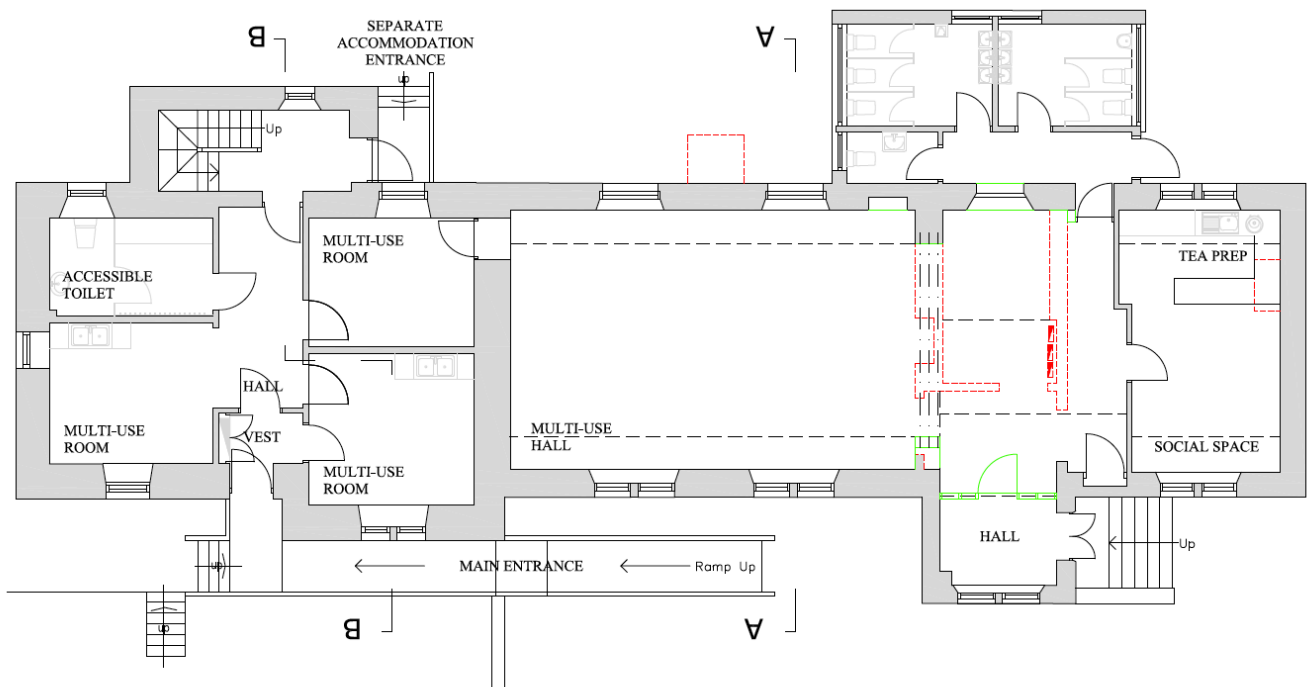
VAT Analysis:

VAT %	NET £	VAT £
20.0	£ 6,550.00	£ 1,310.00

8.1.7 Total Costs for Phase 1) Essential Repairs

Description	Cost	VAT	Totals
Building Repairs (main building and nursery)	£63,105.20	£12,621.04	£75,726.24
Roofing Repairs (main building)	£19,277.00	£3,855.40	£23,123.40
Roofing Repairs (nursery)	£6,550.00	£1,310.00	£7,860.00
TOTALS	£88,932.20	£17,786.44	£106,709.64

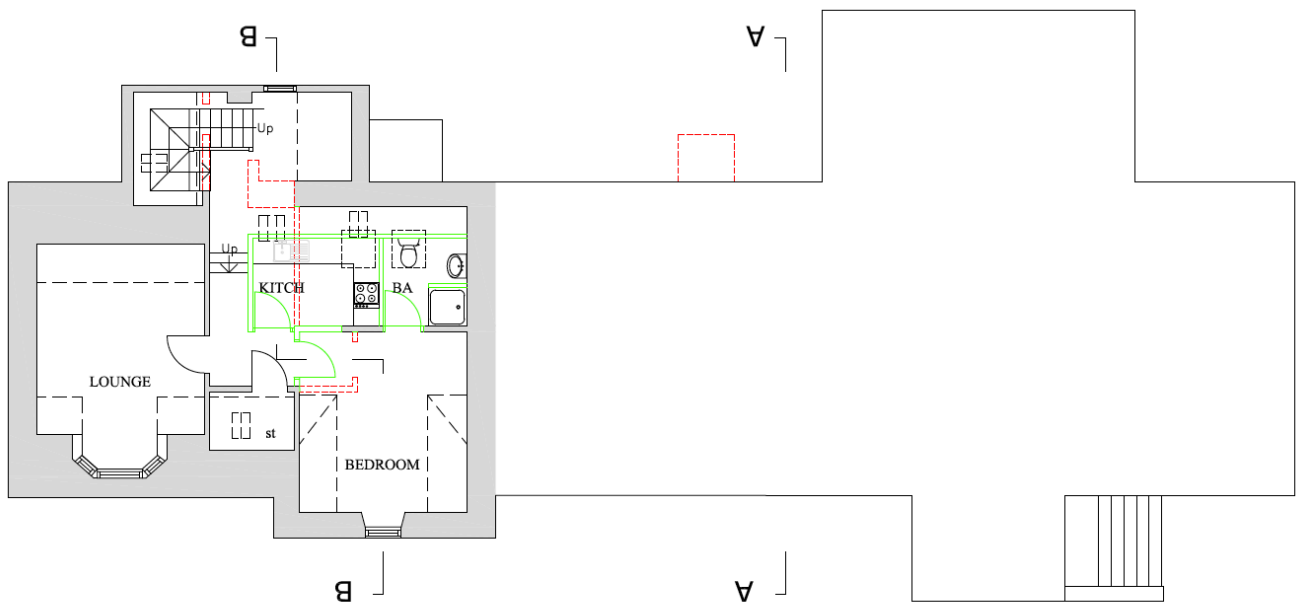
8.2 Phase 2) Redevelopment of Ground Floor of Main Building



