

Appendices

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BARR PARISH ECONOMIC DEVELOPMENT STRATEGY (PART I)

Identifying the Need, Setting the Objectives &
Testing the Appetite for Change

A study of the issues and opportunities facing the conservation village of Barr, South Ayrshire. This study was commissioned by Barr Parish Development Company, funded by South Ayrshire Council Ambition Fund and developed by Bidworks Limited.



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BACKGROUND

Barr Village in rural South Ayrshire, was once a thriving rural community. The beautiful landscapes, abundance of wildlife, and the choice of amenities including Barr Stores, Public Houses, the Market Garden and locally renowned 'Barr Teas', drew high volumes of residents, visitors and tourists – to the otherwise peaceful town. Various community groups organised a packed schedule of events including the well-attended gala day, keeping locals and visitors entertained all year round.

Like many rural communities, Barr has suffered a reduction in visitor and tourist numbers as well as a decrease in available job, training and development opportunities. Following changes in the socio-economic landscape, there is no longer a market garden, the last public house earlier this year (2016) and the future of Barr Stores is currently uncertain.

Following these changes, many locals viewed Dinmurchie Farmhouse and Buildings as an opportunity for positive change.

In 2013 the Barr Parish Development Company established a Steering Group with a view to purchase Dinmurchie Farm and grounds for the purpose of developing a sustainable hub for enterprise, training, tourism and social activities.

Following several consultations with BPDC members and non-members, including information days, and collation of suggestions, a great deal of support was evident for Dinmurchie Farm to be developed into a centre for excellence, with the over-riding view that acquiring the farm would provide public ownership for the benefit of all.

A ballot was held, asking the question 'Are you in favour of the FCS sale of Dinmurchie Farm to the local community?' Of a possible 258 responses, 131 were in favour, 19 not in favour, 17 submitted too late, 2 spoiled (forgot to tick). Letters of support were also received from the Head Teacher of Barr Primary School, Chairman of the Barr Community Association, and local residents running existing businesses and with potential business use of premises.

At the time, it was considered that purchase and development of the land, would go some way towards supporting the BPDC's aim of restoring the community's identity.

In 2014, BPDC successfully applied to the Forestry Commission for permission to purchase the land and buildings at Dinmurchie. Throughout the application process, positive relations were established with the Forestry Commission, with a mutual keenness to work collaboratively in the purchase and subsequent development of the land and buildings.

A period of 18 months was permitted by the Forestry Commission, in order for BPDC to complete a detailed feasibility study and business case, this included an undertaking to make a robust cost analysis, source funds and ultimately purchase of the land and buildings (prior to February 2016).

SCOPE

We were initially engaged by Barr Parish Development Company (BPDC) to prepare a feasibility study for the purchase and development of Dinmurchie Farm House and Buildings. The study would support an application for capital and development funding, which would enable BPDC to purchase the land from the current landowner - Forestry Commission Scotland. South Ayrshire Council agreed to finance the study via the Ambition Fund.

Following initial engagement with BPDC, it transpired that the economic landscape of the village had changed.

The village pub 'The Kings Arms', was on the verge of closure (has since closed), and the future of the local shop 'Barr Community Stores' was uncertain. There was a growing feeling among some residents, that if the village could not sustain what it already had, how could it be successful in the acquisition of a project as major as Dinmurchie.

There were concerns with regards to the scale and complexity of the project, together with the risks inherent with listed building ownership and maintenance. Who would be responsible for overseeing the project, developing and managing the enterprise(s)?

Whilst people wanted change and accepted that an increase in visitors and tourists was required, they were concerned about the volume of visitors required to sustain such a project and whether achieving those numbers was possible or even desirable to the local community.

These changes, and a shared desire to follow feasibility best practice, prompted a reconsideration of the scope.

It was agreed that a broader study of the issues, risks and opportunities facing Barr would be required in order to identify and prioritise the needs of the village. Only once the needs of the village were known, could we consider the suitability of solutions, including Dinmurchie.

Whilst the broadening of the scope would adversely impact timescales for completion of the study, it would not require additional funding.

OVERVIEW OF APPROACH

We proposed a phased approach to the development of the study:

- Phase 1 – Identify the issues, opportunities and risks facing the village
- Phase 2 – Identify Needs & Set Objectives
- Phase 3 – Identify Suggestions & Develop Options
- Phase 4 – Sift and Package Options for Consideration
- Phase 5 – Recommendations, Next Steps

In securing funding from the South Ayrshire Ambition Fund, we agreed that the study would include the following:

- Desk Top Study - An analysis of existing information / reports / publications – this would include an analysis of the Barr Stores Feasibility Study which was underway
- Public Consultation - with Barr Parish residents comprising surveys and at least 1 community engagement event
- Regional/Stakeholder Engagement – surveys and 1 community event
- Youth Voice – Including engagement & Work Experience Opportunities

Whilst Barr Parish Development Company would hold the funds and oversee the delivery of the study, the Directors were clear about their intent to be completely impartial with regards to the findings and outcomes – the over-riding objective being “we need to do whatever is in the best interests of the village – even if that means no Dinmurchie.”

WORK IN PROGRESS

PHASE I – DESK TOP STUDY

This section provides an overview of Barr, including the features and issues that the village has faced over the years - this information having been gathered during a desk top study of websites, previous publications and studies. We then delve into the issues and opportunities currently facing Barr from the perspective of residents, youths and visitors/tourists.

BEAUTIFUL BARR

Barr is a beautiful conservation village set deep within the hills of Carrick, South Ayrshire. A picturesque village of 8.1 sq miles, with a population of c260, comprising local residents (c120+), and a scattering of dwellings and farmhouses across the wider parish.

Amenities in the village include a village shop and post office, a parish church, primary school, multi-use village hall and a doctors surgery. At the very heart of Barr, lies a vibrant local community.

Rich in history, the village is thought to have been founded in the 17th Century as a 'safe haven' for smugglers because of its remote location.

Known fondly by locals as 'The Barr', it is full of character, charm and folklore – making it an ideal destination for the creative minds of photographers, artists and writers – and those who want a break from urban life in beautifully rustic surroundings.

GETTING THERE

Set within the Stinchar Valley, beside the converging rivers of Gregg and Stinchar, Barr can be found bordering the Galloway Forest, surrounded by breath-taking woodlands.

Accessible only by car and with no through traffic, Barr is eight miles in distance from the traditional tourist town of Girvan, and yet it feels distinctly remote.

The village of Barr can be accessed from three directions – each culminating in single track roads with passing places as they enter the village. The main route which passes through the rugged Carrick hills and Hadyard Hill Windfarm, is known locally as 'The Screws' due to its twisting and winding nature.

The nearest train station is a 15 minute drive to Girvan. The busy coastal town of Ayr can be reached in 45 minutes, with Glasgow and Edinburgh 1.5 hours and 2.5 hours respectively (by car). Glasgow Prestwick can be reached by car in one hour.

There is no public transport service to and from Barr. However, SPT is attempting to gain funding in conjunction with South Ayrshire Community Transport Network to implement a scheduled bus service, three times per day, three days per week.

Currently, there is a MyBus service which locals suggest is not as effective as it needs to be. There is also a subsidised taxi service funded by South Ayrshire Council to transport children to/from schools.

On occasion, residents of Barr have the opportunity to book outings and trips through the Carrick Community Transport service.

The condition of the roads into Barr is poor and the drive can be described as 'challenging' at best, and 'off-putting' at worst (for us urbanites). In poor weather conditions, there have been occasions where residents have missed school /work for days or weeks at a time.

LIVING IN BARR

The majority of residents that live in Barr, do so because they choose to. A recurring theme is the 'attractiveness' of the village, the 'peace and tranquillity', as well as 'links to family'.

The local primary and nursery school currently serves thirty-four pupils across three groups; nursery (4 pupils) P1 – P4 (15 pupils) and P5 – P7 (15 pupils).

"Hello from the Barr pupils, this school is the best school ever. There's great education here. We have a very beautiful school garden. There are also lots of cool opportunities at Barr Primary - such as ACE days, STEM week and interesting visitors like Zoo Lab."

██████████, Head Teacher (shared with Barrhill PS) manages the school, together with two full-time Primary Teachers, one Principal teacher, one part-time Nursery Teacher, one Teaching Assistant, an Administrative Assistant, and one Janitor.

Secondary school children are taught at Girvan Academy, Carrick Academy in Maybole and Queen Margaret Academy in Ayr. A locally based taxi service collects primary and secondary school children from outlying areas delivering to the primary school and pick up point for the secondary school transport to Girvan.

HEALTH & SAFETY

There is a GP outreach service from the nearby village of Dailly which also offers a prescription dispensary service. An appointment based service is held within Barr for 1 hour every Monday, Wednesday and Friday with the opportunity to collect prescriptions.

Minor injuries and non-emergency health and dental issues, are catered for at Girvan Community Hospital and the Girvan Dental Surgery.

Ambulance, Fire and Police services are all based in Girvan, with health visitors, fire safety officers and community police officers providing support locally.

COMMUNITY GROUPS

Community really does lie at the heart of Barr. It is a sociable community with various groups currently in action including:

Barr Community Council - The role of the group is to obtain and represent the views of the wider community to local government. Nine local residents are currently elected to serve the community council (until 31st March 2019).

Barr Community Association – A team of local volunteers organize activities and events for the purpose of bringing people together, improving and enhancing village life; also events include the annual Gala Day and the Auchensoul Fell Race. The group is led by an appointed Chairman, Secretary and Treasurer and are responsible for the management of the hall.

Barr Stores Steering Group (BSSG) - A small not-for-profit company was set up in June 2012 to oversee the management of the shop. There are currently two part time-employees responsible for managing the shop on a day to day basis. One of these employees is also employed by Post Office Counters to run the Community Post Office from the premises. The shop relies on the support of local volunteers and has received more than £70,000 of grant funding from Windfarm Community Benefit and other funders for start up and running costs. At the time of commencing this study, Barr Stores Steering Group had initiated a feasibility study to consider the cost, benefits and risks associated with purchasing the existing shop building.

Barr Parish Development Company – Established to further assist the community out-with the constraints of the Community Council, to fund and develop projects for the benefit of the village. A not for profit company limited by guarantee with an agreed constitution and a bank account. The group works independently of, but in tandem with the Community Council. Following consultation with every household in the Parish, 75% of villagers signed up to become members. Achieved the development of the Play Park and negotiated with South Ayrshire Council over the development of the Multi Use Games Area (MUGA)

LOCAL AMENITIES

The Parish Church - Part of a triple linkage with Girvan South and Dailly. The morning service is held in Barr Church at 12.15pm. The Church is always open and there is a book for visitors to read and sign.

The Village Hall - Owned by South Ayrshire Council which means maintenance, upkeep, janitorial and insurance costs are provided by South Ayrshire Council. According to the Barr Community Action Plan (2012), this may change and so the community must carefully consider the viability of the hall.

The mixed community use venue includes a large hall, small hall, meeting rooms, a stage, kitchen and toilets. South Ayrshire Council employ one person to manage the facility.

The hall is used as a meeting and events venue by various creative, sports and social clubs including the Wee Whist, Quilters Club, Scottish Women's Rural Institute, and the renowned Barr Tea Room.

The hall is also used by South Ayrshire Council as a polling station and by the Education Department as a facility to provide PE for the Primary School.

The hall is in need of refurbishment. A survey of the hall was undertaken on behalf of South Ayrshire Council in January 2016. The survey identified works amounting circ £100,000 to bring the facility up to standard. The works were categorised into four categories including essential and desirable works.

At present, South Ayrshire Council has declared that funding is only available for essential maintenance and there are no planned improvements or refurbishment for the foreseeable future.

Barr Stores - There is one convenience store in the village. The community-run shop is open seven days a week and offers a wide range of food staples, off-license and newspapers.

A small café operates from the shop seven days a week, with a Pizza, and Fish and Chip takeaway service available on Fridays and Saturdays. Post office services are also provided Monday to Friday.

The shop is currently reliant on volunteers and funding. At the time of commencing this work, Barr Stores Steering Group were in the process of undertaking their own feasibility study – a consideration of options to purchase and develop the store. The study was published in September of 2015 – a summary of which can be found later in this report.

The Wee Gallery - Owned and operated by local artist [REDACTED], the gallery showcases her own work and that of artists and craftspeople in and around the area, including the-glasswork of [REDACTED]. [REDACTED] was supported by the Princes Trust Enterprise Scheme to set up his own business '[REDACTED]' in the village.

SPORTS AND RECREATION

Locals can participate in a range of sporting activities and clubs from the long established **Barr Bowls Club** and **Barr Putting Green** to the more recently established **Badminton, Horticultural and Cycling clubs**.

The Play Park: A collaborative project between Barr Parish Development Company, Barr Community Council and South Ayrshire Council, with support from Forestry Commission Scotland. The park which features swings, slides, climbing frames, slides and a zip wire, was officially opened in November 2014.

The MUGA: During the planning for the build of the playpark, it was evident from consultations that the community would welcome a facility aimed at the older children and young adults.

BPDC following consultation with SAC and funders identified that differing funding streams could and should be explored for the MUGA which would essentially be a Sports Facility. Funding was sought from Sportscotland and the Weir Trust, however, both bids were unsuccessful. BPDC is now seeking alternative funders and still aspires to deliver this much needed facility for the community which has wide ranging local support.

LOCAL ATTRACTIONS

Barr remains a place of natural beauty and interest, offering a remote haven of complete tranquillity to locals and visitors.

Because of its location, the village has many unique attractions. Walking and cycling trails peppered with folklore and stories, surroundings of striking rural scenery, an abundance of wildlife, and dark sky views unpolluted by city lights.

Walking Trails range in distance (3km–15km) and difficulty, from local farms and fields, to the heather covered hills and woodlands of the surrounding Changue Forest.

The Fairy Knowe Trail - with excellent views of the burn cascading down the hills; Devil's Trail - where legend states that the 'Laird of Changue' made a deal with the Devil; 'Kirstie's Trail' - named in the memory of a young shepherd who lost his life on the trail in 1913; and 'The Changue Trail' - which was a once a famous smuggling route. All trails are accompanied by striking views of surrounding scenery.

An abundance of **Wildlife** that can be seen in and around the Barr area include, deer, fox, badgers and otters – as well as a variety of birds, owls (tawny, short-eared, buzzards, barn etc), Ospreys, Kingfishers and Peregrine Falcon.

The River Stinchar which runs through the heart of the village, is one of the most productive salmon and trout fishing rivers in Ayrshire, attracting locals and visitors to the banks for fishing and picnics.

Cyclists can find enjoyment on the twists and turns of the road into Barr – or as it's called locally, 'The Screws' – and the pathways leading up to the Galloway Forest. The area is heavily promoted as part of the 'Ayrshire Alps' cycling route by local clubs, and frequently endorsed as 'challenging'. Such is the reputation of 'The Screws', it recently featured in a UK road cycling magazine.

"We rip down the climb known as The Screws, which at a generous 7% presents some rapid and technical corners and produces some whoops" (staff writer Matt Stewart, Cycling Magazine)

Owing to its remote location, the village is also part of the **Galloway and Southern Ayrshire UNESCO Biosphere Transition Area**. This allows for unbeatable views of the excellent quality dark skies.

ACCOMMODATION

Barr Village and the wider parish area comprises a range of buildings from cottages and flats to farm houses and listed buildings. Domestic housing is a combination of privately owned and social housing.

In addition to housing and commercial premises, there is a choice of three B&B accommodations. There is no camping or touring facilities nor is there a hotel within the village.

'Alton Albany B&B' is a popular choice for those that enjoy the creature comforts of five-star accommodation whilst nestled within the countryside. The riverside farmhouse set in 2 acres of wild garden offers accommodation for a total of six people at any one time.

Rated 5 stars on TripAdvisor, feedback is as positive for the village of Barr as it is for B&B itself.

'Great host, excellent room, great location for walking, cycling and relaxing. Quaint Village, fabulous scenery, and lots of wildlife.'

'Beautifully presented and superbly run in one of the loveliest and unspoilt bits of Scotland'

An alternative but ideally located self-catering option, is the spacious, 3 bedroom **'Gladneuk Cottage'** which sleeps up to 6 people. Situated within the village of Barr and only 100 yards from the village shop, and comfortably furnished, it is the perfect place for a group or young family to base themselves whilst they explore the village.

Just half a mile outside of Barr, **'Upper Barr Cottage'** also offers self-catering accommodation, sleeping up to 6. The cottage which is self-contained, welcomes cyclists, walkers and dog owners. The property is well furnished and offers airy rooms with plenty of space.

EXPLORING THE AREA

Nestled in the midst of the Carrick Hills and bordering the Galloway Forest, Barr is an ideal base for outdoor pursuits and exploring Ayrshire's beautiful coast. Stunning scenery, quaint villages, striking castles, beautiful beaches and traditional tourist towns are all only a short drive away.

The Galloway Forest Park - Only one mile from Barr Village, provides 300 Square miles of strikingly beautiful walking, cycling and horse riding trails, as well as access to the Dark Skies Observatory.

Castles - There are no fewer than 20 different castles in the local area, from Culzean Castle and Country Park to the dramatic ruins of Dunure and Dalquharran Castles.

Picturesque Towns and Villages:

Girvan - the closest sizeable town in proximity to Barr. Girvan is a traditional holiday resort, with a busy harbour offering mooring facilities, sea angling and pleasure boats trips to Ailsa Craig. There is a choice of food, retail and gift shops as well as cafes, pubs and restaurants.

Girvan has a reputation for colourful floral attractions and displays, including the Rose Garden, Orchard Garden, and Knockcushan Gardens, where a memorial commemorates King Robert the Bruce holding court here in 1328.

Local art and historical information is on display at year-round exhibitions held within the McKechnie Institute and Stumpy Tower museums.

Girvan boasts a beautiful sandy beach and busy promenade with a packed schedule of outdoor entertainment provided by the local youth club. Meanwhile, the swing park, obstacle course, amusement arcade and boat pond, provide plenty of stimulation for young children and families.

In spring 2017, the town will be further enhanced with the opening of a new state-of-the-art leisure facility. The £6m 'Quay Zone' currently under construction, will include a 25m swimming pool, fitness gym, flexible multi-purpose studio, soft play area and café.

Maybole – a small market town with striking architecture, approximately 14 miles from Barr (29 mins). Home to a picturesque 9-hole golf course and a 25m swimming pool with shops that cater for all holiday requirements, with several places to enjoy a meal or takeaway.

Maybole is also home to the Carrick Centre - a conference, function & Activity Centre located next to the railway station. Locals and visitors enjoy the café, soft play facility & a programme of regular and seasonal events.

Kirkoswald - a village located 4 miles south-west of Maybole. It is smaller than Barr, yet enjoys a vibrant tourism economy due to its historical links to Robert Burns, visitor attractions and high quality food and drink offering.

'Souter Johnnie's Cottage' is a free National Trust Visitor Attraction. Former home of John Davidson, the real life 'Souter Johnnie' as immortalised in the world famous Robert Burns' Tam o'Shanter poem. The 18th century thatched cottage and gardens feature life size statues of the poems main characters and displays the work of local artists.

Souter's Inn restaurant serves high quality, locally sourced food for breakfast, snacks, lunch and supper. Built on the site of the old school where Robert Burns studied in 1775, the thatched roof building, provides a relaxed friendly atmosphere in stunning modern surroundings.

The Whisky Experience, is a recent addition to the village, offering visitors the opportunity to participate in group whisky tastings and events. The independent retailer sells whisky from global distilleries as well as their own in-house brand, which visitors can bottle straight from the cask, and label by themselves.

Daily & Old Daily – a short drive (15min) from Barr Village and home to the beautiful ‘award winning’ Brunston Castle Resort, offering golf, and self-catering accommodation facilities, as well as many walking and cycling trails. The resort is visited by many national and international tourists, affording an opportunity for Barr to market to these individuals/groups.

Pinwherry and Pinmore - some 15-20 mins drive from Barr and known locally as the ‘2 Pins’. An area of rolling hills, valleys, rivers and streams nestled within stunning woodlands. Proactive community groups run regular and seasonal events including family BBQs, craft fayres and real ale events. Subject to funding approvals, the community plans to build a multi-function community facility comprising sports/function hall, committee room, shop, café, heritage and craft display space.