GROUND FLOOR PLAN

The main classroom area will be opened up by removing the storage room wall partitions, providing a larger multi-use hall. The former kitchen will be converted into a tea preparation and social gathering space. The toilets to the rear will be completely refurbished with new wall linings, floors and roof. There will be minimal layout changes to the smaller rooms to the left of the main hall, with the exception of installing a staircase in the former storage room at the rear, which will lead to the accommodation above.

N.B. If funding can be secured for the refurbishment of first floor of the main building (Phase 3) at the same time as the ground floor, then this work will take place at Phase 2. The first floor will be redeveloped into a self-contained one bedroom flat, with a kitchen, bathroom, lounge and small storage cupboard.



FIRST FLOOR PLAN

8.3 Timescales

8.3.1 Full Project Plan of Development Stage

Pinwherry Primary School Project Planner - DEVELOPMENT STAGE

Plan Starts Week Commencing 6th April 2020

Week Highlight: 1

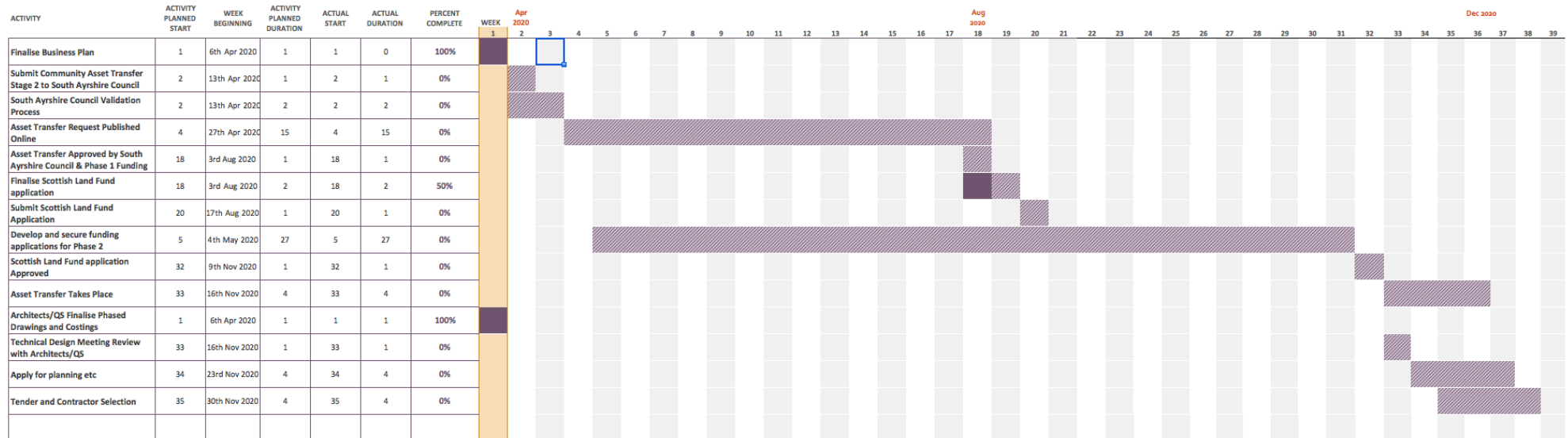
Plan Duration

Actual Start

% Complete

Actual (beyond plan)

% Complete (beyond plan)