Turnberry & Maidens – both offer a good range of high quality eateries, coastal walks, golf and outdoor activities.

The beautiful village of Maidens attracts many international tourists most likely because of its proximity to Turnberry Golf Course. However, the village has a strong visitor and tourist offering itself – from the high quality food and drink outlet, to the long sandy beach which leads into Culzean Country Park. Meanwhile, the charming harbour offers pleasure boating with a range of watersports and horseriding activities also on offer. There are two caravan parks with childrens play areas and a small café. Barr does not currently target this key visitor/tourist market.

Turnberry is of course home to the world renowned Trump Turnberry Golf Resort. Set in 800 acres of South Ayrshire Coastline, golf enthusiasts can enjoy world class tuition at the dedicated training academy, or play one of the famous courses. For the adventurous, there is a broad range of outdoor activities on offer at the resort, including mini highland games, archery, rifle shooting and horse riding, whilst those looking to unwind can relax and enjoy the tranquil spa, beauty and leisure facilities.

Those seeking a light bite, and an opportunity to simply soak up the atmosphere, should try the traditional afternoon tea or a delicious Italian meal in the restaurant.

Ayr – the popular seaside resort offers a variety of shopping, dining and retail facilities. There is plenty of evening entertainment on offer via the popular theatre and nightclub venues, as well as Ayr Racecourse – home to the Scottish Grand National.

From a heritage perspective, Alloway is of course the birthplace of Robert Burns and the museum there is a big attraction for national/international visitors as well as locals. The beach is popular with families and children due to the large play park, amusement arcade,

soft play and laser quest. For those that prefer a leisurely pace, there is of course a choice of three golf courses.

With a variety of holiday accommodation on offer – from Caravan Sites, to B&Bs and Hotels, Ayr should be a key target area for Barr marketing.

Newton Stewart - a small market town located on the banks of the river Cree, 28 miles from Barr. Like Barr, it borders the Galloway Forest and is known for its trails and cycling routes.

Surrounded by an abundance of towns, villages and attractions, Barr Village is an ideal base for couples and families to explore.

WORK IN PROGRESS

PHASE I PUBLIC CONSULTATION

Before identifying the needs of Barr, the issues affecting the village, and its residents, had to be established. A formalised information gathering exercise was conducted, engaging the local and wider community with an emphasis on youths.

An initial workshop was facilitated by the Consultant and attended by eight Directors of BPDC in July 2015 at which background information and anecdotal evidence was captured to help set the scene for the study.

Barr Parish Development Company, provided guidance and support throughout the consultation process.

Online/telephone support was provided by [REDACTED], representative of BPDC assisting with information gathering and keeping the online community up to date via the website. Additional Directors and Members helped with undertaking questionnaires, planning and managing community events.

At this point, we would like to acknowledge and thank the Directors of BPDC for being open to challenge and often changing their views and perspective following the presentation of new information and suggestions.

BARR PARISH CONSULTATION

Over a two-day period, one consultant and three volunteers visited Barr to engage residents within the village, and across the wider parish in a survey. A total of 78 people agreed to participate in the survey, and only a small number of residents declined.

For those not at home, a 'sorry we missed you note' was posted through their letterbox, with details of who to contact for a 1-2-1 telephone survey. For the safety of the volunteers, properties with unleashed dogs in the garden area, and no owners present were not approached.

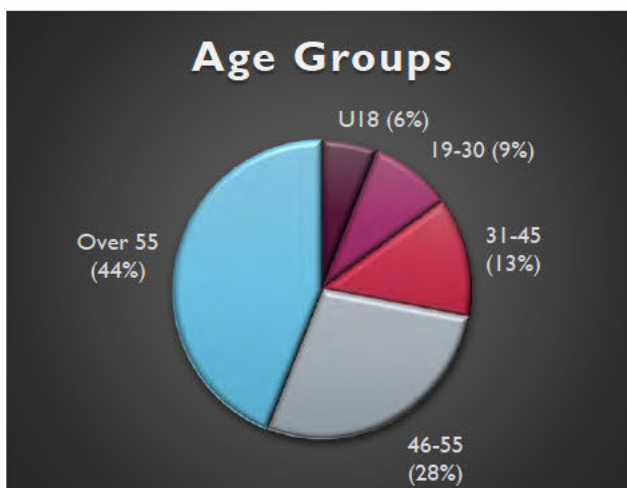
A total of seven 1-2-1 telephone surveys were undertaken following the initial door to door survey process. Participants included the Head Teacher of the local Primary School and the local Church Minister.

Blank questionnaires were left at the village hall, and a drop-in-clinic was set up for those unable to participate in the initial questionnaires. A small number of completed questionnaire papers were hand delivered to the consultant at the community stakeholder event held in September 2016.

BARR PARISH CONSULTATION RESULTS

A total of 88 residents of Barr took part in the survey process. Of those surveyed, the gender split was 52% male / 48% female.

According to studies, rural areas exhibit certain distinctive socio-economic features, namely, smaller proportions of young adults and above-average levels of middle-aged and older people. Young adults tend to migrate out of villages to larger towns and cities, while older adults, some with children, tend to move in.



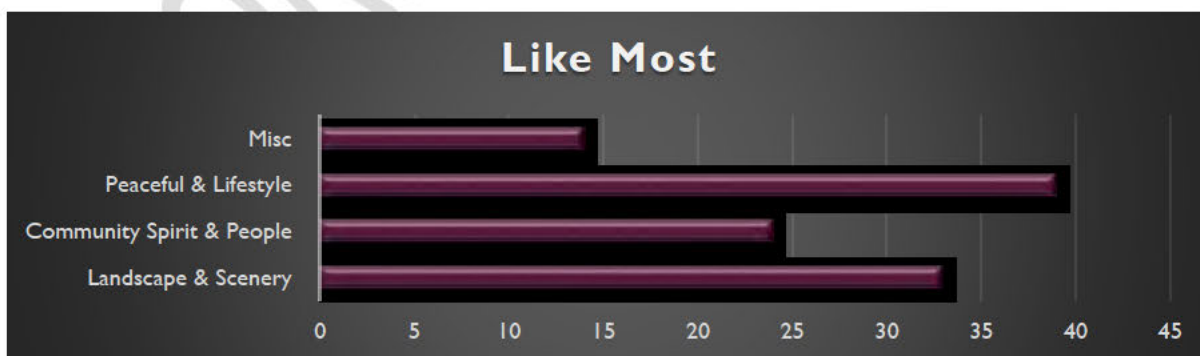
Our survey results would suggest Barr is fairly typical in socio-economic features with over 70 per cent of survey participants aged over 46 years, comparing to the under 30 age group which accounted for only 15 per cent.

We asked people what they liked most and least about Barr, whether they would like more visitors and what they thought could be done to improve Barr and attract more visitors.

The results are summarised below.

The first question we asked residents was what they enjoyed most about living in Barr? Many of the respondents provided more than one answer to this question. For the purpose of data analysis, we captured only the first two answers from those individuals.

Therefore, the total number of responses captured (110) is more than the total number of individuals surveyed.



As you can see from the chart above, 39 of those surveyed enjoyed the fact that Barr was a 'peaceful' place and provided an 'outdoors' lifestyle. Many of those, described the village as tranquil and safe, with a good primary school - providing an ideal base to bring up young children.

The beauty of Barr was also highly rated, with 33 of those surveyed acknowledging the scenery and landscape including the rivers, countryside and woodlands.

Another strong theme (24) was the sense of community spirit, the friendly and welcoming vibe of the village, and the warmth of the people across the parish.

The 14 miscellaneous responses include spoiled questionnaires, no comment and individual answers such as the pub, the shop, walks, and well-priced land/property.

Residents were asked, what they enjoyed least about Barr or what they thought was letting the village down?

Again, many of those asked provided more than one response and so for those respondents, we have captured their first and second response. This means the total number of responses to this question is 95.

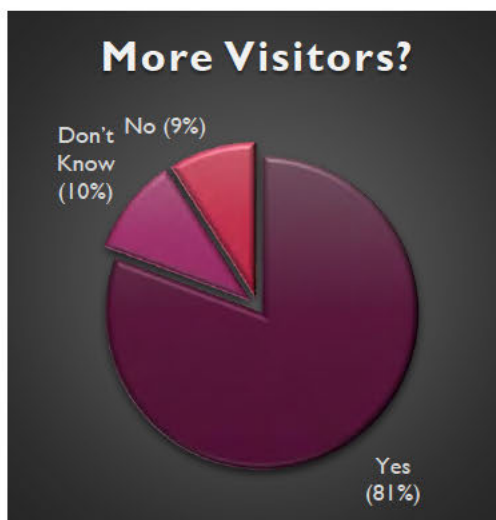


A total of 33 people either didn't respond at all or quite simply said 'nothing' when asked what they liked least about Barr. The majority of those individuals sharing a general sense of pride in the village. 26 people raised the issue of accessibility with the lack of public transport and poor condition of the roads as areas requiring attention.

13 people felt that there was nothing to do in the village, with no attractions, pub or entertainment. The same number (13) reported individual concerns with regards to barking dogs, bats, turbines, the shop, lack of mobile signal and wifi. Ten people commented specifically on communication issues within the village, with groups and individuals often working at cross purposes.

Residents were asked if they would like, or thought Barr would need more visitors or tourists?

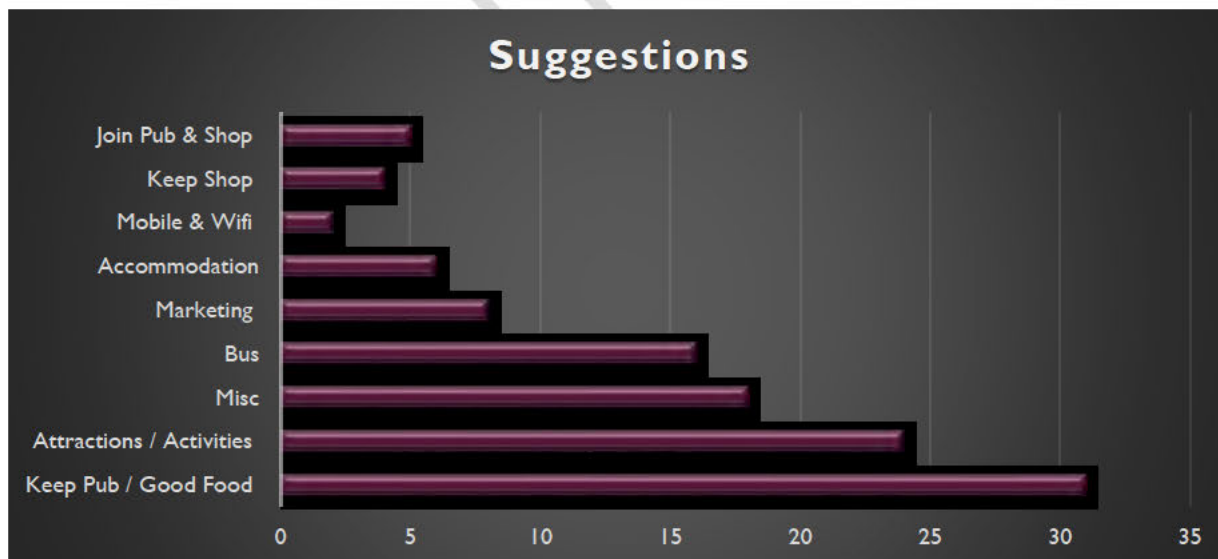
71 of those surveyed said yes. Many of those talked of the past, when the village had high visitor and tourist numbers, providing a strong sense of purpose and community spirit as well as the positive impact on the community. Others felt it was important to increase visitor numbers to help sustain the existing amenities, provide training and work opportunities and generally, move the community forward.



Of those surveyed, 8 people were strongly against an increase, enjoying the seclusion and in some respects isolation that Barr provides. The remaining 9% were unsure, or acknowledged that an increase was needed, but were concerned about the village becoming over-run with tourists.

We then asked residents if they had any suggestions for improvements or could think of things that may in fact help Barr attract more visitors and tourists.

This question prompted more than one answer from respondents. As with previous charts, for the purpose of data analysis, we accepted only the first and second suggestion from such respondents. Therefore, the total number of responses to this question is 116.



More than 30 people felt it was important that Barr retained the pub, or had an eatery of some description for locals and visitors to enjoy good food and drink. 24 people raised the importance of an attraction including outdoor pursuits and more things for kids to do – these would improve the quality of life for residents and draw visitors.

There were 18 miscellaneous responses, some of which related specific suggestions such as a garden centre, learning and visitor centre, energy projects, and a launderette. As well as specific suggestions, some people made no comment while others simply didn't know what would improve the village or bring more people.

Another popular suggestion was a bus, with 16 people feeling some form of regular transport would be essential to increasing visitor numbers. It was not however noted whether the bus should be a community bus, or an improved SPT service.

With regards to increasing visitor and tourist numbers specifically, eight people were keen to point out the need for better marketing of Barr, and six people suggested the need for a greater choice of accommodation including a camping or caravan site – encouraging the 'outdoor' types to stay and spend.

Not surprisingly, the shop was a priority for some people with four of those surveyed suggesting the shop was of key importance to locals and visitors. Five more people were in agreement, but those respondents raised concerns around the ongoing sustainability of the shop in these changing times and suggested joining the pub and shop together as one multi-offering to reduce running costs and improve profitability and sustainability.

Rather surprisingly, only two people felt that wifi or mobile signal improvements were required. This is possibly due to the fact that only 6% of those surveyed were under the age of 18, and because some people view the lack of wifi and mobile signal as a Unique Selling Point (USP).

At the end of the survey, residents were asked what they thought Barr would be like, in five years' time if nothing was done. This means, no strategic plan, no significant investment and no increase in visitor or tourist numbers.

31 people felt the village would be 'worse' with many afraid Barr would become a forgotten corner, or a ghost town. Others worried about an increase in empty properties with owners struggling to sell houses. A major concern, was related to the decreasing sense of community – felt particularly by those who have lived in the village for several decades.

Five respondents raised specifically the concern that there would be no pub and no shop as the village alone, could not sustain one or the other.

32 people said Barr would remain the same. However, the rationale behind that response varied. Of those 32, some felt Barr 'couldn't get any worse' whilst others acknowledged that it was fine, just the way it was. Therefore, it is difficult to draw any real conclusions from this response.

8 people felt Barr would be better off with no investment or change, preferring the seclusion, peace and tranquillity. There were ten miscellaneous responses which included spoiled papers, no comment or individual comments which neither suggested better or worse, for example 'a new generation'.

YOUTH CONSULTATION

At the outset of this study, we were advised by BPDC and we had discovered via previous studies, that the youth voice was under-represented.

In order to ensure representation of primary and secondary school children, we undertook the following engagement:

Barr Primary School – as mentioned previously, the Head Teacher engaged not only in a 1-2-1 telephone interview, but attended a stakeholder event and participated in a range of workshop tasks. He also facilitated the survey of primary school students by accepting blank questionnaires which were completed by some 13 children (with little help from their teacher).

The following shows the questions asked and themes captured:

- **What did the pupils enjoy most about the village?** Playing with friends, outdoors and amenities.
- **What did they think would make the village better?** Additional outdoor recreational areas and attractions including “A giant fairground open all day”, “A Forest Park”, an “Ice Cream Stall” and “A mountain bike park”
- **Would they like to see more people visit? (If so, why/if not, why?)** 11 of the 13 surveyed said Yes with the main reason being ‘more people to play with’ and ‘to help the village’.
- **What did they think other children visiting Barr would like?** Not surprisingly, the swing park was the most popular answer.

Finally, pupils were asked to communicate their overall feelings towards Barr by completing the sentence: **Living in Barr Village makes me feel...** Answers ranged in positivity from “nice”, to “happy”, “awesome”, “excited” and “amused!”

By combining the 13 Barr Primary Primary questionnaires with the 88 questionnaires mentioned above, a total of 102 people participated in the survey.

Several Barr Primary School children also participated in a range of community events held in connection with the study. A small (personal) donation was made to the school by the consultant as a token of thanks.

Girvan Academy: Through discussion with the Head Teacher, two Secondary School students, resident in Barr – [REDACTED], were permitted time away from studies, to take part in a stakeholder workshop (detailed later in this report). Both students proactively engaged and led interactive groups during task work. They later went on to support the objective setting process and the planning and management of community events connected with the study.

Marr College: As part of the consultant's 'Talks in Schools', 30 fourth year students from Marr College, secondary school in Troon, participated in a workshop titled 'When Marr met Barr.' The purpose of the workshop was to ascertain whether the pupils were aware of Barr Village, had ever visited and what they would recommend to entice return visitors and longer stays by youths and families.

Pupils were asked if they had ever been to Barr before. Many had in fact visited as part of their Duke of Edinburgh award whilst others had been to visit relatives /friends. There was a large number of the class that had never been or never heard of Barr. The class was split into groups.

We asked those that had been before whether they enjoyed Barr and would return again. The resounding response was that they had enjoyed it, but saw no reason to return, as out-with the Duke of Edinburgh Award, there wasn't anything there for young people.

The group was asked to make suggestions as to what type of things would make them return to Barr and they created a long list which predominantly included outdoor pursuits and activities such as bike trails, quad biking, a Go-Ape Forest Park etc. All suggestions were added to a long list.

The group that had never been before or never heard of Barr were asked to conduct some research. Utilising the teacher's computer and their phones, they each searched Barr Village online, TripAdvisor and other websites/social media sites. The perception of the Barr Village website was that it was a high quality, informative site and Barr itself looked pretty. However, there was a general feel that the website and the place itself was probably for 'old people' and not aimed at young people. This same group then got to work on preparing a list of suggestions for making the village/website appeal to a wider audience – all of which is captured in the long list of options.

REGIONAL CONSULTATION

The consultancy team undertook street surveys in the neighbouring villages/towns of Maybole, Girvan and Kirkoswald in August 2015. Additional surveys were carried out in Newton Stewart, and a number of additional surveys were handed in from areas outside of Barr.

The aim of the survey was to understand what was attractive to those who had visited Barr, what was not, and what was deterring those who had yet to visit. Prevalent attitudes and perceptions towards Barr Village were also gathered.

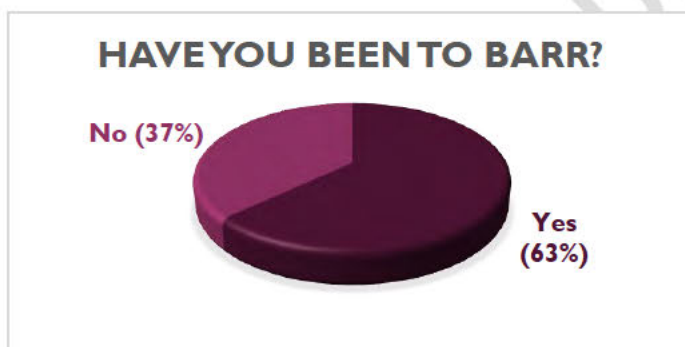
Initial questions determined whether people had visited Barr, and the main purpose of the visit. Questions were then asked about the experience visitors had whilst in Barr:

- How was the journey? (This question was asked as roads and routes in Barr were highlighted in initial meetings as a potential hazard with bad driving conditions and a lack of transport).
- How would they rate the amenities?
- Further questions attempted to identify if respondents were promoting or discouraging others from visiting Barr, the reasons why and any suggestions they might have for improvement:
 - Would you recommend to friends and family?
 - What could we do to improve Barr Village?

Each survey contained a small section of personalised questions to identify the characteristics of the sample, including age category.