8.3.2 First 20 Weeks of Project Plan of Development Stage

Pinwherry Primary School Project Planner - DEVELOPMENT STAGE

Plan Starts Week Commencing 6th April 2020

Week Highlight: 1

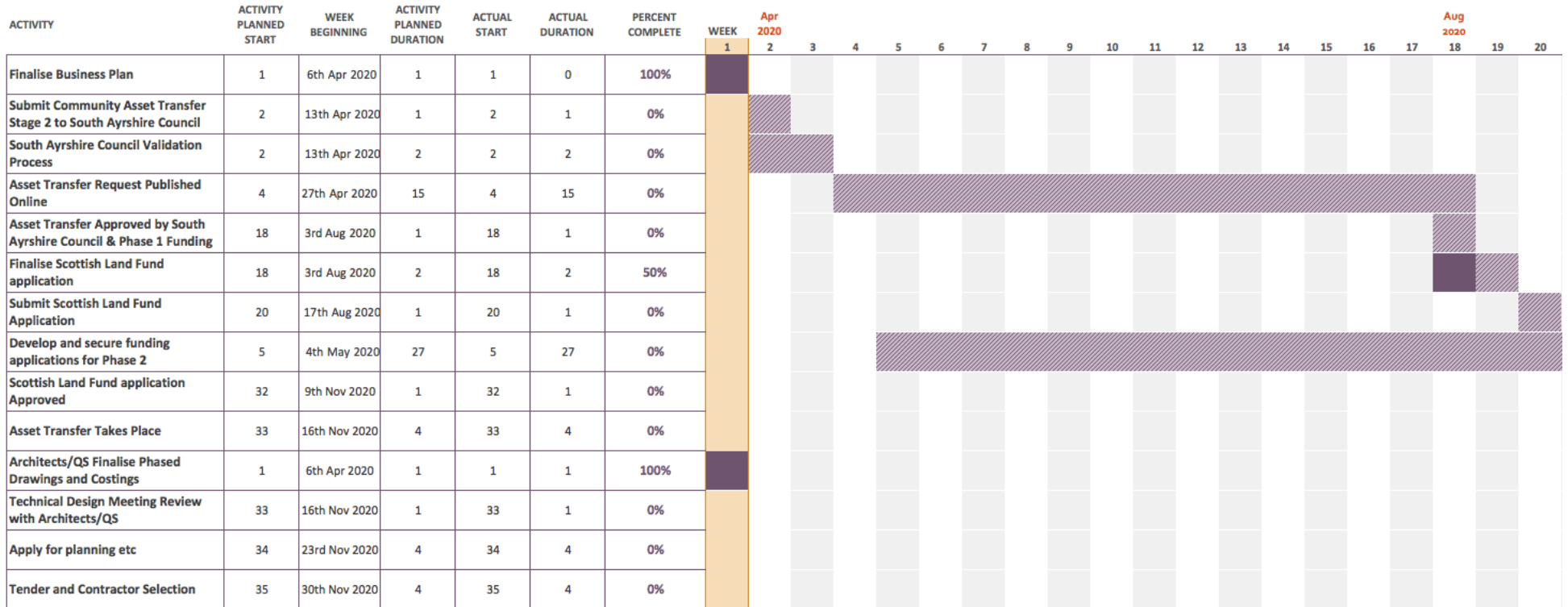
Plan Duration

Actual Start

% Complete

Actual (beyond plan)

% Comp



8.3.3 Second 20 Weeks of Project Plan of Development Stage

ACTIVITY	ACTIVITY PLANNED START	WEEK BEGINNING	ACTIVITY PLANNED DURATION	ACTUAL START	ACTUAL DURATION	PERCENT COMPLETE	Dec 2020																																
							21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39														
Finalise Business Plan	1	6th Apr 2020	1	1	0	100%																																	
Submit Community Asset Transfer Stage 2 to South Ayrshire Council	2	13th Apr 2020	1	2	1	0%																																	
South Ayrshire Council Validation Process	2	13th Apr 2020	2	2	2	0%																																	
Asset Transfer Request Published Online	4	27th Apr 2020	15	4	15	0%																																	
Asset Transfer Approved by South Ayrshire Council & Phase 1 Funding	18	3rd Aug 2020	1	18	1	0%																																	
Finalise Scottish Land Fund application	18	3rd Aug 2020	2	18	2	50%																																	
Submit Scottish Land Fund Application	20	17th Aug 2020	1	20	1	0%																																	
Develop and secure funding applications for Phase 2	5	4th May 2020	27	5	27	0%																																	
Scottish Land Fund application Approved	32	9th Nov 2020	1	32	1	0%																																	
Asset Transfer Takes Place	33	16th Nov 2020	4	33	4	0%																																	
Architects/QS Finalise Phased Drawings and Costings	1	6th Apr 2020	1	1	1	100%																																	
Technical Design Meeting Review with Architects/QS	33	16th Nov 2020	1	33	1	0%																																	
Apply for planning etc	34	23rd Nov 2020	4	34	4	0%																																	
Tender and Contractor Selection	35	30th Nov 2020	4	35	4	0%																																	

9. Operational Matters

The key success of the newly redeveloped facility will include:

- Maintaining the high level of “community buy-in” by engaging with the community at every stage and keeping residents informed at every stage, including seeking feedback and suggestions from the community to ensure the services provided meet the local needs and wishes.
- Effective day-to-day management of the building, which includes a strong volunteer management team and a part time cleaner.
- Keeping overheads low, including installing an economical heating system and energy saving measures (insulation, LEDs etc), which is factored in as part of the capital phases.
- Providing a warm, clean and comfortable facility which the community will enjoy utilising
- Providing increased opportunities for the community to take part in activities and services, social events, skills development opportunities and health and wellbeing activities.
- Engaging with key partners.
- Effective marketing and communications with the community and potential hirers.
- Being flexible to adapt to potential changes in local requirements, trends, target market:

Day to day management of the new community hall will be the responsibility of the Hall Manager (see section 9.2.1). There will be an online hall bookings calendar on the community website (www.pinwherryandpinmore.org.uk), which the community and potential hirers can view to see if a date is available on their preferred date/s. All bookings will go through one volunteer from the Hall Management Group, who will issue Hall Booking Forms to hirers and will update the online calendar once bookings are confirmed. Payments for the hire of the facility will be made out to PPCDT and it will be the responsibility of the Hall Manager to process and reconcile payments.

Regular user groups will have their own key for access and will enter and leave the premises independently. For one off, or casual bookings a Hall Management Sub-Group committee member will be required to accompany the hirer up the building.

The marketing of the new hall and every day community engagement will be the responsibility of the Marketing/Community Engagement Sub-Group. This will include implementing the marketing activities described in section 9.3, including social media, newsletters, website, open meetings etc.

9.1 Staffing

Once the community hall has been refurbished and it operational, a part time cleaner will be employed on a self-employed contract to clean the premises once per week. As bookings and activities increase there may be the need to extend this position to include caretaker duties, including opening and closing the facility for bookings. The additional caretaker hours could either be provided to the cleaner, or a new position could be created.