GIRVAN

The closest sizeable population in proximity to Barr (8 miles). With a population of 6,700 residents and a reasonable tourist population, the town is the closest and largest target market for increasing visitor numbers to Barr. Girvan Academy is also one of the associated secondary schools for Barr Village pupils. A total of 59 people were surveyed in Girvan with results detailed below:



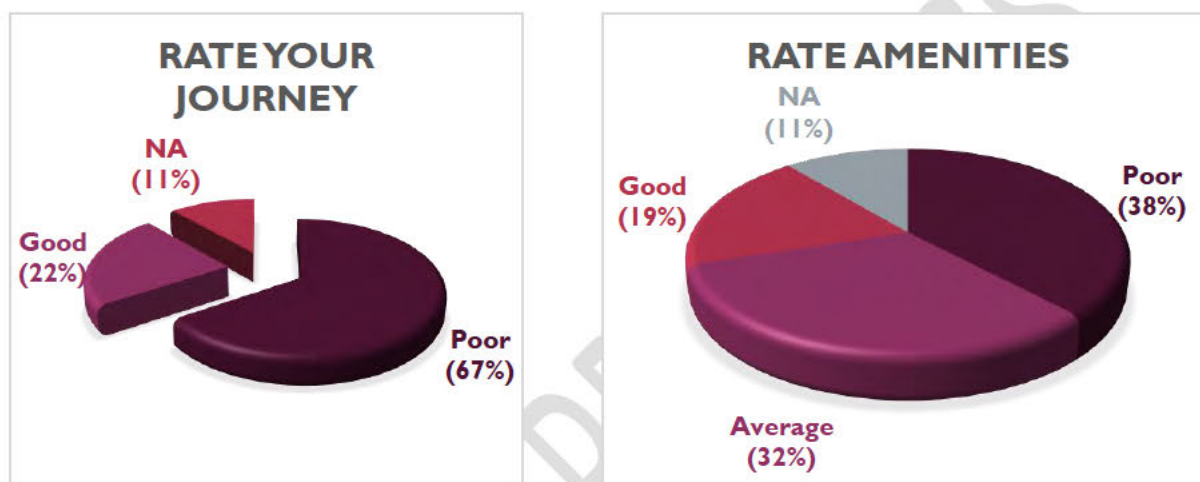
Of those surveyed, 63% had been to Barr. One hundred per cent of those that had been to Barr, rated the locals as **friendly**.

They shared their perspective on the remainder of their experience as shown in the following charts:



When asked whether they would recommend others visit Barr – 54% said yes and 41% said no. The remaining 5% were unsure whether they would recommend.

For those that had never visited Barr, we asked why not? 25% (a combination of Girvan residents and visitors/tourists) had never heard of Barr, whilst 65% had heard of Barr but had no reason to go. 7% said they didn't want to go or were told not to, and 3% said transport or lack thereof, was the reason for never visiting.



We asked all of those that participated in the survey, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. We received the following suggestions:

Better transport links / Improved Roads/Signage / More amenities, i.e. reopen the pub, more shops etc / have attractions, more things to do, especially for kids.

It is important to acknowledge that 25% of people in Girvan had never heard of Barr and 65% had no reason to go. Of those that had been to Barr, more than half rated the journey as poor and the majority rated amenities as poor or average. Almost half said they would not recommend Barr to others.

There is clearly untapped visitor/tourist potential within the town of Girvan and better communication with the town including branding and marketing of Barr more effectively, should go some way to improving this situation.

Ultimately though, if perceptions are to be changed significantly, as well as improved communication with Girvan, improvements must be made with regards to accessibility, amenities and the perceived lack of things to do in Barr.

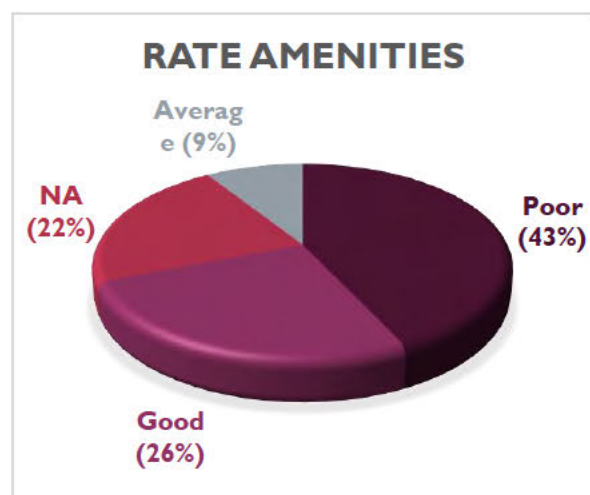
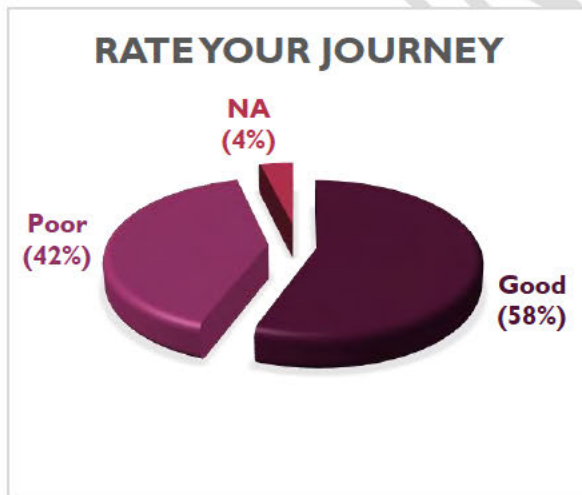
MAYBOLE

A town in South Ayrshire, approximately 14 miles from Barr and 9 miles south of Ayr. With a population last estimated at 4,552 in 2001, it is considerably larger than Barr and another target market for increasing visitor numbers to Barr. A total of 37 surveys were collected in Maybole. 62% of those surveyed had been to Barr before – 100% of whom ‘liked’ Barr.

Seventy eight per cent of those that had been to Barr, rated the locals as *friendly*. They shared their perspective on the remainder of their experience as follows:



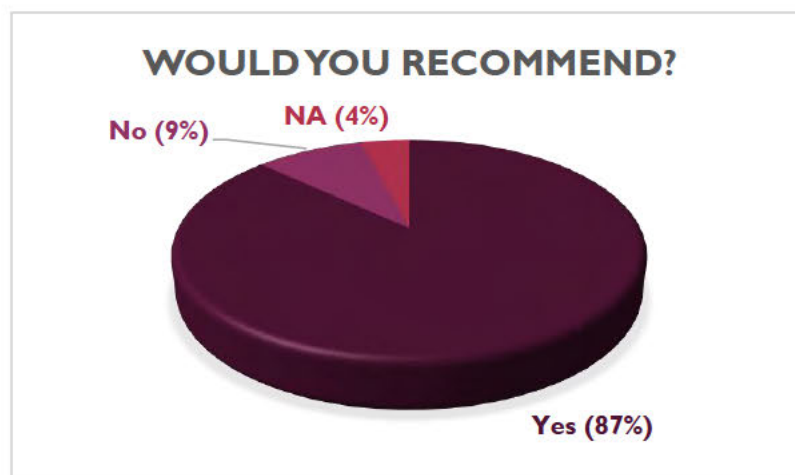
There appears to be a relatively high percentage of people from Maybole in the passing through/work/other category.



It is also interesting to note that 58% of people driving to Barr from Maybole, rate the journey as good – this is an improved view in comparison to the 67% of those travelling from Girvan that rate their journey as poor. Therefore, we can assume that the road conditions /signage on the (B734) road from Maybole, is somewhat better than the (B734) road from Girvan. That said, 42% of those surveyed in Maybole rated their journey

experience as poor, therefore improvements to the conditions of the road/public transport should still be considered on this route, if we are to increase the footfall into Barr from Maybole.

When asked about amenities, those in Maybole shared the Girvan view, that amenities were poor. Again, this dilutes the overall quality of the visitor experience and will no doubt reduce the likelihood of repeat visits, yet when asked if they would recommend Barr to others, a positive 87% said yes.



For those that had never visited Barr, we asked why not? 64% had no reason to go, 29% had never heard of Barr and 7% lacked transport to get there. Again, on a slightly more positive note in comparison to Girvan, zero respondents stated that they were opposed to going.

We asked all of those that participated in the survey, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. We received the following suggestions:

A Restaurant/ Re-open the Pub/ Have a tea shop / Improve amenities

It is important that we note the supportive stance of Maybole with regards to Barr generally. Transportation is an issue for some but not all, the amenities are rated poorly, but the people of Barr are regarded by 100% of those surveyed, as friendly, and 87% of people said they would recommend Barr. If Barr improves communications with Maybole including frequent marketing of events, developing attractions and improvements to amenities, there is potential to secure a higher number of repeat visits, and attract a significant portion of the 64% that have yet to visit.

KIRKOSWALD

Kirkoswald is a village located 4 miles south-west of Maybole. With a population last calculated as 194 in 1991, Kirkoswald it is smaller than Barr and yet shares a more vibrant tourism economy, predominantly afforded by its location and passing traffic, as well as a high quality food and drink offering, and historical links to Robert Burns. Despite the low population of this village, it should be considered a key target market for Barr as it affords engagement opportunities with a broad range of tourists and visitors.

As there were only 12 surveys conducted in Kirkoswald, the results are shown in numbers rather than percentages.

Of the 12 people surveyed, nine had been to Barr, seven of whom 'enjoyed their experience'. The reason for their visit was split as follows:

- 3 x Visiting Friends/Family/Lived there
- 5 x Passing/Work/Other
- 1 x Day Trip/Attending Event/Holiday

When asked how they would rate their journey, five said it was good, two chose 'poor' and two had no particular comment either way.

Amenities were rated average - good (4) with the remaining five making no particular comment either way.

Of those nine that had been to Barr, five said they would recommend, three said they wouldn't recommend and four weren't sure.

For those three that had never visited Barr, we asked why not? The reason was much the same as those from Girvan and Maybole – no reason to go, nothing to do.

We asked all of those that participated in the survey, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. We received the following suggestions:

Better amenities / Activities / Outward Bound

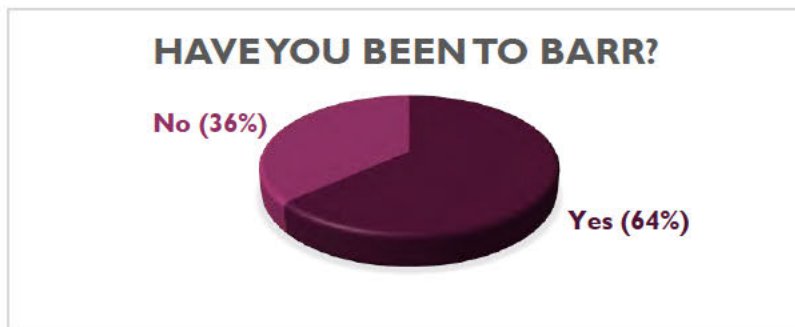
It is important to note that due to the time of the survey, there were not many people in Kirkoswald and therefore it is difficult to draw a positive or negative conclusion from the limited data that we have. The data will however be consolidated with all regional survey data to help paint an overall picture.

COMBINED REGIONAL SURVEY DATA

A total of 134 regional surveys were undertaken in the towns and villages of Girvan, Maybole and Kirkoswald – as shown above. A number of surveys were also completed in Newton Stewart with a small number of surveys completed in areas outside of Barr .

The survey data from all regional surveys, was combined with a gender split of 54% female and 46% male. In a similar theme to the local survey demographics, over 70% of those surveyed (regionally) were over the age of 46, 28% under the age of 45 with only 6% representing the youth voice.

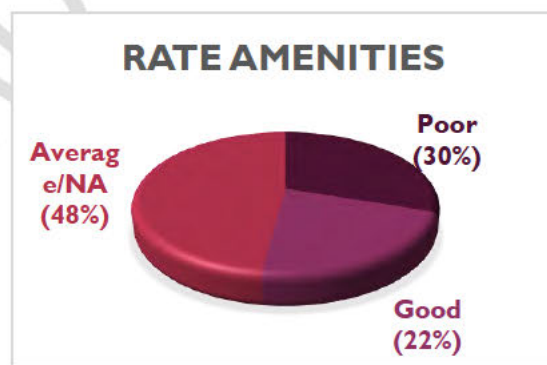
The results of the combined regional surveys are as follows:



The main reasons for never having visited Barr included:

- No reason to go (lack of attractions, things to do)
- Never heard of it
- Transport Limitations

Overall the journey to Barr was rated as follows:



Of those that had been to Barr under the category of event, day trip or holiday, 57% involved outdoor pursuits including walking, fishing and cycling. Of the 13% that were passing, working or other, 7% of those went specifically to visit the pub for food and drink or to attend local shop or wee gallery. We asked all of those that had been to Barr, would you recommend Barr as a place for visitors or tourists.

45% of those surveyed said yes, and only 15% said no. Of the 40% that said not sure, or don't know, many had never been to Barr before.

We asked all of those that participated in the regional surveys, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. Most respondents were enthusiastic in their response, suggesting a high quality food and drink establishment, attractions and activities for kids. As well as things to do, and a reason to go, a popular response was better marketing and communications.

PHASE 2 - IDENTIFY NEEDS & SET OBJECTIVES

This section details the recurring themes and therefore 'needs' identified as part of this study. We then provide an overview of the approach to setting SMART objectives.

RECURRING THEMES

Following an analysis of desk top data and survey data, we identified a number of recurring themes summarised as follows (in no particular order):

- **Groups** – too many, working at cross purposes, lacking direction and succession.
- **Strategy** – no clearly defined vision or strategy for the future of Barr, therefore groups working in silos on mini projects.
- **Accessibility** – public transport, poor road conditions, signage has long been a cause for concern for locals particularly youths, and a barrier to some visitors and tourists.
- **Communications** – internally (including sharing of information in digital and non-digital format) lack of mobile signal/wifi.
- **Branding, Marketing and Advertising** – the screws, trails, fishing and outdoor pursuits enjoyed by many in Barr and yet the village is perceived by some as a place for the elderly. Barr lacks any brand identity to differentiate itself from other towns/villages in Ayrshire. There is untapped potential in neighbouring towns of Girvan, Maybole and Kirkoswald as well as Maidens and Turnberry. There is a lack of marketing strategy and a need for consistent communications with external audiences.
- **Amenities** – not rated highly by locals or visitors and worsened by the recent closure of the pub. Both the village hall and shop need maintenance, refurbishment works and the future of both is uncertain.
- **Sustainability** – an increase in visitor and tourist numbers is required if the existing amenities are to be maintained / sustained.
- **Attractions** – Barr is an ideal location for outdoor pursuits such as walking, cycling, running and fishing. It has great potential as an outward bound location, and yet it is viewed from outside as a place for the elderly. More is needed to draw people from regional areas to Barr, including a wider choice of activities and things to do for young people and families.
- **Landscape / Peace** – the beauty and tranquillity of Barr is highly regarded by locals and considered by many as a USP. It is critically important that the existing landscape and environment of Barr is maintained if not improved. It is also important that any increase in visitors is balanced with retaining the peace and tranquillity that Barr currently enjoys.

PERCEIVED RISKS

In addition to the data findings, there were a number of recurring themes which came to the attention of the consultants through workshops, community events, and conversations with various residents. These included but were not limited to:

“Community spirit diminishing due to turbine money”

“Community is not managed by single source, too many individual groups working at cross purposes”

“Shop feeling unsupported by some parts of the community”

“Some parts of the community feeling ignored by the shop – not listening to needs of the customer”

“Reliance on usual suspects (volunteers)”

“There is a generation gap, no youth voice, nothing for the kids to do”

“Youths are disadvantaged due to lack of transportation – no access to after school clubs, socialising, weekend work and training opportunities”

“There lack of mobile/wifi is a major concern for the village moving forward – we need to keep up with the times”

“We are fortunate to have access to funding but we can't make our mind up as to how best to spend the money”

“In five years we could end up with no shop, no pub and no community as people struggle to sell houses and Barr becomes a ghost town”

STAKEHOLDER ENGAGEMENT

Following completion of the public consultation and analysis of the data, a broad range of stakeholders were invited to attend a workshop event at the village hall in September 2015.

Those invited to the event included Forestry Commission Scotland, South Ayrshire Council, Community Councillors, Carrick Futures, ACE, Ayrshire Leader and others.

The consultant presented an update on the progress of the study including, key themes and issues uncovered during the public consultation process. The stakeholders were divided into groups for the purpose of taking part in designated tasks - related to four of the issues uncovered during the consultation.

Each group was given a dilemma and asked to consider the risks and benefits associated with possible solutions. Each group was encouraged to work as a team and to use the event as an opportunity to give their vital input into the study. They were also reassured that individual views, or agreements with suggestions, did not represent the views or support of their wider organisations to encourage unreserved participation.

The guidelines for each group was to firstly appoint a facilitator in order to lead the discussion. A writer was also required to note down all thoughts, suggestions and feedback from the discussion. An additional person was required to present to groups outputs to the consultant and wider stakeholder group at towards the end of the event.

GROUP TASK 1 – ADDRESSING THE BALANCE

“When Barr residents were asked what they enjoyed most about living in the village, the majority said the peace and quiet offered by the location. Residents were also asked if the Village needed more visitors – to which an overwhelming majority agreed.”

“How do we balance the need to increase footfall and spend in the village, with the desire to retain peacefulness and tranquillity?”

The group was asked to note down suggestions, and consider the opportunities and risks associated with each. Suggestions included:

Attracting the ‘right’ sort of visitors

- i.e. those who would enjoy the outdoors, and outdoor-themed activities such as cyclists, walkers, nature enthusiasts etc.
- those who would appreciate the peacefulness and quiet offered and hence would not disrupt it.

Capitalizing on the outdoors

- with outdoor-themed attractions such as camping facilities/glamping facilities/, hot tubs, fire pits and dog-friendly events.
- A potential suggestion was using Dinmurchie Farm, if purchase went ahead, as a campsite.

Incorporating existing selling points

- such as the ‘dark skies’ by introducing shops/places to generate increased income, along with the views.
- Using empty, underused village properties as ‘AirBnBs’ to generate more visitor stays.
- Creating co-ordinated listings of accommodation available to use for weddings/events such as outdoor festivals etc., once again using the area’s strengths (beautiful scenery and abundance of open space) to sustain the economy.
- Creating an annual calendar of events to sustain visitor interest and create followings for the events to generate regular sources of income and footfall.

Using the pub to create a music 'hub'

- where local bands/musicians can play – and also attract outside audiences. However, it was highlighted that the pub itself would need an established reputation to achieve this.

Creating effective marketing campaigns and a communication strategy

- which incorporates greater communication within the village and greater communication/promotion to the external areas.
- Before any activities/developments are implemented, effective marketing is needed to make potential visitors aware of Barr.
- A suggestion was to include the area's historical roots as part of the promotional material. This would target an audience of history enthusiasts.

Improve transport links and services

- It was suggested that this could be achieved within the community via the operation of a 'community bus' or the inclusion of external contracts to allow increased access to the area.
- Integrated transport was also suggested as long as it was accompanied by effective advertising of the services to generate usage/financial stability.
- Repair existing roads to ensure visitor experience and safety of travel to/from the area.
- Implement a mobile signal for better communication and Wi-Fi – seen as a must for modern visitors.

GROUP TASK 2 – ACCESSIBILITY & CONNECTIVITY

“The topics of accessibility, connectivity and transportation are recurring themes throughout our public consultation. There is a distinct lack of public transport, and mobile phone connectivity, as a pressing issue.”

“Whilst the 'screws' are a feature of Barr and draws many visitors (of the two and four-wheeled drive variety), urban car drivers are a little more intimidated and in some cases deterred entirely. Whilst the lack of connectivity can be off-putting for some, it may be an attraction for others (offers 'peace' from modern distractions such as calls, emails etc.)...is this sustainable?”

The group was asked to list the issues, risks and opportunities with regards to the current transportation/connection/accessibility situation facing Barr. Suggestions included:

A mobile phone signal to enhance communication

- Considered a modern day requirement although it was pointed out that a lack of mobile phone signal could be a unique selling point to some visitors.

- Improvements to internal communication within the community – potentially aided by a mobile phone signal
- In addressing the need for a mobile signal which would directly affect visitors and also businesses in the area, the problem highlighted was that there is currently no mobile signal to enhance so appropriate technology would have to be installed in the area.

Setup of a community forum

- to increase communication and engagement
- forum would attempt to engage the youth of the village, potentially using more technology/social media – requiring the implementation of a mobile phone signal.
- The forum would have to be unilateral in its direction/goals to avoid conflicts, disputes and lack of engagement.
- Whilst it was highlighted that an ‘umbrella’ of communication was needed in the village, a problem highlighted was that it had to be fun and enjoyable for residents to want to be involved and proactively communicating with one another.