9.2 Volunteer Support

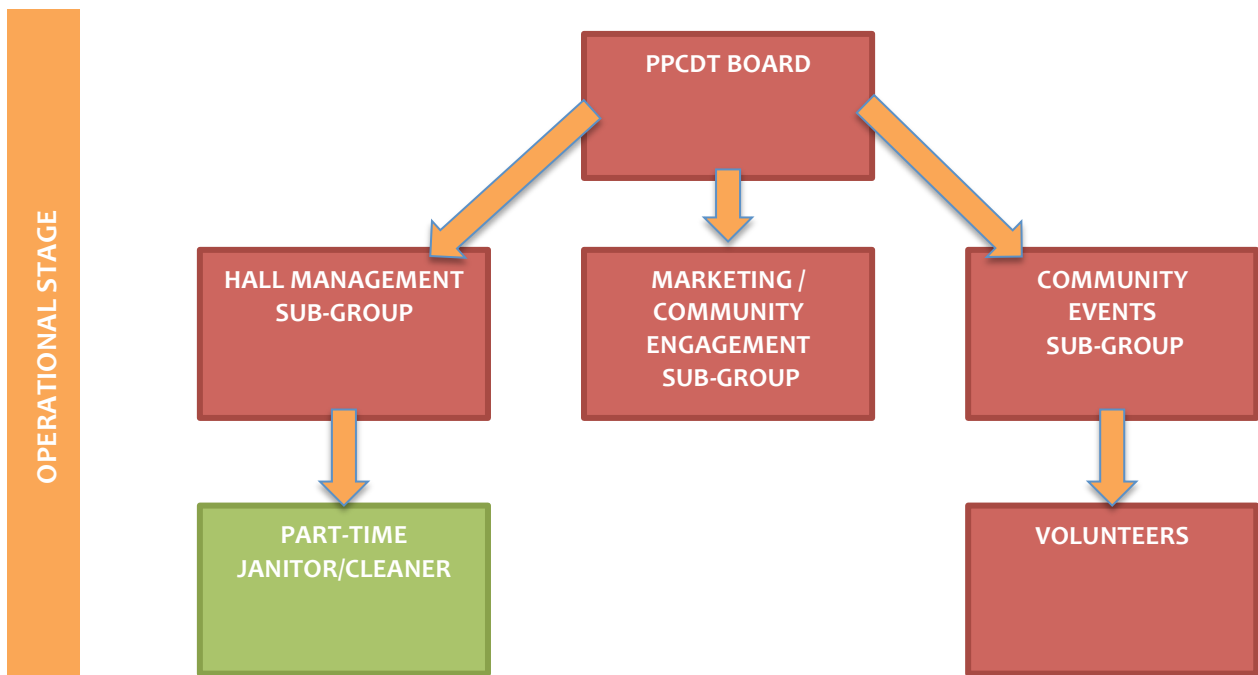
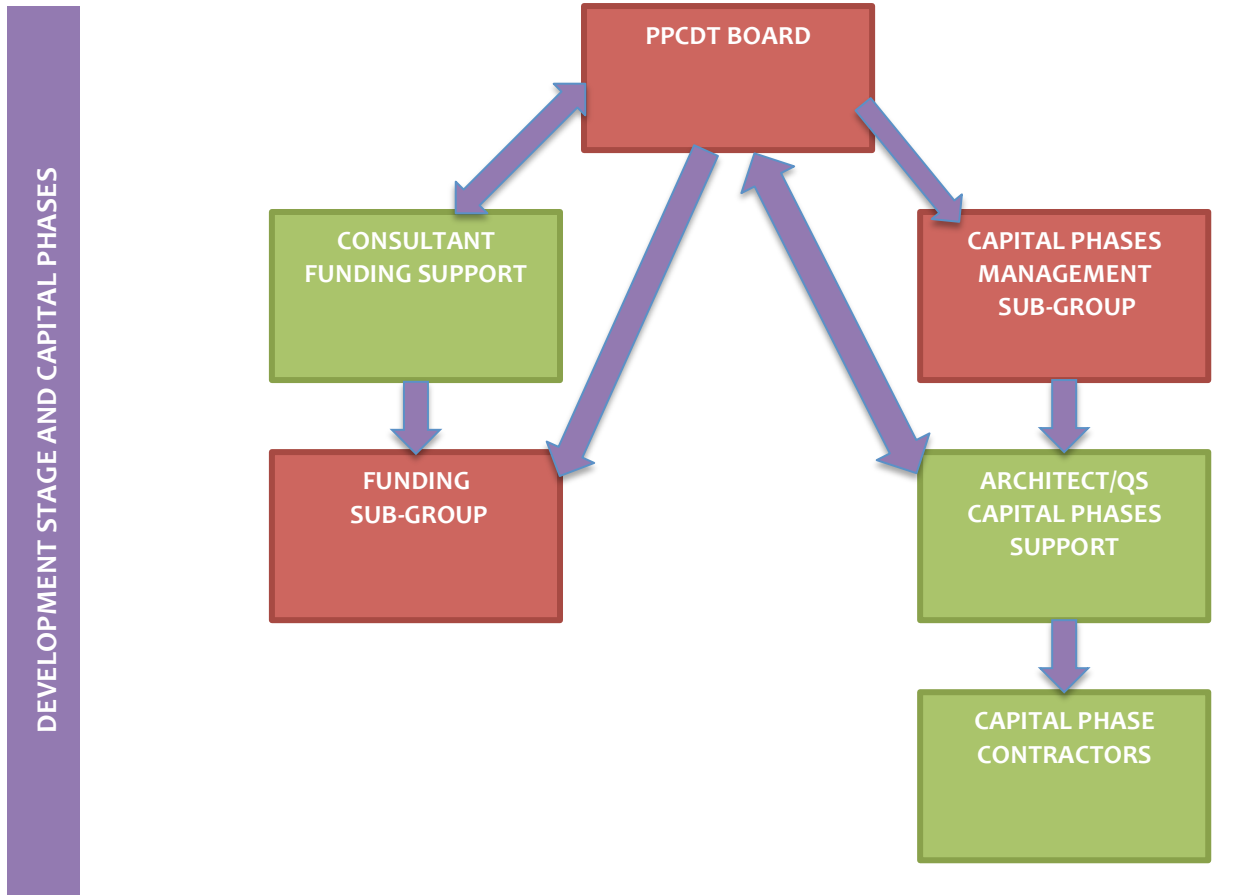
PPCDT has a strong board and volunteer base, however additional members will be encouraged to get involved with the management of the community facility, as and when specific skill sets are required, especially to strengthen the new sub-groups (see section 9.2.1).

Skills	Description	Current Strength/Capacity
Management and Governance	Extensive management experience as owners / managers of businesses, award winning farmers, those who have been involved in large programmes of local work at a senior level.	Very Strong
Financial Management	Comprehensive experience in managing finances for business and charities.	Strong
Marketing	Experience in all aspects of marketing, including creation of marketing material and website management.	Strong
Community Engagement	Liaising with, visiting and presenting to a variety of community groups, such as Community Councils and charity fundraising/volunteer groups.	Very Strong
Partnership Working	Working in conjunction with various organisations and councils; liaising with other departments within companies. Working on multi organisation and department initiatives with effective communication and organisational skills.	Strong
Managing Assets	Experience in running a Third Sector Company with all concomitant responsibilities; working within the structure of employment legislation, national and local agreements and policies governing health and safety etc. Managing and running personal businesses and assets.	Adequate N.B. Project Officers from Creetown Initiative will support this element initially and volunteers will become upskilled.
Business Planning	Extensive experience in writing proposals, business plans and profitability forecasts and in establishing information-gathering systems to enable implementation of these plans.	Adequate N.B. Paid support is now in place via a Financial Advisor from CJM Accountancy, boosting this element to: Very Strong
Securing Funding	Fundraising and completion of application forms for local charities and Third sector, including reports to funders, gathering statistics and outcomes.	Adequate N.B. Paid support is now in place via Project Officers from Creetown Initiative; boosting this element to: Very Strong