Regular transport (such as the community bus or taxi services)

- was needed for those who are unable/or lack access to cars such as younger people, the elderly or the disabled.
- Roads/transport must be improved in order to bring visitors in and decrease confusion for drivers unfamiliar with the unclear signage. Transport was highlighted as a major problem for the younger people in the village which might be isolating them/preventing them from engaging in activities/opportunities outside Barr.
- A regular bus to Girvan was seen as necessary as the current ‘Dial A Bus’ service is not suitable. However, it must be noted that the lack of transport and ‘rough’ roads with the ‘screws’ are a positive to cyclists and motorcyclists
- A further suggestion was to look into the option of a rural car-share scheme.
- For roads and signage, currently in poor condition, to be vastly improved and repaired.

GROUP TASK 3 – DINMURCHIE

“Barr Village recently enjoyed a thriving community spirit - with two pubs, a village shop, a packed calendar of local community events, a popular youth club and subsidised transportation for kids looking to travel outwith the village to attend activities in Girvan. Today there is no pub, no youth club and no public transportation. The shop is undergoing a feasibility process and Dinmurchie farm is available for purchase and development.”

“What are the key issues, risks and opportunities with regards to the purchase and development of Dinmurchie farm now?”

The group listed the risks, issues and opportunities as follows:

- Risk – the substantial cost involved in the purchase of the Farm and the alternations needed to the buildings/area which are in disrepair.
- Risk – ensuring safe and suitable access to the area in order to carry out repairs/development and also maintaining access for visitors to the site upon completion.
- Issue – the sustainability of the site – the number of activities/potential investment in the area and the numerous good ideas of what to do with the site.
- Issue – the co-ordination of the project: in managing both the construction of the project and maintenance of the site. Also managing the source of income associated.
- Issue/Risk – finding capable/suitable (and local) people to successfully undertake and complete such a big project.
- Issue/Risk/Opportunity – Competition from other villages.
- Opportunity – Dinmurchie Farm could be a Unique Selling Point for the village. Could be seen as ‘art’.
- Risk/Opportunity – what is the actual need to purchase Dinmurchie Farm? Not established thus far.
- Risk/Issues – lack of suitable transport services/roads – coupled with the negative perceptions of the roads and driving conditions, particularly from urban drivers.
- Risk/Issues/Opportunities – Dinmurchie Farm would have to be established as a Destination Point to attract visitors and create passing trade through the village to boost spend in local economy. Whilst this could be an excellent opportunity, the potential risk/issue is implementing this and effectively promoting the Farm as an attraction.
- Opportunity – could create local jobs both in construction (a minimum of a Senior Project Manager and Assistant Development Officer) would be needed on site and further jobs would be created in future visitor attractions.
- Opportunity – in creating a ‘hub’ of outdoor activities/repairing the Bunkhouse then opportunities for rural education programmes.
- Opportunity – project could generate big profits.
- Risk – conversely, could be a massive loss considering costing involved.
- Risk – Dinmurchie Farm is a listed problem and so there may/could well be problems with building/construction. Status would have to be protected.

GROUP TASK 4 – GROUPS & COMMUNICATION

“Barr Village relies heavily on the contribution and efforts of many local volunteers. There are a number of groups, clubs, and associations currently in operation, including Barr Parish Development Company. All are aimed at developing a sustainable community.”

“What are the key issues, risks and opportunities associated with having a large number of small groups? How can we improve communication to ensure we are working towards a common goal?”

The key issues/risks, and opportunities for improvement were listed as:

- Lack of effective communication which goes beyond that of physical attendance at village meetings.
- Lack of participation across all groups within the village.
- Consistent/effective use of social media to promote and enable communication.
- Lack of events aimed at, and which engage, children.
- Lack of opportunities which are inclusive of everyone in the village.
- Ensuring all future projects are as logical and practical as possible – something which will be aided by better and more effective communication and engagement across the village.

ANALYSIS OF THE ISSUES AND OPPORTUNITIES = THE NEEDS

Following a review of survey data, and the stakeholder engagement process, we carried out a thorough review and analysis of the issues, risks and opportunities identified. We have summarised our findings below, in no particular order.

TOO MANY GROUPS

Issue: Public consultation identified several small groups of volunteers working towards the betterment of Barr, often at cross purposes and with a lack of communication in a consistent and timely manner.

- The warmth and spirit of the community was notable, enjoyed by many residents and visitors alike, however, there was an underlying theme that the community spirit was diminishing, following the availability of wind farm monies and a divide within the community
- Despite the small population of Barr, there are multiple groups with various purposes
- There was a lack of clarity among residents as to the purpose of each of the groups, and lines have become blurred.
- Some directors sat on multiple groups further blurring the lines of responsibility
- There is a generation gap and succession issue with regards to directors, members and volunteers
- There is no governing group responsible for ensuring the needs of the community, businesses and visitors have been taken into account, before strategic investment decisions are made on behalf of the community.
- No single strategy or vision for Barr with clearly defined objectives and guidelines which sub-groups can work to, to ensure alignment with the strategy.
- No shared services

Risk & Opportunity: It is considered that this approach is adversely affecting the development of Barr in that a number of small/micro projects are progressing in silos, often at a slower pace, versus the opportunity to progress a number of key prioritised, projects in a more effective and efficient manner, with a one-team approach.

PROJECTS & FUNDING

The Issue: There was no single co-ordination of funding applications therefore different groups were applying to the same funders, reducing the strength and credibility of applications and decreasing the likelihood of receiving such funds.

- Individual groups were working in silos on individual projects and feasibility studies – often at cross purposes. For example, individual spend by BPDC and BSSG on the Dinmurchie and Barr Stores Feasibility Studies could have been combined to undertake a larger scale strategic review and detailed costing exercise.
- Grant funding should be viewed as a valuable support and a means to an end, not an ongoing revenue stream.

Risk/Opportunity: Many funders will support only capital or legacy projects whilst others offer a variety of small grant funds, capping the total sum of funds available to a community in a set time period. A strategic and collaborative approach to funding applications is required to ensure priority projects are funded in the first instance. A robust governance process is required to ensure grant funding is managed appropriately with plans for future safeguarding of the enterprise or asset.

GENERATION GAP

The Issue: There is a lack of youth voice in Barr. Parents can speak confidently on behalf of primary school aged children – of whom the majority tend to be very happy with what Barr offers in terms of schooling, safety and outdoor pursuits. However, for the secondary school children, the school leavers, further education students and young employed, there is a communication gap.

- There is no youth representation within each of the existing groups i.e. the community council, community association, Barr Stores Steering Group or Barr Parish Development Company
- There is no youth club within the village
- There is a lack of outdoor and indoor pursuits and activities for teenagers and young adults - particularly in the winter months
- The lack of public transport is a barrier to accessing regional services, social, training and job opportunities
- There is no wifi and mobile signal hindering opportunities to participate effectively in the digital age

Risk/Opportunity: How can a truly sustainable vision for Barr be achieved if the needs of the young are considered as an add-on? The young adults, teenagers and children should be the driving force behind any strategy, not an afterthought. Finding new ways to engage is a must.

COMMUNICATION

The issue: Many people in the village do not have access to the internet and therefore rely on noticeboards, printed copies of newsletters and flyers as well as information being shared by neighbours. There is a community website and facebook page which it utilised for sharing updates and news, but the consistent and timely sharing of information with all, continues to be an issue.

Risk/Opportunities: There are various ways of engaging and informing individuals and groups. If people are not engaged inclusively, or informed in a consistent and timely manner, they feel that their views and opinions are not respected or valued, and ultimately, disengage.

MAINTAIN EXISTING

The issue: Public Consultation identifies the closure of the pub and the sustainability of the village shop as risks to Barr Village – from an economical and community spirit perspective. There are concerns regarding the prospect of new build plans, when there are buildings lying empty and needing maintained i.e. the village hall requires essential maintenance, the shop and the pub require refurbishment and there are a number of domestic properties up for sale.

- Elderly residents and those with mobility problems are keen to retain the core services within the existing village – each raising concerns with accessing Dinmurchie and outlying areas should services move
- The Village Pub is currently up for public sale. It is understood that anyone seeking to purchase and operate the building as a public house, would require to invest in extensive refurbishment. This is likely to be a critical factor in the decision making of any potential investor and could well be a barrier
- Barr Stores Steering Group commissioned a feasibility study in 2015 to look at the costs of purchasing the building, and refurbishing the facility. The study briefly touched on, but quickly ruled out purchase and development of the pub or the village hall as a mixed-use facility. Following the publication of the study, the community were invited to an information event and advised that the BSSG preferred option would be to purchase the shop and a domestic property – both of which were owned by the current shop landlord. It was proposed that the domestic property would be rented to South Ayrshire Council Social Housing tenants and an income could be generated from rental income
- BSSG engaged ourselves and an independent consultant via the Plunkett Foundation to provide advice and guidance following completion of the feasibility study. It is our understanding that Barr Stores Steering Group has received more than £70,000 of grant funds and that the shop is operating a loss of approximately £15-20k annually. It was highlighted to BSSG that the shop should not be reliant on annual subsidies and it was important for the shop to be able to sustain itself

- BSSG were advised by both consultants that a strong business case would be required, together with additional (commercially experienced) directors before any credible application for funding could be made to purchase the store
- Both consultants believed it was highly unlikely that the domestic property would be considered by funders if its purpose was to provide social housing as an income generator (other uses may be considered)
- We acknowledged the issues BSSG and the community faced in terms of communication relating to the shop. On that basis, a more formal collaborative effort between the BSSG and other groups was recommended as well as the shop forming part of a multi-amenity offering
- Finally, it was noted that the total cost of buying the existing shop and the domestic property would be more than the estimated cost of buying the shop and the public house or the village hall to be used as a multi-amenity offering and that further investigation should be undertaken to compare the purchase and development costs – the latter would only be known once the intended use for the properties was defined
- Village Hall – discussion continues with the local authority as to how the hall will be maintained and who is responsible for its upkeep and ongoing development. There has been talk among the community of purchasing the village hall with a view to creating improved kitchen, sports and arts facilities, and there is also potential for a mixed use facility hub, which could include a shop, café, business education and learning centre as well as a place for visitors. It is important to note that SSE and other funding bodies, are often resistant to providing funds for the development of local authority buildings.
- Would the funds required to develop one or more of the existing buildings be comparable with the costs of purchasing and developing Dinmurchie? Which would be the most practical / achievable of the options?

Risks & Opportunities: Survey results show the importance of a pub, shop and village hall to the community, as a meeting place, a source of entertainment and an attraction for visitors and tourists. It is therefore important that the community considers what if anything could be done to secure and develop the existing buildings in such a way that they can facilitate a number of uses and be run more sustainably. Previous studies have been unable to define costs of purchase and development as the proposed purpose/use of each building/space has yet to be determined.

INCREASING VISITORS & TOURISTS / MARKETING

Issues: Public consultation acknowledged the need for increased footfall in the village in order to sustain and improve public amenities for residents and, in turn, visitors. Many people are attracted to Barr for outdoor pursuits including fishing, walking, cycling, running, the dark skies, wildlife, and outward bound activities including the Duke of Edinburgh award. Nevertheless, Barr has struggled to define itself as a brand or differentiate itself from other

towns and villages to market effectively - many believing the village to be a haven for the elderly.

- Local children in particular expressed a desire to see an increase in visitors on a regular basis, providing opportunities to meet new people, learn new things and make new friends.
- External communication from a marketing perspective is shown to be an area of weakness. Many feel more could be done to promote the area with many people never having heard of Barr and the surrounding tourist markets not being tapped into.
- A joined up approach to branding Barr, identifying and targeting the right visitors and tourists and drawing them to Barr when it suits the local community is key.
- Promotion of Barr through web and social media channels could be improved and the lack of mobile/wifi signal means visitors and tourists cannot easily add reviews or provide social media update re their experience in a timely manner.
- Whilst increased footfall is recognised as essential to improving the local economy of Barr, it is important that this is not to the detriment of the current safety, peace, quiet and tranquillity enjoyed by so many Barr residents.
- Careful consideration is therefore required in terms of identifying the current demand, targeting and controlling visitor influx.

Risks/Opportunities: There is untapped potential in the surrounding towns of Girvan, Maybole, Kirkoswald, Maidens and Turnberry. These towns provide access to locals as well as national and international tourist markets. Simply defining Barr's offering and targeting these areas more effectively should lead to a small increase in footfall without any major investment.

ACCESSIBILITY (ROADS/TRANSPORT/COMMS)

The Issue: The condition of the roads and lack of public transport continues to be a cause for concern. It is a recurring and persistent issue having been raised in several previous consultations and studies. There are various public transport options on offer, each with limited effectiveness.

- It is acknowledged that most people within the village either owns or has access to a car. However, it is important that we recognise the constraints that the current limited service provision has on residents that don't have a vehicle, the young, the elderly, those with mobility issues or one car families .
- Youths are reliant on parents for access to neighbouring towns and villages to participate in out-of-school clubs, activities and events aimed at their age group. Teenagers could also be disadvantaged in accessing part-time work/training opportunities to build social skills and competencies prior to moving onto further education or employment.
- A MyBus Rural service is operated by SPT Monday to Saturday from 7am to 7 pm. The bus which facilitates low floor wheelchair access, is available to all residents with

no restrictions on age or mobility. The service can be booked for any purpose, from attending GP appointments to shopping, meeting friends and attending local clubs.

The service is however limited in its effectiveness for the following reasons:

- The bus serves the whole of the Carrick Area from Glenapp to Maidens, Dailly, Barr, Pinmore and Barrhill. Therefore, the availability and frequency of the service is dependent on the location of the bus at any given time.
- Only residents that have booked the bus in advance can join the route – limiting the flexibility of the service. Bookings must be made online or by phone and Barr has no mobile phone signal.
- The booking line is open Monday – Friday from 9 am – 4pm. Bookings cannot be made on Saturdays or Sundays. There are strict instructions as to when bookings must be made. For example, if an individual seeks to travel on a Sunday, they should book the Thursday before. If they wish to travel on the Monday, they should book the Friday before. If an individual is planning a journey more than a day in advance, they should call after 2pm.
- At community events, various residents were keen to share their frustrations at the limitations of the service with others not bothering to use it all due to its ineffectiveness.
- It is understood that the Community Council and Community Association will continue to work with South Ayrshire Community Transport Network group in the pursuit of a public transport solution for Barr. It is understood that the proposed service provision is will provide a three day a week/3 x per day service. Whilst this will help people of all ages to access services and opportunities out-with the confines of the village, it is a fairly limited service.
- In addition to the lack of frequent public transport, the condition of the roads and lack of signage continues to be a concern for residents and a barrier to some visitors and tourists. Whilst this study has raised again, the issue of the road conditions which has persistently been raised over many years, we cannot propose any solutions, other than the Community Council to work closely with the local authorities and relevant bodies to lobby for improvements. It would not be appropriate for Barr to use any of their own funds to resolve the road issues, as this would in turn create an element of risk for Barr in terms of ongoing liability, and the expectation of continued upkeep and maintenance.
- Additionally, whilst it did not feature heavily within the study findings, due to the low number of youths that participated, it is recognised that the lack of mobile phone signal is a barrier to a generation of youths growing up in a digital age. A barrier to them not only in term of socialising/personal enjoyment but in utilising a digital skillset which could be of benefit in new and emerging industries and career opportunities.
- The lack of mobile phone signal is also considered a potential safety risk to those residents/visitors that walk the various trails Barr has to offer.
- It is important to note that whilst current road conditions and the lack of mobile signal in particular are considered barriers to Barr, these features could equally be

marketed as USPs. Many cyclists are drawn to Barr because of the 'Screws', and it may hold the same appeal for four wheel drive groups. Such groups could be identified and targeted in future marketing campaigns.

- That said, according to the 2007 Barr Community Survey, there were mixed views with regards to road cycling generally, with 39 respondents in favour, 33 respondents against and 17 respondents willing to consider. It is therefore recommended that prior to any substantial influx of cyclists or four-wheel drive groups, the community should be consulted to test the appetite for the same.
- Furthermore, in an increasingly digital age where social media and communication overload is rife and often a considerable factor of modern day stress, many are attracted to the benefits of not being contactable and constantly 'switched-on'. Therefore, a fine balance is to be had.

Risks/Opportunities: Improving accessibility is a priority not just for those accessing services outwith the village, but for bringing those all important day visitors and tourists to Barr from surrounding areas of Dailly, Girvan, Kirkoswald, Maybole, Turnberry and Maidens. In developing and assessing options to meet this objective, the term environmentally friendly will include respecting and preserving the current rural landscape, beauty and character of Barr, whilst implementing any changes or developments.

SUSTAINABILITY/ATTRACTIONS

Issue: This study acknowledges that the social needs and wants of residents/tourists/visitors are ever changing. Therefore, there is a need to continue to identify and develop opportunities for further enhancement and improvement of the village to retain residents, attract new residents and increase the numbers of visitors/tourists – essentially future-proofing the sustainability of Barr.

- Planning reforms seek to encourage economic growth, while maintaining and enhancing the cherished character of the countryside and landscapes.
- Rural studies suggest people who live in the countryside display high levels of entrepreneurship with more businesses per head of population than in large towns and cities. However, in rural communities, they are impeded by a lack of access to infrastructure, finance and advice, markets and networks and skilled staff.
- Public Consultation with residents and tourists identified the minimum requirements of a shop/cafe/pub, with many suggesting the need for additional initiatives or attractions in order to give people a reason to visit Barr, stay in Barr and spend in Barr.
- It is important to note that Barr is not a 'passing through' village (other than cyclists generally). Barr is a destination point with most people visiting to see family and friends. To future-proof the village, some sort of tourist attraction(s) will be required to draw new people, encourage existing visitors to stay longer and most importantly, increase spend within the village.
- This will have to be balanced carefully with the demand, sustainability, and risks associated with the development of the attraction(s) –including ownership,

maintenance, cost, and liability issues, and the risk of overpopulating Barr with tourists.

- Residents have been consulted and provided numerous suggestions for attractions, events and activities that would support the ongoing sustainability of the village of Barr.
- Barr Parish Development Company undertook their own study into the options for development of Dinmuchie Farm and land to create job, training and tourism opportunities. Following that study, the community was asked whether they would be in favour of the purchase of Dinmuchie or not, with the majority of respondents in favour.
- At the time of the study the pub was fully operational as was the village shop and as such Dinmuchie was viewed as a complementary asset to enhance the local community. Residents were not offered an alternative to Dinmuchie, for example, would they be in favour of keeping redevelopment within the confines of the village, utilising existing buildings as an alternative to Dinmuchie?
- Since the initial study, the economic landscape has changed. There are fears that if the village cannot sustain what amenities it has, how could it possibly manage and deliver a project as substantial as Dinmuchie?
- With no succession of volunteers and directors who are spread thinly across various groups, who would pull it together, oversee and manage the process?
- What about risk? Taking on listed building and land liabilities to the scale of Dinmuchie may be outwith capabilities of the residents.
- How many visitors and tourists would be required to sustain a project of this scale? Would Barr want an invasion of tourists or would this hinder the tranquillity so highly valued?
- What about access, construction, disruption and safety risks?
- Also, what scope is there for working in partnership with Forestry Commission Scotland to improve the land and buildings without taking on the risk and liability of ownership? Could low risk parts of the land or buildings be purchased or leased?

Risk/Opportunity: In addition to the large scale project above, various members of the community have suggested quick win, medium and long term projects of varying scale and complexity – each offering an opportunity to provide training, jobs, attract tourists and improve sustainability. However, the key to robust planning, costing and implementation of any project is agreeing the vision, defining a strategy and objectives, identifying the core team including roles and responsibilities and developing a phased funding and implementation programme.

OBJECTIVE SETTING

Following the desk top analysis and public consultation, we met with representatives of BPDC (including our Girvan Academy student) to assess the needs and risks, before drafting objectives.

Those attending the meeting were divided into groups and asked to review the needs and risks, before drafting SMART objectives (Specific, Measurable, Achievable, Relevant and Timely).

A total of five objectives were drafted as follows:

OBJECTIVE 1 – COLLABORATIVE WORKING GROUPS

“Work collaboratively with current and future village groups, committees and clubs to develop, implement and continuously improve a successful communication strategy within 12 months.”

OBJECTIVE 2 – MAINTAIN & IMPROVE EXISTING

“Support the development, maintenance and continuous improvement of existing village landscape and amenities to improve the quality of the resident and visitor experience in Barr over a three-year period.”