9.2.1 Management Flow Chart

Green = Staff/Paid Positions

Red = Volunteer



9.3 Marketing

The PPCDT current operating environment in terms of how its social purpose and impacts fit with the priorities of central and local government, special interest groups, the demographic profile of Pinwherry, Pinmore and its neighbouring communities:

1. The PPCDT will undertake several marketing communication activities to promote awareness and an understanding of its new community facilities, and social purpose. These marketing activities include:
 - Social Media - via Facebook, Twitter and Instagram. Social media is an effective marketing tool to reach many users, including non-locals. Furthermore, it is free, apart from “paid for posts” which can be used to further target an audience. Updates should be as frequent as possible to keep customers and potential customers engaged.
 - Online Newsletters – these could be monthly or quarterly and would be for visitors and locals alike who sign up to the mailing list. The newsletters would consist of information about the area local news, editorials and advertisements (mainly for events within the community hall).
 - Local Newsletters – PPCDT has its own section in the Stinchar Valley Magazine, which is published quarterly and is distributed across 7 communities of the Stinchar Valley; Ballantrae, Barr, Barrhill, Colmonell, Lendalfoot, Pinwherry and Pinmore. Barrhill Development Trust and Ballantrae Development Trust also produce their own village newsletters and there may be an opportunity for mutual advertising.
 - Creating flyers/leaflets – quite a cost and not necessarily essential.
 - Website –The website needs to be clear and concise and have an architecture that is simple yet effective. It would encompass pages that describe the accommodation including lots of images, information about the local area, a blog/news page and a contact us page. Within the website there will be links to the Facebook, Twitter and Instagram accounts, which would be essential to boost the website traffic and increase its reach. The new hall wouldn’t necessarily need it’s own website; a dedicated page on the existing community website; www.pinwherryandpinmore.org.uk would be sufficient.
2. Alongside its own promotional activities, the PPCDT will work with clubs, groups and organisations to jointly promote facilities/services to help them build and sustain their own user base, in essence mutual marketing – a ‘you promote me, I promote you’ agreement with local community facilities and organisations. Word of mouth is a driving force behind projects in small communities.
3. Similarly, PPCDT will look to promote the facility through its network of sports/leisure and community partners promotional activities.
4. External Marketing - marketing carried out by external agencies can be costly but there are useful external “what’s on” databases through third party social media pages and websites such as Ayrshire Daily News, Discover Ayrshire, What’s On Ayrshire and Arran and Dumfries and Galloway What’s Going On? (www.dgwgo.com). Ayrshire Daily News has 60,000 followers on Facebook, Discover Ayrshire has 27,000 followers on Facebook and What’s on Ayrshire and Arran has 8,000 followers on Facebook. DGWGO website has an international reach to Europe and USA and has a monthly traffic of between 2,500 and 10,000 visits. DGWGO has over 68,000 likes on their Facebook page and nearly 10,000 followers on Twitter, so all their online platforms are well visited.

The immediate hall lets will come from the local groups, who are aware of the availability and through local marketing campaigns and word of mouth, the bookings will come in or be transferred from the old hall.

For local parties, again word of mouth communications will easily ensure that people are aware of the venue. For weddings there will be an opportunity to develop collaborations with Pinmore Church to ascertain whether wedding celebrations could be held in the hall. This would offer a very rural setting for a wedding.

Obtaining an anchor tenant to utilize one of the smaller rooms in the main buildings, will require additional marketing, showcasing what the hall has to offer to those seeking a move from a home-based business to a more office-based location. This could either be on a daily base, short or long-term lease. The main attraction will be excellent broadband and internet connection.

10. Governance and PPCDT Board Capacity

The Trustees of Pinwherry and Pinmore Community Development Trust have a diverse skills base, each offering experience and knowledge across a broad section of industries and all live within the two villages or outlying farms in the parish. The board consists of:

██████████
A retired owner and director of steel fabrication and North Sea Construction Company, responsible for staff, finance, and contracts. The company was sold off and ██████████ retired to Scotland. In Scotland ██████████ has 30 years experience of setting up and managing Social Enterprise organisations, ex Director and Chairperson of local Social Enterprise with Intensive Housing Support Service with contracts across 3 local councils, and he is currently Vice Chair of local Care Home with experience of community development, finance and funding.

██████████ is experienced in Business Development and is currently responsible for business engagement and business development within the Galloway and Southern Ayrshire UNESCO Biosphere, incorporating partnership working to maximise opportunities for sustainable businesses development. ██████████ has carried out town centre development and community development work, developing strategies and action plans for towns across South Ayrshire, working collaboratively with the business community, third and public sector and partner agencies to find joint solutions to support town centre development and vibrancy.

██████████
Spent six years in the engineering sector in the 1970-80s and 15 years running a garage repairing vans, cars and motorcycles with 24hour vehicle recovery. ██████████ has also assisted in two building companies and has spent the last 15 years as a motorcycle mechanic.

██████████ has a Diploma in Leisure and Amenity Management from Liverpool Polytechnic (now John Moores University) and worked for Liverpool City Council for approximately 15 years as a leisure attendant and then as centre supervisor.

██████████ retired from his own firm a joiners and builders company and has over 20 years experience within the construction industry. ██████████ holds YCFE A Level Joinery building / City & Guilds /Higher National/ A.B.I.C.C Manager. He teaching at University for students gaining P.G.C.E /M.Ed/city Guilds all D Units.

██████████ Award winning local farmer and ex chair of Sheep Breeders Association, ██████████ is Chair of Pinwherry and Pinmore Community Association. He is an active member of several local community groups and has experience of all farm bookwork, finance and legal.

██████████ is a local farmer's wife, ex-president of SWRI, Treasurer of Pinmore Church, a retired classroom assistant and retired secretary of a local builders company. She is also a member of many local voluntary organisations.

Expertise ranges from finance, business management, tourism and the charitable sector, to construction, farming, logistics and teaching. Crucially, all Trustees are a strong presence in the community and have a strong knowledge of the local area and the needs and wishes of the local community. PPCDT has a strong membership of 52.

PPCDT trustees meet monthly at a joint meeting with the Pinwherry and Pinmore Community Association. Furthermore, the meeting is open to members of PPCDT, with 30 attending monthly. Membership is open to anyone aged over 16 residing within the Pinwherry and Pinmore Community Council area. Matters arising are discussed and decisions are agreed upon by the trustees, which are then communicated to the members for further discussions and review if required. In this way, the community is fully involved with the operation of the charity and are actively engaged in the decision making process.

11. Finances

11.1 Capital Costs

11.1.1 Summary of Phase 1 Costs

Phase No.	Description	Cost	VAT	Total
1	Essential Repairs	£88,932.20	£17,786.44	£106,709.64

11.1.2 Summary of Phase 2, 3 4 and 5 Costs

Phase No.	Description	Cost	VAT	Total
2 and 3	Main Building and Upper Floor (Schoolhouse)	£370,000	£74,000	£444,000
4	Nursery	£100,000	£20,000	£120,000
5	External Works	£66,000	£13,200	£79,200
	TOTALS	£536,000	£107,200	£643,200

11.2 Funding for Capital Phases

Name of Fund or Funder	Amount	Deadline for Submission	Outcome Date	Status	Notes
Phase 1) Essential Repairs					
Advancing Community Assets (South Ayrshire Council)	£106,709.64	Submitted at time of CAT	Within 3 – 6 months	Submitted (early April 2020)	
Phase 2) Redevelopment of Main Community Building and Phase 3) Redevelopment of Schoolmaster's Flat					
Carrick Futures	£50,000	18 th May 2020	29 th July 2020	Yet to start	
Pinwherry and Pinmore Community Council	£100,000			Yet to start	This money has been ring-fenced for the Pinwherry School project.
Kilgallioch Community Fund	£50,000	10 th July 2020		Yet to start	
Assel Valley Wind Farm	£85,000	24 th April 2020	June 2020	Yet to start	This money has been ring-fenced for the Pinwherry School project. Pinwherry and Pinmore Community Council decides on awards from the fund.
Hadyard Hill Wind Farm	£73,000			Yet to start	This money has been ring-fenced for the Pinwherry School project.
Robertson Trust	£40,000	Currently closed for submissions. New fund opening Summer 2020		Yet to start	New fund will have a greater emphasis and focus on poverty and trauma, their causes and impact. No guarantee capital projects will be

					considered.
Trusthouse Charitable Trust	£60,000	Major Capital Grants programme currently suspended		Yet to start	£60,000 is their very maximum. A minimum of 50% of the match funding needs to be in place before applying.
The Weir Charitable Trust	£20,000	August 2020	November 2020	Yet to start	
The Tudor Trust	£20,000	No deadlines – a rolling application	1 month after submitting Stage 1. 3 months after submitting stage 2 (if invited).	Yet to start	Two stage application process.
Lottery Awards for All	£10,000	No deadlines – a rolling application	16 weeks from submitting application	Yet to start	
TCCF	£100,000	Scottish Government Programme yet to be announced whether it will be repeated.	In other areas it is a 2 Stage Process takes 3 months	Yet to Start	Needs council support
National Lottery Community Assets	£150,000	Currently closed and under discussion as to what shape it might return	Not Known	Yet to start	
Phase 4) Redevelopment of Nursery					
Carrick Futures	£50,000	Assumed that this is 12 to 18 months after first application			
Kilgallioch Community Fund	£13,200				
Assel Valley Wind Farm	£20,000				
Hadyard Hill Wind Farm	£5,000				
Rural Housing Fund	£30,000	This fund will support rural and affordable housing so it would depend on what purpose the Nursery is put to. The initial idea of holiday let would not qualify and it should also be considered that people might			

		not want to holiday next to a community site.			
TOTAL	£672,909.64 = OPEN FUNDS. Possible additional £250,000 in future.				