OBJECTIVE 3 – INCREASE VISITORS & TOURISTS

“Identify and increase key target market visitors by 20% over a 3-year period.”

OBJECTIVE 4 – REDUCE ACCESSIBILITY & COMMUNICATION BARRIERS

“Identify, minimise and control, accessibility and communication barriers between Barr and neighbouring towns/villages using environmentally friendly means over a three-year period.”

OBJECTIVE 5 – SUSTAINABLE ECONOMIC DEVELOPMENT

“Work collaboratively with current and future village groups and committees to identify suitable development opportunities to further enhance the village of Barr and safeguard sustainability 3, 5 and 10 years from now”.

PHASE 3 – IDENTIFY SUGGESTIONS & DEVELOP OPTIONS

This section outlines the approach to identification, development and sifting of options. Residents, stakeholders and prospective visitors were engaged in the identification process as detailed below.

THE INITIAL LONG LIST

At the outset of the study, a 'Long List' was created as a way of tracking all suggestions captured during the study process. The list was initiated at the desk top study phase, populated initially with suggestions from the 2014 community events initially held in relation to Dinmurchie.

Additional suggestions were retrieved from previous studies and consultations, and also added to the long list.

During the consultation process, we asked residents what could be done to improve Barr or to attract more visitors, and we asked the children of Barr Primary school what could make Barr an ever better place to grow up and attract more visitors.

During the regional consultation, we asked past visitors what could be done to improve Barr with a view to encouraging repeat visits and longer stays? Prospective visitors were also asked to provide suggestions as to the type of things that would attract them to Barr for the first time.

All suggestions noted during the survey process were added to the long list, with the exception of those which could not be easily read.

Further suggestions were identified during the stakeholder engagement workshop. All suggestions that could be interpreted from the worksheets completed by the groups, were also added to the long list. Duplicate suggestions were removed and the list was refined:

Following the initial consolidation of suggestions, a further community event was held within the village hall to provide an update on the study, share findings, publish objectives and seek further input with regards to identification and development of options.

This event was geared heavily towards the children of the village with support from our two Girvan Academy students on the day.

Using forms provided, attendees were able to review the consolidated list and add further suggestions as well as their details if they wished to volunteer. All forms were collated, scanned and reviewed. Duplicate suggestions were discarded, and new ideas or enhancements to existing suggestions were added to the consolidated list.

Following a review of all options, the following themes were identified (details not exhaustive):

- **Cosmetic Improvements** – to enhance the appeal and look of the village including improved signage and procurement of litter bins to street cleaning and tidying Dinmurchie to improved seating, picnic and BBQ areas
- **Horticultural** – from floral displays and all year round sheds and allotments to secret gardens, market gardens and garden centres
- **Branding & Marketing Strategy** – defining what it is that differentiates Barr from other local towns and villages, establishing how to package and sell effectively
- **Promoting Barr** – raising the profile and credibility of Barr by entering and winning awards/competitions, networking, twinning with other towns locally and abroad, promoting consistently via a range of channels including a website targeted at visitors and tourists
- **Events** – calendar of monthly, seasonal and annual events from Christmas Markets and Halloween walks, to corporate events, retreats, weddings and festivals i.e. Walkfast, Cyclefest etc
- **Animal & Wildlife** – activities and pursuits from birdwatching and fishing to horseriding and deer stalking
- **Arts & Crafts** – from one off classes, to dedicated studios and retreats for anything to do with drawing, painting, crafting and creating
- **Outdoor Pursuits** – from improved/illuminated walking trails to guided walks, orienteering geocache and bushcraft
- **Outdoor Facilities** – a dedicated mountain bike trail, the long desired MUGA, a skate park, tree-top adventure (go-ape), tree/play house, forest play park, castle, sand pit, diggers, quad biking track/facility, slope made safe (dry ski), abseiling and assault courses, a community adventure hub, links to Dark Skies
- **Communications** – focus groups for the pub, shop and accommodation providers as well as a village communication strategy
- **Youth Engagement** – youth clubs / groups /centre for primary and secondary school children / young adults
- **Sports** – dedicated clubs such as running and cycling, walking and facilities such as tennis and squash, sailing, canoeing and rafting
- **Accessibility**– co-ordinated car pooling, better use of the community bus offerings, lobbying local authorities, buying a community bus using available funds, providing wheelchair routes & access
- **Accommodation** – focus groups, Air B&B, camp site, caravan site, launderette, bunk house, bothy,

- **Education/Conference facilities** – IT facilities, library, wifi hot spot, internet café, renewable technology and learning centre, small conference centre
- **Children’s Indoor Facility** – soft play, crèche, before/after school clubs, holiday clubs,
- **Community hub** – food, drink, retail including art, gifts, garden and heritage/visitor centre
- **External Service Provision** – introduction of external services such as mobile library and movie theatre, group activities etc

In addition to suggestions made by the local community and prospective visitors, it is important that we consider the recommendations of various rural studies, research and policies led by government and academic institutions. Relevant points summarised below:

- Agriculture shapes the rural landscape and yet, is a minor component of the contemporary rural economy.
- About 70 per cent of the rural workforce is small and micro enterprises comparing with the 15 per cent employed in agriculture, fishing and forestry.
- Social enterprise is growing in importance, as more communities choose to run their own pubs, village shops and other key facilities.
- Rural growth measures should include, but also look beyond, the farming, forestry, food and environmental sectors, namely:
- It is important to acknowledge and support the creative and arts industries and the part they play in the rural economies and in rural identity.
- A place-based approach, meeting local constraints and opportunities, and recognising the distinctive make-up of local rural economies.
- Investment in business premises, infrastructure and local services.
- Continued support for training and business start-ups
- Business associations and networks should engage more proactively in mentoring and advising small businesses, peer-to-peer.

PHASE 4 – PACKAGING & APPRAISING OPTIONS

Assessing each suggestion against the five objectives would not be a cost effective or efficient approach, and so we began the process of combining and packaging suggestions to create four primary options of varying complexity, scale and benefit:

- **Option 1 – Do Nothing:** In line with best practice and likely to address very few of the objectives, a do nothing option is critical for two reasons; the first is because there are many people who do not wish any change, see no need for investment and like Barr just the way it is; the second is because it is important to establish a baseline and consider the potential (positive and negative) outcomes) for Barr with no investment or significant change.
- **Option 2 – Do Minimum:** This package seeks to address some of the objectives by maintaining and improving upon what is existing. This is important for those that wish to retain, enhance and therefore safeguard existing facilities (within the community) but have no real desire for anything outwith that scope. This will involve some capital investment and refurbishment but not major infrastructure improvements.
- **Option 3 – Moderate Infrastructure Improvements:** This packages seeks to address most of the objectives by utilising existing assets to best affect with the addition of low cost / low risk infrastructure improvement to enhance as necessary, To achieve this we will require to define the /end user needs first. Only then can we assess and compare each of the assets / available land for: Suitability/Constructability (is the asset or can the asset be fit for intended purpose)/ Costs (combined purchase, development and operating costs)/ Risks (including construction, commercial, health and safety)/ Benefits (individual and combined including vfm)
- **Option 4 – Major Infrastructure Improvements.** This large scale development seeks to address all of the objectives through major investment, acquisition of land and constructing of purpose/new build works.

OPTIONS 1-4: FEATURES AND BENEFITS

A summary of the features and benefits associated with each option is provided below:

Option 1 – Do Nothing

Overview

No investment in development, no strategic approach to economic development.

Community groups would continue to run as currently established with no strategic investment or development vision. Small projects would continue to be progressed with varying degrees of success due to the continued un-co-ordinated approach and need for improved clarity of roles and communications.

Whilst the peace and tranquillity of Barr would not be adversely impacted by an influx of visitors and tourists, the continued decrease in footfall would adversely impact existing accommodation and service providers including the shop.

The shop is currently at risk as cannot be sustained by the community alone (operating at a loss of £15-20K annually) and grant funding cannot be relied upon as an ongoing revenue stream. In the absence of a robust business case and development plan, the shops unlikely to secure additional funds to bridge the gap and therefore may close.

Both the pub and Dinmurchie remain on public sale, the future of each entirely dependent upon a third party buyer. Buyers may be deterred by the lack of development and investment within the village. If the future of the pub and shop cannot be secured, community spirit will diminish and the condition of the buildings could deteriorate, adversely affecting the landscape and environment.

Community groups would remain as they are. Small, individual projects (such as cosmetic enhancements, youth clubs, mobile/wifi etc would continue to be progressed with varying degrees of success due to unco-ordinated approach).

The community would continue to lobby for improved public transport which is unlikely to be more than the 3 x per day 3 day a week service provision currently being proposed.

Option 2 – Do Minimum

Overview

BPDC would seek to **purchase the village shop and pub** (if both buildings are available for sale and funding can be secured).

The assets would be developed to a suitable standard by BPDC and leased to commercial or social enterprises to run for the benefit of the local community and visitors. Any income gained by BPDC would be used to maintain the assets. It is unlikely that a profit will be achievable, therefore no surplus funds for community projects.

Any individual or group may apply to lease/operate the assets separately or jointly from BPDC i.e. the previous pub owners/the existing BSSG or a newly formed enterprise or third party. In an effort to support the ongoing sustainability of both enterprises, BPDC will seek funding to provide branding and marketing support as follows:

Brand Barr - Define what it is that differentiates Barr from other local towns and villages, define the features and benefits of the existing offering (and on an ongoing basis any additional offerings), identify the target audience(s), consider competitors and establish a brand image.

Develop and implement marketing strategy - liaise with accommodation and service providers in Barr to establish the baseline i.e. current visitor and tourist numbers, conduct additional public perception surveys (in Maidens/Turnberry and return to Kirkoswald during peak visitor times), ascertain the volume and origins of visitors and tourists in those neighbouring towns and villages, assess Barr's current approach to marketing including constraints, risks and opportunities i.e. channels, media/web presence etc, consider audiences and anticipate visiting patterns, define target markets, develop a marketing strategy including development of guidelines, process and tools including website/social media, promotion materials etc

Historically, the village hasn't been able to sustain a pub and shop without the support of grant funding. Funding must not be viewed as an ongoing revenue stream and so it is imperative that a detailed business case for the development and growth of each enterprise is prepared and submitted to BPDC before any lease agreement can be signed.

Community groups would operate as they currently do with no change to structure. Communications between groups and with wider community would be improved as part of overall communications strategy as developed by the Marketing Consultant.

This option would not justify the cost of a full time development officer and so will be heavily reliant on volunteers continue to support.

Small, individual projects (such as cosmetic enhancements, youth clubs, mobile/wifi etc would continue to be progressed with varying degrees of success due to unco-ordinated approach).

This option would not be able to sustain a community bus service. The community would continue to lobby for improved public transport which may provide 3 x per day 3 day a week service provision (if funding is approved).

Option 3 – Moderate Infrastructure

Overview Part I

This option is entirely community led, in that it has been developed following consultation with the community on a 'needs' basis. All available assets within the village (those commercial and domestic buildings currently up for sale + prospective properties) will be assessed to determine their suitability for use. To determine the costs, the purpose for which the buildings will be utilised, must first be determined. Only one the use has been determined, can the design and development costs + purchase costs be confirmed, allowing an effective comparison. Following consultation, we have identified the following needs / solutions:

Community Hub – a mixed use facility, centrally located within the village. We propose that this would combine a high quality food, drink, entertainment and retail offering. Gifts as well as convenience goods could be sold here. The village hall has good space but is a local authority building which can be difficult to secure funding for. The pub offers accommodation as an additional offering but the structure of the building may cause restrictions in design and increase development costs. Nearby domestic properties of suitable size should identified and potentially costed for comparison.

Business And Recreation Room – a mixed use facility providing IT/hot desk/office facilities for residents and particularly youths/students. A bright and airy environment is required. A broad range of training courses would be provided by volunteers and experts from this location including business planning support, computer training etc. Meeting rooms and conference facilities can be used by local community groups. Both meeting rooms and hot desks can be hired by business / enterprise owners for a small fee. Mobile and wifi will be required. Local groups and businesses can access printing / business services from this location including printing, laminating, binding, franking machine services for a small fee.

Meeting rooms can be hired by sole trade business owners such as Chiropractors/Beauticians/Hair Stylists. A crèche type facility will also be located within this centre – for hire by any interested individual / enterprise owner/ who may wish to provide before and after school care, holiday clubs etc In addition to the above, there is a need for a visitor information area, including what's on guides and special booking offers. It is recommended that the Visitor and Business Centres are managed by a full time development officer (or 2 part time officers) with support from seasonal staff and volunteers.

The village hall, existing shop building and domestic properties could be potential venues for the BARR. The village hall should be explored having the potential to house all of the above, whilst providing additional facilities such as a small soft play facility, larger conference rooms, and café facilities – however we may struggle to obtain funding due to the similarities with and proximity of the Carrick Centre in Maybole, together with the fact that the hall is a local authority asset. The benefits and costs of the village hall should be compared with the purchase and development costs of the shop which would provide a smaller and possibly more affordable and manageable centre. HUB/BARR – The potential of basing both the hub and BARR in the same building or joining/extending buildings should also be considered for comparison purposes.

Option 3 – Moderate Infrastructure

Overview Part 2

Barr Bus – it is proposed that the community purchase a small mini-bus with a commercial focus that provides a community benefit. There is currently no guided tour bus in the area. A small tour bus could cover the area of Barr, Girvan, Turnberry, Maidens, Kirkoswald and Maybole on a continuous loop at set times of the day. This means all of those untapped visitors in the surrounding areas, can be targeted and brought directly to Barr, and those tourists staying in Barr could benefit from the tour service. At other times of the day, the bus would provide direct services from Barr to Girvan. The bus would be available for hire by community groups and businesses.

Camp Site – increases the choice of accommodation on offer, attracts wider range of tourists and will ultimately increase footfall and spend within the village. Explore options for the provision of a low risk, suitably located camp site to appeal to wider tourist market. The camp site would capitalise on USPs such as dark skies, wildlife, outdoor pursuits, food/drink offering etc. The site could be a basic wild camping site (for which there is a high demand), or pitches with basic toilet/shower facilities, or a multi-accommodation offering including pitches, touring caravans and glamping pods. It is important to assess each of the above, the costs, benefits and risks associated with same including the impact on the village i.e. a glamping pod site will noticeably change the landscape of the village and may look too touristy for residents, the location of the site may be too close to domestic properties raising concerns about security, noise etc, conversely, a partnership agreement may be entered into with FCS to use woodland areas. The scale of the camp site must also be considered to ensure visitor numbers do not become excessive.

Proposed Management Structure – to support the planning, development and implementation of this option, we would propose two of the current community groups be disbanded i.e. Barr Parish Development Company and Barr Stores Steering Group. We would recommend that a new social enterprise is established which for the purpose of this study will be called the 'New Community Group'. The New Community Group would be an economic development group, focused on creating jobs, training and development opportunities through the development of land/assets whilst providing support and enabling prospective entrepreneurs. Because it would be a social enterprise, individuals can be paid a salary, seasonal jobs can be offered and profits would go straight back into community projects such as subsidising the community bus and the youth club.

The New Community Group would seek funding to engage an architect and quantity surveyor to lead the design and costing of the various buildings for comparison purposes. The Architects will support planning application and funding applications for capital and development costs.

Option 3 – Moderate Infrastructure

Overview Part 3

Once the preferred buildings have been identified and uses agreed, the community will be consulted to support funding and planning applications. The New Community Group would own the hub, the business and recreation room, the community bus and the camp site land. It would not be feasible for the community group to secure the assets on a lease agreement as the group would be responsible for development and maintenance of the asset. The community group would therefore require to own, develop and maintain the assets.

The community bus and business and recreation room will be owned and operated by the New Community Group. Revenue streams will be achieved via bus ticket sales and bookings, room and desk hire as well as business centre facilities. In addition to the above, the New Community Group will fund a communication brand and marketing strategy as follows:

- **Communication strategy** – work with existing community groups including Barr Community Association, Barr Community Council to and the New Community Group to clarify purpose, clear lines of communication, reporting and governance with a view to achieving a shared vision and co-ordinated funding applications. Communication from groups to residents will be centrally managed and improved. It is recommended that one group takes ownership of governance ensuring decisions made re investment and development are for the benefit of all and not the few.
- **Brand Barr** - Define what it is that differentiates Barr from other local towns and villages, define the features and benefits of the existing offering (and on an ongoing basis any additional offerings), identify the target audience(s), consider competitors and establish a brand image.
- **Develop and implement marketing strategy** - liaise with accommodation and service providers in Barr to establish the baseline i.e. current visitor and tourist numbers, conduct additional public perception surveys (in Maidens/Turnberry and return to Kirkoswald during peak visitor times), ascertain the volume and origins of visitors and tourists in those neighbouring towns and villages, assess Barr's current approach to marketing including constraints, risks and opportunities i.e. channels, media/web presence etc, consider audiences and anticipate visiting patterns, define target markets, develop a marketing strategy including development of guidelines, process and tools including website/social media, promotion materials etc

Youth Voice – as well as supporting business and enterprise owners, the community group would seek to establish/part fund a Youth Council or Group based out of the Business and Recreation facility. The youth group would have responsibilities and purpose including the design and publication of monthly community newsletters as well as supporting the New Community Group activities.

Option 4 – Major Infrastructure

Overview

The development of the farm would complement the enterprising approach of individuals, groups and businesses already working hard in the area. Multi-use of the facility could include outdoor education, wildlife, environment tourism, energy, the arts, cycling, camping and heritage.

Acquisition of the land would offer employment to local builders & trades including the establishment of apprenticeships during the renovation and building works, and in the long term, rural skills courses could be run in conjunction with the Forestry Commission as well as utilizing the older generation and invited specialist tutors/mentors with skills pertinent to Barr's situation and heritage. Once the building was complete, the centre itself would provide a range of job and enterprise opportunities.

As a tourist destination, the project could generate much needed income for the hotel/pub, community run shop/café, B& B's and self-catering facilities. A higher profile venue could boost visitor numbers and attract business, benefiting entities such as the volunteer run Tearoom, the Barr 'Wee gallery' and other local small businesses in the planning phase. The hope was that ultimately, new, improved or expanded local services and facilities would encourage repeat visits, longer stays and stimulate new markets.

Even in the short term, prior to major development, the site could offer a potential source of revenue, once cleared, for a small market garden area that residents are enthusiastic to take on. Meanwhile, the 'bunkhouse' requires some basic maintenance and tidy-up to be serviceable for outward bound groups to hire.

In the longer term, a proposed Hydro project could generate income and interest, and other renewable energy options such as Bio-mass and solar energy would be explored with FCS & CARES, and implemented to reduce running costs wherever appropriate.

As a minimum, the cost of Lot 1 House, Steadings and in by land is £115,000. To support the purchase, BPDC would be required to seek funding from the Scottish Land Fund and the Big Lottery (Growing Community Assets Fund).

To develop the land (costs unknown), BPDC would require seek funding from the Big Lottery Growing Community Assets Fund, the Princes Rural Fund, the Heritage Lottery and LEADER.

This study differs significantly from others undertaken on behalf of Barr parish. This is not a costed appraisal of a single detailed design or preferred solution. The scope of this study is broad, the assessment of both the needs and issues in-depth. It would not be appropriate to proceed straight to a detailed design and cost analysis for a study of this nature.

This is the first stage of an emerging economic development strategy for Barr. We have identified the needs, set objectives and the public appear to support the established strategic outcomes. Now, it is only right that we consult the local community to provide us with some direction as to where we should focus our efforts next?

The most recent community open event was held on 16th October 2016, and attended by almost 100 local residents. Attendees were presented with an overview of study findings including the four primary options. Residents were advised that at this stage, we are gauging the appetite for change, the scale and complexity of that change, and whether a co-ordinated approach was something that would appeal to the community.

On the day of the event, the information shared in relation to Option 1 was minimal due to the lack of features or benefits associated with the option. Much more detail was presented in relation to Option 2 due to the additions of the pub and marketing support.

Undoubtedly, most time was spent discussing the features, benefits and risks associated with option 3 – as this is an entirely new concept to the community, involved a variety of features and included a completely new approach to governance and delivery – hence it raised the most questions.

With regards to Option 4, there was no need for substantial detail as residents were very familiar with the proposals.

It goes without saying that options one and two fail to address all of the strategic outcomes - the lower the cost and scale of the development, the less impact that it has. Options three and four however, support most/all of the strategic objectives due to the scale, cost and complexity of the options.

We are effectively seeking an agreement in principal which will allow us to engage an architect and quantity surveyor to proceed with detailed design and cost analysis of a preferred option. It will be within that detailed development stage, that we will return to and select from, our consolidated list of standalone options including but not limited to:

- **Cosmetic Improvements** – to enhance the appeal and look of the village including improved signage and procurement of litter bins to street cleaning and tidying Dinmurchie to improved seating, picnic and BBQ areas
- **Horticultural** – from floral displays and all year round sheds and allotments to secret gardens, market gardens and garden centres

We will draw on these standalone initiatives to further enhance our preferred option prior to detailed costings.

A high level overview of the four primary options can be found in Appendix A attached. Details include features and benefits as well as an appraisal of each option against the eight strategic outcomes (derived from the objectives set as part of this study). The strategic outcomes are listed below:

1. Improve accessibility to / from Barr
2. Improve communications within Barr
3. Improve communications externally
4. Improve quality of life of residents
5. Improve quality of visitor experience
6. Increase visitor and tourism numbers
7. Engage the youth voice
8. Maintain or enhance the landscape and environment

Using a seven-point scale, we considered the impact of each of the options against the strategic outcomes. Below, is a summary of the options and how each performed against the Strategic Outcomes:

Option No	Title	Features	Scoring
1	Do Nothing	Status Quo	-15 / 24
2	Do Minimum	BPDC Purchase Shop & Pub Develop and Maintain Lease to suitable third parties Engage Branding, Marketing Support	12/24
3	Moderate Infrastructure	Establish New Community Group as social enterprise to purchase/ maintain / operate or lease assets as follows: Business & Recreation Room (including learning/education and child care facilities) Visitor Info Centre Community Bus Hub / Food/Drink Retail Camp Site	22/24
4	Major Infrastructure	Purchase and development of Dinmuchie land and buildings as previously communicated.	14/24

It is important to note that the above assessment of the options against the strategic outcomes, is wholly subjective – simply the consultant’s professional opinion of positive and negative impacts.

PHASE 5 - RECOMMENDATIONS & NEXT STEPS

Whilst the approach to the study was entirely impartial, with no bias towards any particular group, and all efforts focused simply on doing what is best for Barr, the consultant has been asked to provide a professional recommendation as to which of the options could best meet the needs of the parish. Below is a summary of our recommendations based on current findings (for further detail see Appendix A):

- **Option 1 Do Nothing:** Without investment and development, visitors and tourists will continue to decline, amenities will cease to exist and community spirit will diminish – all of which will have a significantly adverse impact on the quality of life of residents in years to come. Not a sustainable option and therefore not recommended.
- **Option 2 Do Minimum:** By doing the minimum we seek to safeguard what we have, whilst attempting to reduce the level of cost and risk in comparison to options 3 and 4. We can positively impact some but not all of the strategic outcomes. Safeguarding the village shop and pub will have a positive impact on residents. However, this option is likely to be a short term fix rather than a long term legacy. Historically the village has been unable to sustain the pub and shop - with the pub closing several times and the shop reliant on grant funding. Branding and marketing Barr should also result in an increase in visitors and tourists, but this will be limited by factors including accessibility, attractions, things to do etc. It is recommended that this option is considered further.
- **Option 3 – Moderate Infrastructure:** This option was driven entirely by the 'needs' identified during the public consultation. As such, Option 3 addresses all of the strategic outcomes in one way or another. It is however the sum of all parts that will be the key to the success of this option, with many interdependent factors at play. This option utilises the existing assets within the village and follows the 'hub' approach to economic development which has been successfully adopted in rural communities and towns across the country. This option positions Barr as a boutique visitor/tourist destination – attracting the Center Parcs or Forest Holidays markets. There is a risk that if this is the preferred option, either BPDC or BSSG do not wish to come together in a one team approach. It is recommended that this option is considered further.
- **Option 4 – Major Infrastructure:** This option is the purchase and development of Dinmurchie as previously proposed and voted on. Such a large scale project will undoubtedly address the strategic outcomes but perhaps to the detriment of the village itself – as shops and facilities move to Dinmurchie, buildings may lie empty within the village. It is recommended that this option is considered further by the community.

Of the aforementioned options, at this stage, we would consider Option 3 as most likely to address the needs of the parish in a cost effective, manageable and sustainable manner. However, we do not have a casting vote and it is for the community to decide.

NEXT STEPS

Following the presentation, some clarifications have been asked by members of the community. Ballot related questions were answered online, with study and option related questions and answers attached as an appendix to this report.

The ballot will close on 30th October 2016 and votes will be counted by Councillor Oattes at the November Community Council Meeting.

Once the vote is known, this section of the report will be updated. If Option 1 is preferred, the study ends here. If options 2, 3 or 4 are preferred, then a detailed project plan will be prepared in order to progress the option to the next stage of development and costing. All appendices will be completed, the study finalised with applications made to relevant funding bodies.

DRAFT REPORT 27TH OCTOBER 2016

WORK IN PROGRESS

Barr Village Hall Information Pack

December 2021



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1. Valuation

A valuation instructed by South Ayrshire Council was carried out by DM Hall LLP on 25th November 2021 (see appendix 1). Land and buildings to be valued were specified by Barr Community SCIO and Barr Community Association and included the triangle of land which encompasses the hall, bowling green and former putting green.

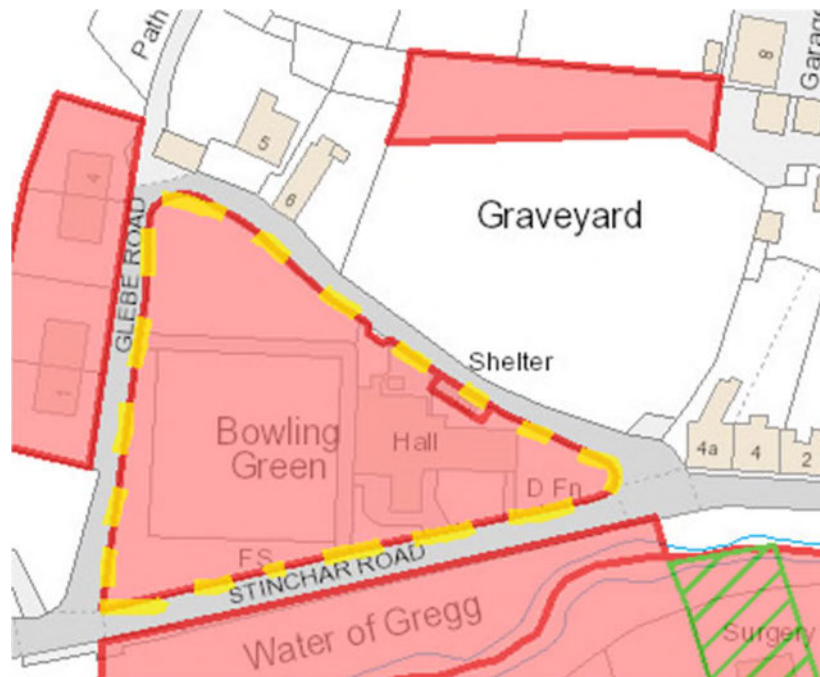


Figure 1: Area valued indicated in yellow/red dashed line

DM Hall LLP have stated that the market value of the asset is £100,000.

Best value

The Council is required to secure Best Value in disposing of or letting property. Best Value does not always mean the highest price and assets can be disposed of at a less than market value, whether through a CAT or otherwise, where there is a wider public benefit. The guidance issued under the Act requires the Council where there is a proposed disposal at less than market value to be satisfied that this is outweighed by the expected benefits and to consider attaching conditions to protect the discount. These conditions must themselves be appropriate and proportionate and can be challenged by applicants in the CAT process.

For further information on funding please see page 11 of 'South Ayrshire Council Community Asset Transfer Guidance'

2. Condition Report

South Ayrshire Council commissioned Avison Young to carry out a condition survey in March 2021 for the hall building (see appendix 2 for full report). The summary of the report is below:

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total
Structure and Fabric	£49,950	£66,850	£0	£116,800
Engineering services	£300	£57,500	£0	£57,800
Total	£50,250	£124,350	£0	£174,600

Advancing Community Assets Fund (ACAF)

The Advancing Community Assets Fund (see documentation) may be able to offer support direct from South Ayrshire Council for community controlled organisations taking on Council-owned assets (land and property) through ownership, lease or other rights such as rights to manage, occupy or use the asset for a specified purpose, with the aim of promoting or improving economic development, regeneration, public health, social wellbeing, environmental wellbeing or reducing socio-economic inequalities for people living in South Ayrshire. The Advancing Community Assets Fund has two categories:

The **development grant**, which may be available to eligible bodies interested in making a community asset transfer request but who are at the early stages of the process (known as a Community Asset Transfer ('CAT') Stage 1-Expression of Interest). Sums of up to maximum of £12,000 for costs associated with all types of property surveys and investigation relating to the land and property asset may be available for the development of an asset transfer proposal and to help towards preparing a Stage 2 CAT application. This grant request will be determined at Community Asset Transfer Stage 1 Expression of Interest where it is identified that a community transfer body should be encouraged and supported to move forward to a Stage 2 application.

The **capital grant** may be available to bodies at the later stages of the process, which are in a position to make an application for a community asset transfer request (known as a Stage 2 CAT application). Costs may be available for capital works, relevant to the condition of the asset being requested. The Council expects that requests for capital costs would not exceed £100,000; however the Leadership Panel will consider grant requests in excess of £100,000 on a case by case basis. Capital grant funding may only be requested through the Stage 2 CAT application form. The Leadership Panel will consider the Stage 2 CAT application in terms of the approved asset transfer process and will determine any Advancing Community Assets capital grant requests in conjunction with the overall CAT application. An asset may be requested without a request for a capital grant however a capital grant through the Advancing Community Assets Fund will not be considered by the Council without submission of a formal Community Asset Transfer request for lease or ownership.

3. Running costs

Summary of expenditure 15/16 to 20/21

Running Costs by year. All values in £						
Type	15/16	16/17	17/18	18/19	19/20	20/21
Electric ¹	3,771.55	3,395.36	3,355.00	4,371.82	4,935.89	3,505.022 ₂
Water/Sewerage Metered ³	1,122.48	1,755.04	1,578.14	2,276.21	3,126.84	2,015.05
Business Rates ⁴	5,424.00	5,469.20	7,968.60	8,208.00	8,091.80	Not recorded
Maintenance Cleaning	207.96	575.17	362.78	438.79	0	Not recorded
Maintenance – CRA	6,635.95	0	0	4,965.98	3,398.12	Not recorded
Maintenance – General	101.08	0	0	0	0	Not recorded
Security	0	0	140	0	-140	Not recorded
Waste Collection	507	549.12	594.88	639.6	667.68	Not recorded
Grand Total (£)	17,770.0	11,743.8₉	13,999.4₀	20,900.4₀	20,080.3₃	Not recorded

¹ It should be noted that SAC have a unit rate which is typically 25-30% lower than rates available for smaller users.

² Following adjustment after meter reading – lower likely due to impact of Covid-19

³ A future community run asset may be eligible for an exemption – although there are conditions: <https://scvo.scot/support/running-your-organisation/finance-business-management/water-sewerage-exemption-scheme>

⁴ Business rate exemptions are available for charitable organisations <https://www.south-ayrshire.gov.uk/article/27724/Relief-for-non-profit-and-charity-organisations>

DM HALL
CHARTERED SURVEYORS
COMMERCIAL

REPORT AND VALUATION

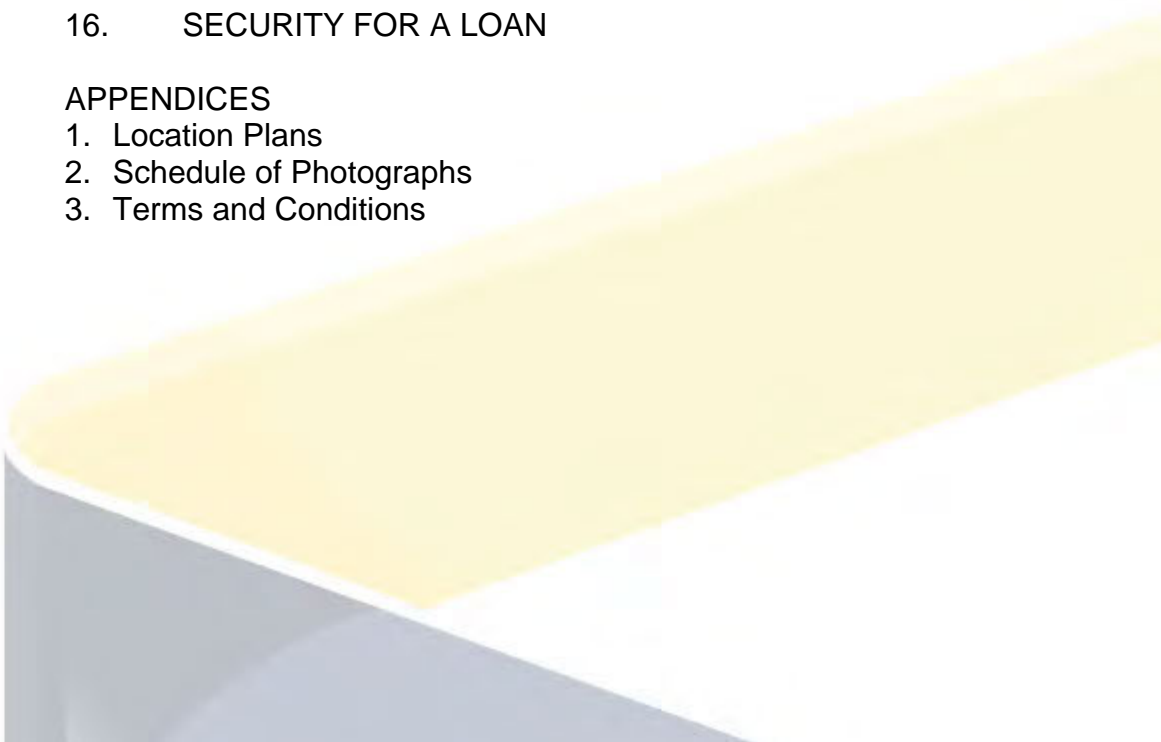
**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
BY GIRVAN
KA26 9TW**



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2. LOCATION
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1. Location Plans
 2. Schedule of Photographs
 3. Terms and Conditions
- 

01 December 2021

██████████
Estates Co-ordinator
South Ayrshire Council
Newton House
30 Green Street Lane
AYR
KA8 8BH.

Our Ref.: IW/EB/WS210806

Your Ref.:

Dear Sirs

VALUATION STATEMENT

In accordance with your instructions, we have attended at the undernoted subjects in order to advise as to our opinion of values on the required basis. Our report is prepared in accordance with the Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is appended hereto.

██████████ BSc FRICS inspected the subjects on 25 November 2021.

We would confirm that we do not have a conflict of interest in accepting these instructions and that we currently carry appropriate Professional Indemnity Insurance cover.

Having carried out our inspection and completed relevant enquiries, we would now report on our opinions and findings as follows: -

PROPERTY

VILLAGE HALL & BOWLING GREEN, STINCHAR ROAD, BARR, BY GIRVAN, KA26 9TW

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

25 NOVEMBER 2021



DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office, 17 Corstorphine Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6000. Fax: 0131 477 6016.

Aberdeen, Ayr, Bridge of Allan, Cumbernauld, Cupar, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South), Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling.

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Regulated by RICS

1. EXECUTIVE SUMMARY

- The subjects under report comprise a long established community facility, situated within the centre of the small South Ayrshire village of Barr.
- Barr itself lies around 7 miles to the east of the larger settlement of Girvan and is a predominantly residential settlement retaining a very low level of inherent population.
- The property itself is a relatively large unit of accommodation extending in total to approximately 393 sq.m. (4,230 sq.ft.) with the property having been constructed in a variety of phases. The site also includes a bowling green facility and a small putting green although given the time of our inspection, neither of these facilities were in use.
- Whilst the building itself was found to be in an adequate overall state of repair, there are a number of elements of the property which are likely to give rise to maintenance on an ongoing basis.
- The facility includes a public toilet facility which is open to the public, a main hall, a smaller original hall together with ancillary support accommodation. The bowling club area is separately access however can also be linked from the main hall.
- It is our understanding that the property is being considered for a transfer to the local community and this is the reason for our valuation instruction.
- We would expect there to be only limited demand for the property in its existing state and indeed, it could be argued that due to the size of the local inherent population, the facility is excessive in terms of size.
- Given the nature of the location therefore we would expect this to transfer at the lower end of the anticipated value range and this has been reflected in our valuation opinion. This opinion of value does however exclude any potential value associated with redeveloping the site and our valuation opinions therefore assume the current use.
- Our opinions of value as detailed hereunder presuppose the undernoted:
 - i) Clear Title is available.
 - ii) There are no outstanding statutory issues affecting the subjects.
- We understand that this report is not to be utilised for secured lending purposes and as such, it is inappropriate to pass further comment in relation to the suitability or otherwise of the property from a secured lending perspective.

2. LOCATION

The subjects are situated to the north of Stinchar Road at the junction with Glebe Road, within the centre of the village of Barr. The surrounding area is predominantly residential in nature, with housing in the area mostly of a traditional nature. Given the size of the village of Barr, there are very few additional commercial entities within the vicinity.

Barr itself is a very small predominantly residential settlement lying around 7 miles to the east of Girvan, forming part of the South Ayrshire jurisdiction. The village is accessed via the B734 road route and lies within the Stinchar Valley.

We attach a photocopy of an Ordnance Survey extract plan (scale 1:1250) together with a street layout plan (scale 1:7500) with the location of the subjects shown thereon, for identification purposes only.

3. DESCRIPTION

The subjects under report comprise a not insubstantial village hall and bowling green facility, situated within the centre of the village.

The building itself has been constructed in a variety of phases with all sections of the property being single storey in nature. The original section of the property dates we would estimate from the early 1900's and appears to be formed in traditional brickwork with a painted and rendered finish. This section of the property is surmounted by a pitched roof which has a tiled finish.

The property has been extended on a variety of occasions with the extensions dating we are advised from the 1960's and 1980's. The extensions include the main hall which is steel framed in nature and which has brick infilled walls with the remaining areas of the property being formed in brickwork with roughcast and render finishes. The main hall area is surmounted by a pitched roof which has a felted finish with the remaining projections surmounted by flat roofs which also have felted finishes.

To the gable elevation and overlooking Glebe Road is the main bowling green and putting green however due to the time of year, these facilities were not presently in operation at the time of inspection.

To the opposite gable elevation is the village war memorial.

Internally, the property is fitted as a traditional community/village hall and to the front of the property there is a public toilet area which is contained within the small projection to the front.

Moving to the rear of the property and contained within the original building is the original hall and also within this area of the property there is a meeting room, an additional room with very limited kitchen facilities, a good sized store and a fully fitted kitchen contained within the rear section.

The main hall is contained within the extended section and is again open plan in nature with this incorporating a stage area to the gable elevation.

The bowling club area lies to the rear of the property and provides a separate external access. This area can also be accessed from the kitchen area to the rear of the original building.

All areas of the property are finished to a broadly similar overall standard with the floors being formed in solid concrete or suspended timber and having vinyl, carpeted or timber finishes. The walls and ceilings throughout are predominantly painted.

4. ACCOMMODATION

We would summarise the main accommodation areas as undernoted: -

Interior

Entrance hall, public toilet facility, original hall, meeting room, sitting area, store, kitchen, original hall and main hall. Separately accessed bowling club area.

Exterior

Bowling green and putting green to one gable elevation with war memorial and landscaped areas to the opposite gable elevation. Limited car parking facilities to the rear.

According to our calculations, the property has a Gross Internal Area of –

393 sq.m. (4,230 sq.ft.)

From Ordnance Survey mapping systems we calculate the site to have a total area of approximately -

4,382 sq.m. (1.08 acres)

In the normal manner, we would recommend that the extent of the site be clarified with reference to relevant Title Deed documentation.