NB. The current funding situation is in flux due to the Coronavirus situation, so it is difficult at this point to create a capital strategy. However, in time we expect the situation to return to normal and new funds and opportunities will arise.

11.3 Operational Costs

11.3.1 Hall Hire Costs

The proposed hall hire costs are as follows:

Hirer	Main Hall Hourly Rate	Discount Rate for Main Hall	Small Room Hourly Rate
Adult Community Group	£12	Reduced to £10 per hour if booked for 12 + weeks	£7
Concession Community Group	£8	Reduced to £7 per hour if booked for 12 + weeks	£5
Commercial	£20	Reduced to £16 per hour if booked for 12 + weeks	£12
Commercial all day rate (9am – 5pm)	£120	n/a	£75
Private functions	£14 (plus £18 for cleaning)	n/a	n/a

11.4 Cash Flow Projections for the Community Hall Only

Expenditure	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
Energy, Water and Sundries	£2,500	£2,500	£2,750	£2,950	£3,200	
Staff	£1,040	£1,040	£1,144	£1,144	£1,144	(Cleaner = £10 p/h x 2 hours per week). Year 3 £11 p/h
Insurance	£1,000	£1,000	£1,100	£1,100	£1,100	
Property Maintenance	£200	£750	£1,000	£500	£750	
Office Costs	£300	£350	£400	£450	£500	
Internet and Phone	£500	£500	£525	£525	£550	
Accountancy	£500	£500	£500	£500	£500	
TOTAL	£6,040	£6,640	£7,419	£7,169	£7,744	

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
Regular Hall User groups	£1,510	£2,500	£3,500	£3,500	£3,800	Requires just 200 hours main hall and 200 hours small hall rental. On average 4 hours per week each.
One-off/Irregular Hall Hirers	£1,220	£2,000	£2,500	£3,000	£3,250	
Grants	£2,500	£1,000				
Fundraising Activities	£1,000	£1,500	£1,500	£2,000	£2,000	Jumble sales, Race nights, Dances, Christmas Fair Etc.
TOTAL	£6,230	£7,000	£7,500	£8,500	£9,050	



12. SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Modern building and facilities • Parking • Local support • Regular visitors • Experienced and committed trustees • Wealth of local knowledge 	<ul style="list-style-type: none"> • Rural Location • Large amount of funding required • Fundraising takes time • Contractor restrictions due to locality
Opportunities	Threats
<ul style="list-style-type: none"> • Community wealth building enablement • Community development • The ability to host more events and increase visitor numbers to the area • Community has opportunity to develop more community activities • Community will become more resilient through managing its own asset • Community has opportunity to improve its fragile economy • Opportunity for more groups to better facilities for their activities 	<ul style="list-style-type: none"> • Funding • The changing funding landscape will inevitably cause traction to be lost on timeline if not managed well • Further time delays will result in extra costs being incurred to refresh surveys and valuation etc.

13. Mitigation of Risks

Overall feedback from the community was very positive, with 85% in favour of redeveloping the former Pinwherry School into a community facility. In response to this feedback, further analysis of the comments provided has been undertaken and a strategic mitigation of potential risks has been developed and will be periodically reviewed as the project develops.

Comment	Potential/Perceived Risk	Mitigation
"There are several other halls in the area that should be used"	Potentially not sustainable	<p>There are no other community halls within the parish of Pinwherry and Pinmore.</p> <p>Upon undertaking research, the other community halls in the Stinchar Valley area are all booked to full capacity and used by the immediate community.</p> <p>Local residents are required to take public transport or take their own car to the other communities, which is not always feasible.</p> <p>The current hall in Pinwherry will be closed once the Pinwherry school has been refurbished and it is highly envisaged that all groups will move to the new facility.</p>
"Somewhat disillusioned after prolonged ideas and no tangible progress"	That the project will never come to fruition	<p>This is an understandable reaction, given that the community's initial plans of building a new community centre on the 2 Pins field have been found to be too costly and therefore not viable.</p> <p>The redevelopment of the Primary School into a community facility is viable in terms of securing the required funding over a phased period.</p>
"Not enough interest or people to make it viable"	Potentially not sustainable	<p>Regular/weekly user groups have already been identified, which will provide a stable income.</p> <p>Furthermore, a large quantity of additional groups and organisations have expressed a strong interest in hiring and using the facility once it is redeveloped and have written letters of support to that effect.</p> <p>There is a very large majority of the community (85%) who support the project and would attend clubs, events and workshops.</p>
"More reasonable costs would be needed"	The investment would not be returned / unlikely to secure all the funding	<p>Since the questionnaires and information leaflets were distributed, the architects and QS have been working to revise and reduce the costings where possible. The target is certainly achievable.</p>

14. Appendices

1. Pinwherry School Project Community Questionnaire Results Analysis
2. Pinwherry School Project Plan – Development Stage