The above approximate areas have been calculated for valuation purposes and should be used for no other purpose whatsoever.

5. CONDITION

At the time of our inspection the subjects were found to be in an adequate overall state of repair however we would draw your attention to the following matters.

The building has been constructed in a variety of phases however no areas of the property appear to have been constructed with the recent past.

Given the nature and age of the property, we would expect maintenance to be required on an ongoing basis and this is something which should be anticipated and budgeted for.

Externally, the property is surmounted by a variety of roof structures and we note that a number of the pitched sections and the flat roofs are clad in felt. We would caution that roof coverings of this nature should be regarded as having a limited life expectancy, are a constant source of problems and often require a high level of maintenance and repair in order to remain wind and watertight. Again, ongoing maintenance should be anticipated. We would expect a prudent purchaser to require the advice of a reputable firm of roofing contractors to advise on the age and condition of the main roof and as to any ongoing repair liabilities.

A number of the external timbers throughout the property are in poor condition and require replacement.

Internally, the main areas of the property generally appear to have been maintained to an adequate standard however the finishes throughout the property are of a somewhat dated and traditional nature. Again, repairs are likely to be required on an ongoing basis.

This is a property appraisal report, the purpose of which is to determine the Market Value of the subjects and is not a report on the condition of the building fabric. In accordance with the RICS Valuation - Global Standards 2020, we have carried out a sufficient inspection to enable us to form an opinion as to value, and any comments as to the condition are of a general indicative nature only.

6. STATUTORY OBLIGATIONS

We understand the subjects are within an area governed by the South Ayrshire Local Development Plan, which has been adopted. Within this local plan, the subjects are within an area zoned for general residential land use policies.

Whilst the building does not appear to be Listed as being of architectural or historic importance, the subjects appear to be contained within a Conservation Area.

The property appears to have been in its present use now for some time, and accordingly we would not expect there to be any particular planning sensitivities of an adverse nature affecting the subjects.

We cannot confirm that the property and design will comply with building regulations however based on our inspection it would appear that the property has not been altered within the recent past.

Our opinions presuppose that there are no issues of this nature outstanding, but the position should be checked.

The introduction of the Fire (Scotland) Act 2005 appears to have removed the necessity for a Fire Certificate and replaced it with a system of self-regulated audit. This requires those parties responsible for a property to undertake a risk assessment to demonstrate that the fire precautions within the premises are adequate for its use. We would recommend that further advice in this regard be sought from an appointed legal adviser and/or local Fire Officer.

We have made the reasonable assumption that the roads and footpaths ex adverso the subjects have been adopted and are maintained by the Local Authority.

Reference to the Scottish Assessor's Association website indicates that the subjects are entered in the current Valuation Roll at Rateable Value £16,900.

A new owner or occupier has the right to appeal against the assessment for a period of 6 months from the date of acquiring their interest in the property.

The Uniform Business Rate in Scotland for the year 2021/22 is 49p in the pound, known as the basic property rate. Where a Rateable Value is greater than £51,000 and less than £95,000 there is a supplement of 1.3p, bringing the total amount payable to 50.3p, known as the intermediate property rate. Where a Rateable Value is greater than £95,000 there is a further supplement of 1.3p, bringing the total amount payable to 51.6p, known as the higher property rate. The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties in active use with a Rateable Value of £18,000 or less. Further details of the Scheme can be obtained from the Scottish Government website, as well as details of measures introduced to help ratepayers deal with the impact of Covid-19.

With reference to the Scottish EPC Register, we would confirm that an Energy Performance Certificate (EPC) has been prepared and lodged in respect of the subjects. The Energy Rating detailed on the EPC is noted as **95-F**. The EPC contains a number of recommendations on how the energy performance of the building could be improved. Within the limitations of our inspection for valuation purposes, we are not able to provide any comment in relation to the suitability of these recommendations.

Under provisions contained within Section 63 of the Climate Change (Scotland) Act 2009, the Scottish Government has brought forward regulations to require property owners to improve the energy efficiency and greenhouse gas emissions of their buildings. The Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 requires owners of non-domestic buildings to both assess and improve the emissions and energy performance of their buildings. These regulations are effective from 1st September 2016.

The regulations currently apply to buildings with a floor area of more than 1,000 sq.m. The total floor area of the subjects under report does not exceed 1,000 sq.m., and therefore the property is not currently subject to these new regulations.

In our experience, we find that informal verbal enquiries of the Local Authority are unreliable with different information or advice provided by different personnel. Indeed, it is often difficult to secure any practical useful comment in some cases. Due to the practical difficulties, it would be remiss of us to pass any further comment since this could be inconsistent or erroneous.

It is for this reason that all of the above matters should be dealt with on a formal basis by Solicitors acting on behalf of purchasers and/or banks. If there are any issues identified as a result of these reasonable formal enquiries, we would require to consider the effect these may have on values/marketability in consultation with legal agents.

7. SERVICES

The subjects appear to have mains water and electricity supplies, and drainage is we presume to the public sewerage system.

Natural lighting is afforded throughout the subjects by a series of timber and steel framed windows, which are both single and double glazed. Artificial lighting is provided by a combination of fluorescent strip and bulb lighting dependent upon location.

There appear to be an adequate number of electric power points provided throughout the subjects, which are assumed to be held on a 13 amp circuit. The property appears to include a heavy duty three phase power supply. We would comment however that there are areas of the electrical installation which are of a somewhat dated nature.

Heating is provided to all of the main accommodation areas by a series of low and high level electric heaters. Again, however the fittings in a number of areas of the property are of an older standard.

The sanitary and domestic installations within the property were found to be to an adequate although dated standard. The cooking facilities within the kitchen are powered by a bottled gas system.

8. SITE AND GROUND CONDITIONS

The subjects appear to comprise the footplate of the main building together with a landholding extending in total by our calculations to approximately 4,382 sq.m. (1.08 acres).

The site fronts to Stinchar Road and Glebe Street, with a small parking area provided to the rear. The site is laid out to provide the main building within the central section with the bowling club and putting green areas overlooking Glebe Street and a war memorial lying to the opposite gable elevation. Also adjacent to the war memorial is a very large tree.

The site is predominantly triangular in shape although is relatively level.

The surrounding area is predominantly residential in nature.

We have no formal information regarding site/ground conditions and our opinions as reported presuppose that the subjects are unaffected by any material, abnormal, unusual or difficult conditions of this nature.

Our opinions assume that this is the case.

In the event of adverse ground conditions being drawn to our attention, we would reserve the right to reconsider our opinion of value if appropriate.

9. ENVIRONMENTAL ISSUES

Given the age, nature and location of the property it is unlikely that the premises will be subject to any material or significant environmental/contamination risks.

However no assurances can be given in this regard and any further comment is outwith the scope of our remit/expertise.

Similarly, having regard to the age of the property and nature of construction, we consider it unlikely that any deleterious or hazardous materials will have been utilised in the original construction process.

Within the limitations of our valuation inspection we found no evidence of invasive vegetation within the immediate vicinity.

There is a small water course lying on the opposite side of Stinchar Road. We have assumed no flood risk from this water course.

10. TENURE

We have not had the opportunity of inspecting the Title Deeds, and for the purposes of our valuation, we have assumed that the subjects are held on Heritable Tenure. We have further assumed that the property is free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value.

11. OCCUPATIONAL LEASES

Not applicable.

12. MARKET TRENDS AND GENERAL COMMENTS

The subjects under report comprise a village hall/community facility, situated within the centre of the South Ayrshire village of Barr.

Barr itself is a small predominantly residential village with a resident population of only around 250 with the village lying around 7 miles to the east of Girvan and accessed via the B# road route. The village is situated within the Stinchar Valley.

Given the levels of population which exists within the area, there are very few commercial entities within the village with the majority of housing in the area being of a traditional nature.

The subject property comprises the main village hall and bowling green facility with the buildings on site originally dating we would estimate from the early 1900's however the property has been substantially extended during the mid to latter part of the 20th Century.

All areas of the property are single storey in nature with the main village hall laid out to provide the main public toilet facilities serving the village and to the rear of this are two separate hall areas with ancillary/support accommodation. The bowling club facility is accessed separately externally and lies to the rear of the original hall. There is however also a separate access from the larger village hall.

Whilst the property was found to be in an adequate overall state of repair, there are clearly elements of the property which will require maintenance on an ongoing basis and in particular we would draw your attention to the external areas with areas of the external timbers requiring maintenance and a number of the roof coverings being felted which will require replacement over a period of time.

The internal finishes throughout are to a traditional standard although within the limitations of our cursory valuation inspection, the facility did appear to have been adequately maintained.

We are advised that the property is presently within the ownership of South Ayrshire Council however consideration has been given to a transfer to the local community. We are advised that this is the reason for our valuation instruction.

As such therefore we have provided our opinion of value reflecting the nature of the existing property and have not taken account of any development potential.

In the event of the property being exposed to the open market, we would expect there to be a degree of demand from parties seeking to develop the site for alternative use purposes although any price paid on this basis would be continual upon obtaining necessary statutory consent and a planning brief.

In terms of the existing use, given the low levels of inherent population, there is an argument that the village hall is some way in excess of the size which would overall be anticipated for a facility serving such a small village.

In a number of locations through central and southern Scotland, properties such are former halls, churches and similar uses have transacted on the open market and whilst the highest prices are obtained in a number of areas where there is a potential to carry out redevelopment of the site, we are also aware of properties which have transacted for what is essentially a continuation of the present use.

There have also been transactions where parties have been identified who can make use of the original accommodation albeit within different usage and examples of this would be scenarios such as a sale of a church to an alternative religious organisation, the sale of a hall for use such as a children's nursery or a store or indeed, in some cases, sales of properties in stronger locations for uses such as a showroom or quasi retail use.

Again, given the size of the local population it is considered unlikely that the property would be considered suitable for an alternative commercial use and in reality therefore we consider that there is likely to be only a very modest level of demand in the event of a sale being considered for anything other than for development purposes.

Even however in the event of the land being exposed to the market for alternative use purposes, there are likely to be elements of the original site which would require to be maintained, particularly the war memorial.

We also note that the property is contained within a Conservation Area and whilst this does not preclude land from being developed, this is effectively a further hurdle which will require to be overcome prior to development consent being granted.

In arriving at our opinion of value however we have adopted the comparative principle of valuation methodology and have had regard to a number of sales of similar properties in a variety of locations throughout Scotland including the undernoted:

Address	Sale Date	Price	Size (sq.ft.)	Rate per sq.ft.	Comments
Greenock	Dec 2020	£110,000	3,673	£29.95	Category C Listed, of stone construction with a pitched and slated roof. Appears to be used by a number of local community groups.
Glasgow	March 2020	£200,000	6,437	£31.07	Traditional church building with adjoining hall. An undisclosed buyer purchased the freehold interest for £200,000.
Glasgow	Dec 2019	£66,101	2,342	£28.22	Former Scout Hall in Asking Price was £40k. No dedicated parking and generally dated throughout.
Arbroath	Dec 2019	£130,027	5,644	£23.04	Well-presented traditional stone built premises. Purchased for conversion to 20 bed hostel and community hall. Situated on prominent road route.
Lochgilthead	Nov 2019	£25,000	717	£34.87	well maintained and suitably presented at the time of sale. Attractive outlook. Sold for conversion to single residential dwelling.
Road, Beith	Sept 2019	£100,100	3,057	£32.74	Semi-rural constructed 1910. In reasonable order at the time of sale. Planning application subsequently submitted for single residential dwelling.

██████████ Campbeltown	Feb 2019	£65,000	2,791	£23.29	██████████. A small terraced traditional property comprising meeting hall and support accommodation. Purchased by ██████████ Trust.
██████████ Cupar	Oct 2018	£65,000	3,928	£16.55	██████████ traditional build. Smaller in size than the subjects. A degree of ground positioned to the front of the site.
██████████ Dunfermline	April 2018	£131,000	2,860	£48.88	Purchased by an architect so can only assume now a single dwelling. Was in good condition at time of sale.
██████████ Cupar	Mar 2018	£65,000	3,768	£17.25	Traditional ██████████, smaller in size. Subsequently redeveloped to create 9 flatted dwellings.
██████████ Glasgow	Feb 2018	£170,000	4,505	£37.74	Property had been marketed at 'offers over £110,000. We understand the purchaser was a nursery operator. Convenient access to M77. Required a degree of maintenance.
██████████ Dunoon	Sept 2017	£25,000	2,059	£12.14	A traditional ██████████. Smaller than the subjects and overlooking ██████████. Believed to be used as a hall. No vehicular access.
██████████ Road, Glasgow	June 2017	£152,000	6,174	£24.61	Traditional ██████████. Purchased by another religious group. Relatively well-presented.
██████████ Cambuslang	May 2017	£139,000	4,504	£30.86	Traditional ██████████, relatively well presented. Purchased by nursery operator.

Given the issues we have highlighted above in relation to the nature of the location and indeed the dimensions of the property itself, we are of the view that the property is likely to transact at the lower end of the anticipated value range.

As is often the case within this section of the market however none of the properties which we have analysed for comparison purposes is considered to be identical to the subjects under consideration in this case and as such, a higher level of subjective judgement does require to be applied reflecting the specific location and descriptive elements in respect of the property under consideration.

Whilst we are satisfied that the comparable evidence we have detailed does allow our opinion of value to be substantiated to an extent, we have required to apply our own judgement as to the levels of value which should be applied.

In arriving at our opinion of value therefore we have applied an overall rate of £20 per sq.ft. to the Gross Internal Area of the main building which produces a figure of £84,600. We have rounded this figure marginally to produce a figure of £85,000. To this, we have added an overall rate of £15,000 to the bowling green and putting green areas, reflecting the use as amenity land. This provides a total figure of £100,000.

13. **RENTAL VALUE**

Due to the nature of our instructions it is not considered appropriate to pass further comment under this heading.

14. **CAPITAL VALUE**

Having regard to the content of this report, including the Terms and Conditions attached hereto, we are of the opinion that the current value(s) can be fairly stated on the required bases as undernoted:-

1. **Market Value**

£100,000 (ONE HUNDRED THOUSAND POUNDS)

The above opinion of value reflects the property in its existing use.

15. **INSURANCE REINSTATEMENT**

We have not been asked to provide this figure.

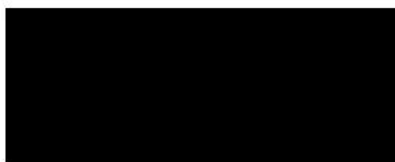
16. **SECURITY FOR A LOAN**

Not relevant

Should any of the assumptions contained within this report prove incorrect, we reserve the right to reconsider our opinion of value(s) if appropriate.

We trust the foregoing is sufficient for your purposes but should you require any further information, please do not hesitate to contact us.

Yours faithfully

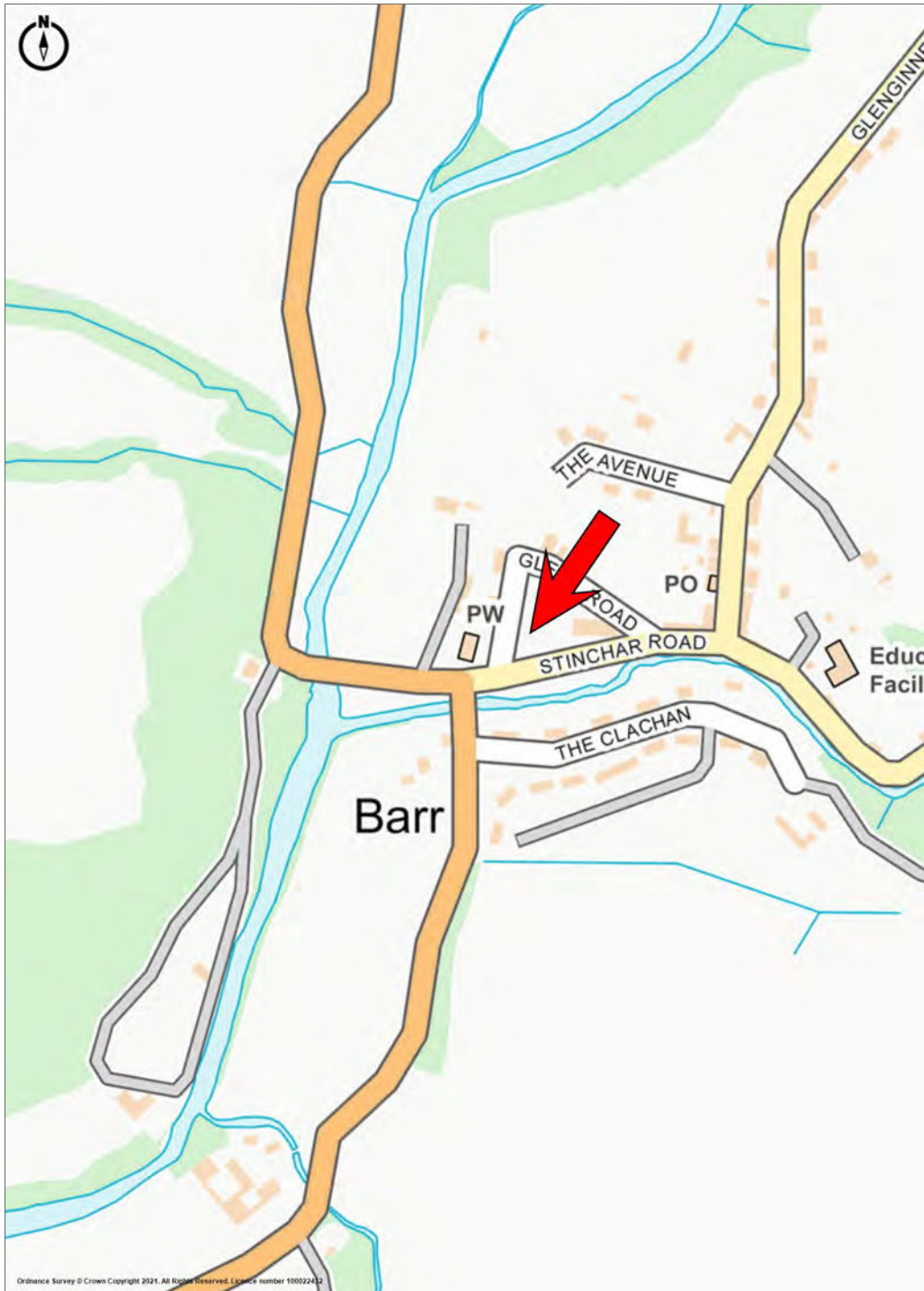


██████████ BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP

APPENDIX 1
LOCATION PLAN (S)



**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
KA26 9TW**



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APPENDIX 2
SCHEDULE OF PHOTOGRAPHS





Original Building



Rear Elevation



Main Hall



Putting Green



Reception



Toilet Area





Store



Seating Area



Kitchen



Original Hall



Bowling Club



Main Hall



APPENDIX 3
TERMS AND CONDITIONS





Introduction

Unless specified to the contrary in the body of the Report, our valuations are carried out in accordance with the following terms and conditions.

1. THE SERVICE

- 1.1. Unless otherwise stated, the Valuer is an External Valuer as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book).

The Valuer provides directly to the Client a Report based on an inspection as described below, and either:-

(a) in respect of the particular type of property, has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently; or

(b) where he satisfies (a) above, except that he has insufficient current knowledge, he will be or has been assisted by a person(s) who has (have) such knowledge and the skills and understanding necessary to provide the assistance required;

Unless previously agreed in writing and set out in the Confirmation of Instructions, the Report will cover the following points:

- 1.1.1. A description of the property, its location and its readily apparent state of repair;
- 1.1.2. The Valuer's opinion(s) of value of the Property on the basis stated in the Confirmation of Instructions. These may include Market Value, Market Rent, Building Reinstatement Cost Assessment and/or such other basis as may have been agreed in writing;
- 1.1.3. Where the valuation(s) has (have) been affected by the existence of an unimplemented planning consent for change of use or other development, the Valuer will so report and advise as to the amount(s) of the increase reported in consequence.
- 1.1.4. In the case of Property to be held as an investment:
- (a) An opinion of Market Rent at the reporting date, representing the rental income that the owner will be entitled to from the Property if it becomes or remains fully occupied;
- (b) An opinion on the effects on value of the quality and terms of the lease(s) and relevant implications upon the valuation; and
- (c) the Valuer's view of the market's opinion of tenant covenants for the class of the subject Property in the subject locality.
- 1.1.5. Advice, if the Valuer considers it relevant, on whether there is significant prospect of or potential for change of use or other development of the Property, or those in the vicinity, which would materially affect the value of the Property.
- 1.1.6. Advice, if the Valuer considers it relevant, on any other factors that may materially affect the status or value of the Property as security.
- 1.1.7. Comment upon the proposed purchase price if this has been notified in writing to the Valuer.

- 1.1.8.** A statement of any special assumptions which the Valuer has made.
- 1.1.9.** If appropriate, the Valuer's opinion of the suitability of the Property as a lending security having regard to the criteria typically applied by mainstream lenders.
- 1.1.10.** If appropriate, the Valuer's opinion (without liability on the part of the Valuer) of current market conditions and/or trends in respect of this type of property in the area.
- 1.1.11.** A statement as to the valuation method adopted, and an indication as to the extent to which the Valuer has been able to have regard to comparable market transactions:
- (a) in the case of Property valued for the existing use as an operational entity having regard to trading potential, the opinion which the Valuer has formed as to the future trading potential, including the gross income and profitability likely to be achieved; and
- (b) in the case of Property valued on a residual basis, the significant material figures and assumptions made and the consequences of changes thereto.
- 1.1.12.** Where specifically agreed in writing at the time of instruction, an indicative Building Reinstatement Cost Assessment, this is given solely as a guide. A formal Buildings Reinstatement Cost Assessment for insurance purposes can only be given by a quantity surveyor, building surveyor or similarly qualified professional. The Client is advised to obtain a formal Buildings Reinstatement Cost Assessment for insurance purposes
- 1.1.13.** Any other aspects, other than the usual legal investigations, which the Valuer considers require further consideration or investigations.

-
- 1.2.** Following provision of the Report, the Valuer will be prepared to discuss its contents.
- 1.3.** The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to the Property, tenure, leases and all other relevant matters.
- 1.4.** Subject to Paragraph 2.1 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
- 1.5.** If the Valuer's inspection suggests that there may be material hidden defects to the Property the Valuer will so advise and may defer submitting a final Report until the results of further investigations are available.
- 1.6.** The Report will not seek to identify the existence of contamination. If, however, the Valuer in the course of the inspection or investigations learns that there may be contamination, the Valuer will report this to the Client.
- 1.7.** In preparing the Report, unless otherwise stated by the Valuer, the following assumptions will be made that the Valuer shall be under no duty to verify:
- (a) that no deleterious or hazardous materials or techniques were used in the construction of the Property or have since been incorporated;
- (b) that good title can be shown and that the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
- (c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the Property, its condition, its use, nor its intended use, is or will be unlawful;

(d) that all required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with and that works not requiring consents meet the standards required by the building regulations or are exempt;

(e) that inspection of those parts of the Property that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;

(f) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential for contamination of the Property from past or present uses of the Property or from any neighbouring property;

(g) that no notices have been issued by the Statutory Authorities or by the Fire Master and that no significant capital expenditure is required to comply with the provisions of inter alia the Offices, Shops and Railway Premises Act, Health and Safety at Work etc Act, Fire Precautions Act, Disability Discrimination Act, Equality Act and the Factories Acts; and

(h) that the flank walls of the Property are party walls and that the liability for mutual repairs, including the roof, its parts and pertinents, is on an equitable basis between the proprietors of the various floors.

- 1.8.** Unless otherwise specifically stated the Report does not take VAT into account. The client is advised to obtain specialist advice in this regard. Similarly, unless specifically stated, the Report makes no allowance for the costs of acquisition or disposal or for any tax which might arise.
- 1.9.** In providing the Services the Valuer will have regard to relevant contents of the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors.
- 1.10.** The Report will be provided for the stated purpose and for the sole use of the named Client. DM Hall accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer, and accept no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it, may be included in any published document, circular or statement, or published in any way, without DM Hall's prior written approval of the form and context in which it may appear. In the event that the Report is presented to your Lender, we cannot guarantee that it will be acceptable to them. The Client is advised that if a Lender seeks to rely on this Report they do so at their own risk.
- 1.11.** DM Hall has a Complaints Procedure in accordance with The Royal Institution of Chartered Surveyors Rules of Conduct. A copy of this procedure is available on request.
- 1.12.** Compliance with the RICS Valuation – Professional Standards (Red Book) may be subject to monitoring under the Institution's conduct and disciplinary regulations and the Valuer Registration Scheme.

2. THE INSPECTION

- 2.1.** The Valuer will undertake a visual inspection of so much of the exterior and interior of the Property as is accessible with safety and without undue difficulty, as can be seen whilst standing at ground level within the boundaries of the Property and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considers reasonably necessary to provide the Services, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the Property which are covered, unexposed or inaccessible, or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical heating or other services. Roof voids and attics are not inspected. In some instances or types of property only selected or representative parts of the Property may be inspected.

- 2.2.** The purpose of the inspection is to provide an opinion of value. Comments may be made on the readily apparent state of repair of the Property. The inspection is not a building or structural survey and the Report will not detail defects that do not materially affect value. Where defects are mentioned in the Report, they should be regarded as indicative and not exhaustive.
- 2.3.** The Valuer will not carry out an asbestos inspection and will not be acting as an inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. The Client's legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, it is assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.
- 2.4.** The Valuer will not carry out an inspection for Japanese Knotweed or other infestations by invasive species. Unless otherwise stated it is assumed that there is no Japanese Knotweed or other infestations by invasive species within the boundaries of the Property or in neighboring properties. The identification of infestations of this type should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed or invasive species, further investigations may be recommended.

3. THE REPORT

- 3.1.** If it is not reasonably possible to carry out a substantial part of the Inspection this will be stated in the Report.
- 3.2.** Where the Valuer relies on information provided, this will be indicated in the Report, together with the source of the information.
- 3.3.** The Report will state the existence of any apparent, recent significant alterations and extensions so as to alert the Client's legal advisers.

4. VALUATION

- 4.1.** The valuations provided will be on the assumptions set out in section 1.7 in respect of individual subject properties (unless otherwise agreed) as inspected. The valuations will be provided on the bases of value stated in the Confirmation of Instructions and as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors. Any special assumptions or reference to a particular buyer will be clearly stated.
- 4.2.** The valuations will exclude any additional value attributable to personal goodwill, or the value of any fixtures and fittings which are only of value *in situ* to the present or proposed occupier, except in the case of a Property which is fully equipped and valued as an operational entity, where only personal goodwill is excluded.
- 4.3.** Unless otherwise stated, in the valuation of portfolios, each Property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

5. INSTRUCTIONS AND CHARGES

- 5.1. All instructions from the Client will be made directly by the Client and confirmed in writing.
- 5.2. The Client will pay to DM Hall the fee initially agreed between them, subject to any amendment thereto to be agreed if the Valuer's instructions are subsequently modified. In addition, the Client will reimburse DM Hall the cost of all reasonable out-of-pocket expenses which may be incurred and pay the amount of any Value Added Tax on the fee and expenses.
- 5.3. Unless otherwise agreed in writing, and subject to condition 5.4 below, the maximum liability of DM Hall and the Valuer (in contract, delict, negligence or otherwise) howsoever arising, in relation to the Property, shall be 20% of the value of the Property on the basis identified in the Confirmation of Instructions or, if no basis is expressed, Market Value as defined by the RICS, on the date of the instruction.
- 5.4. The maximum aggregate liability in contract, delict, negligence or otherwise, howsoever arising, of DM Hall and the Valuer in respect of any one claim or series of claims arising from, or in relation to, this Report shall not in any circumstances exceed £10,000,000 or the limit of liability stated in the professional indemnity insurance policy of DM Hall, whichever is the lower. A copy of the policy certificate is available on request.

This maximum aggregate liability is irrespective of how many separate and individual claims may be presented or their total and the Client expressly in advance frees, relieves and holds harmless DM Hall and its members as members and as individuals, past and present, from any such claims past, present and future in excess of the limitation of liability set out in this clause.

6. PRIVACY AND DATA PROTECTION

- 6.1. Processing of personal data is regulated in the United Kingdom by the General Data Protection Regulation EU 2016/679 ("GDPR") as supplemented by the Data Protection Act 2018 as well as other laws which relate to privacy and electronic communications. In this Paragraph 6, these laws are called "**Data Protection Law**". Terms which are defined in Data Protection Law bear the same meanings when used in this Paragraph 6.
- 6.2. In processing any personal data which DM Hall may receive or collect in the ordinary course of acting for the Client, DM Hall acts as an independent controller and not a processor or sub processor. This means that DM Hall is responsible for complying with Data Protection Law in respect of any personal data it processes in providing Services to the Client. Where the Client (or third parties on behalf of the Client) disclose personal information to DM Hall for the purposes of providing Services it is the Client's responsibility to make sure that such disclosure to DM Hall for these purposes will be fair and lawful and will not contravene Data Protection Law. Where appropriate, the Client (and any third party disclosing personal data to DM Hall on the Client's behalf) should draw the attention of any affected individuals to DM Hall's privacy statement (see Paragraph 6.5 below)
- 6.3. In general terms, DM Hall uses any personal data that is disclosed to it by or on behalf of the Client for the purposes of:
- 6.3.1 providing services to the Client:
 - 6.3.2 meeting legal requirements upon it – such as in relation to anti-money laundering and;
 - 6.3.3 internal administrative purposes arising from the surveyor/client relationship.

- 6.4. To the extent that the Valuer processes personal data for the purposes of providing his/her Report, the Valuer acts as a processor of the personal data on behalf of DM Hall.
- 6.5. Further information about how DM Hall handles personal data that is disclosed to it by (or on behalf of) the client, the reasons it relies on to do so and the rights that individuals have under Data Protection Law can be found in DM Hall's privacy statement which can be viewed at www.dmhall.co.uk. A copy of the privacy statement can be made available at any time on request. To obtain a copy of the privacy statement or to discuss any aspect of the privacy statement or this Paragraph 6, then please e-mail us at data@dmhall.co.uk.

7. DEFINITIONS

- 7.1. The "Valuer" is the author of the Report on the Property.
- 7.2. The "Report" is the report of the kind described in section 1 of these Conditions of Engagement.
- 7.3. The "Property" is the property which forms the subject of the Report.
- 7.4. "DM Hall" is DM Hall LLP, a limited liability partnership registered in Scotland with registration number SO301144 and having its registered office at 17 Corstorphine Road, Edinburgh EH12 6DD.
- 7.5. The "Client" is the person, firm or company to whom DM Hall is to provide the Report in accordance with the Confirmation of Instructions and these Conditions of Engagement.
- 7.6. The "Confirmation of Instructions" is the letter issued by DM Hall confirming receipt of instructions to prepare a valuation, setting out the Services and setting out the fee for the Report.
- 7.7. "Market Value" means the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.8. "Market Rent" means the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.9. "Building Reinstatement Cost Assessment" means an estimate for insurance purposes of the current cost of:
- (a) rebuilding the Property in its present form (unless otherwise stated); or
 - (b) the Property being constructed as currently proposed;
- each including the costs of site clearance and professional fees but excluding:
- (i) VAT (except on fees);
 - (ii) loss of rent; and
 - (iii) the cost of alternative accommodation for the reinstatement period.
- 7.10. The "Services" means the specific services to be provided by DM Hall to the Client pursuant to the Confirmation of Instructions and section 1 of these Conditions of Engagement.
- 7.11. The "Lender" means a party who has provided or intends or proposes to provide financial assistance to the Client towards the purchase or remortgage of the Property and in whose favour a standard security will be granted over the Property.



Barr Community Centre, Barr, Condition Report

March 2021

Preface

Identification Photograph:



Property Address: 5 Stinchar Road, Barr, KA26 9TW

Approximate GIFA: 395 m² (4252 ft ²)

Date of Inspection: 26th February 2021

Inspection Conditions: Mild and sunny

Access Restrictions: Roof and elevations inspected from ground floor only. No access into roof void, viewed from hatch. No access into room R016.

Lead Surveyor: [REDACTED]

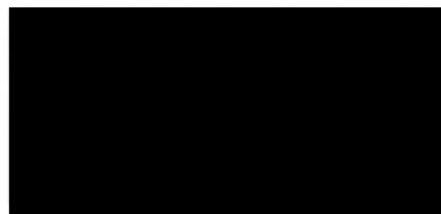
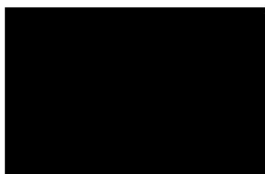
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MRICS

Authorised by: [Redacted] BSc MRICS

Date: 10th March 2021

Date: 10th March 2021

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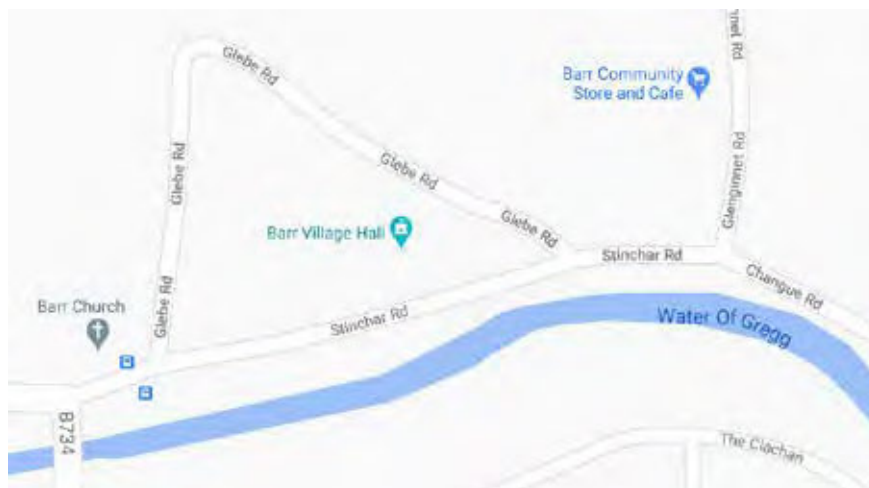
Version: One

1. Scope of Instruction and Brief

- 1.1 In accordance with your recent instructions, we have carried out an inspection of the Barr Community Centre, in order to advise on the forms of construction and current state of repair. This was based on a brief walk through all the rooms and external areas, in order to gauge an opinion on the current condition of the building. No testing or intrusive investigations were undertaken as part of our survey.
- 1.2 Our report concentrates on the general standard and condition of the building and any principal defects or shortcomings which may affect the occupancy of the building. We have also commented on any backlog maintenance works required to return the property into an appropriate condition.
- 1.3 We are not instructed to appoint specialist consulting engineers to inspect the engineering services installations. Our building surveyors have undertaken a visual inspection to identify the services present and record the principle concerns.
- 1.4 We have not undertaken a Phase 1 Environmental Audit. However, where further investigation or testing is deemed necessary, this has been recommended.
- 1.5 Please refer to our standard Terms of Appointment which are included at Appendix C.

2. Brief Property Description

- 2.1 **Site/location/age/use/surroundings** – The property is located in the centre of the small rural village of Barr in South Ayrshire. To the north of the site is a grave yard, to the west there is a church and residential dwellings, to the east there is also residential dwellings, and to the south lies the river known as the “water of Gregg”.
- 2.2 The property under consideration comprises the Community Centre and associated bowling green, and also incorporates a War Memorial. The entire site is bounded by an iron railing fence.
- 2.3 The original building forming the community centre appears to be circa 100 years old. It would appear to have been extended circa 40 years ago to form the room known as Hall 2, to the east side of the original building. A further extension was added circa 20 years ago, to the south of the building, to form a new entrance and public wc’s.



- 2.4 **Structure and Floors** – The structure and floors were covered by finishes and therefore could not be inspected, However, the original building has been traditionally constructed, the east extension has been formed using a portal frame form of construction, and the south extension appears to have been formed using a timber kit. A suspended timber floor appears to have been used to the majority of areas.
- 2.5 **Roofs and Rainwater Goods** – The original building has a number of traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in mineral felt above the corridor areas that link the two extensions to the

original building. The south extension has a monopitched roof, with a slate covering. The majority of gutters and downpipes are cast iron.

- 2.6 **Elevations/Windows/Doors** – Elevations throughout have a wet dash render finish, which has been painted white. However, some timber cladding has been used to form elevations to the south extension.
- 2.7 All external doors are timber, of varying ages, some of which incorporate glazing. The windows to the front elevation of the east extension are single glazed 'Crittal' type units, and all other windows are timber with either single or double glazed glass units
- 2.8 **Internal Configuration** – The original building comprises a large hall, catering kitchen, catering room and community shop. There is also a store cupboard which is used by the primary school, and a separate room used by the bowling club. The east extension comprises a multi purpose hall, which incorporates a stage with associated lighting. The south extension comprises the main entrance to the community centre, and the public conveniences comprising Male, Female and Access wc. There is also a cleaner's cupboard to this area.
- 2.9 **Internal Finishes and fit out** – The building is generally in a condition befitting age, with the majority of components having reached the end of their design life. Cyclical redecoration is due throughout, along with addressing defects and backlog maintenance.
- 2.10 The original building has lath and plaster ceilings, albeit it appears that these have had plasterboard fixed directly to them within Hall nr 1. Elsewhere, the ceilings have been finished with plasterboard.
- 2.11 Walls are generally plaster with an emulsion paint finish, although decorative wallpaper has been used to a couple of rooms, as well as timber cladding.
- 2.12 Floor coverings are a combination of suspended timber, vinyl sheeting and quarry tiles.
- 2.13 **Welfare Accommodation** – Male and Female wc's are provided, along with a separate Access wc.
- 2.14 **MEP Services** - The main incoming supply and switch gear is located within a cupboard in the kitchen. Separate distribution boards and equipment are located within the two large halls, and the catering room. There are two water calorifiers, one within the kitchen and the other within the roof void above the cleaner's cupboard. There is a water tank in the roof void above the kitchen, and we assume another in the void above the cleaner's cupboard, but none were noted from our view point.
- 2.15 Heating is provided to the property by means of convector and radiant heaters, lighting is a combination of batten fluorescent and domestic wall fittings. There is a fire alarm, with panel located

in the corridor adjacent to the entrance lobby. The provision of small power is very limited throughout the building, and predominantly via means of surface mounted conduits.

3. Key Findings

3.1 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

- Œ High Risk - critical compliance issues and significant or structural defects requiring urgent resolution or consideration prior to acquisition
- 2 Medium Risk – non-critical compliance issues and significant defects to be considered within the proposed transaction and/or addressed within an appropriate timescale
- Ž Low Risk - for information/routine maintenance and repair items to be addressed within a 10 year timeframe.

Structure and Fabric	Risk Rating
3.2 A number of clay ridge tiles are in poor condition, to the roof coverings above the original building, in particularly above the kitchen area. In addition to this, a hole was noted in the roof covering when viewed within the void. Therefore, we recommend that the coverings are overhauled in the short term, to replace defective ridge tiles and make good slate shingle tiles.	Œ
3.3 The roof covering to the east extension was viewed from ground level only. It appeared to be in a fair condition for age, with some areas of possible debonding felt noted. It is anticipated that the covering will require repairs or replacement in the medium to long term.	Ž
3.4 There appears to be no insulation within the roof void to the original building. Therefore, we would recommend that consideration be given to the provision of mineral wool insulation throughout the void areas, in order to improve the thermal efficiency of the building.	Ž
3.5 At the time of our inspection, there was a Leak in the gutter to the rear of the east extension, with water staining evident on the ground. We recommend that this is repaired in the short term, along with the cleaning out of all guttering.	Œ

Structure and Fabric		Risk Rating
3.6	Rainwater goods to the building are generally cast iron, and surface corrosion is evident throughout, particularly at the joints and brackets. These should all be redecorated in the short to medium term in order to extend their usable life.	Ž
3.7	The render finish to the chimney has hairline cracking and some minor damage. We recommend that this be inspected in the short term, and any necessary repairs undertaken.	Ž
3.8	The paint finish to timber fascias on the original building has failed, and sections are rotten. Therefore, these will require localised repair/replacement, prior to redecoration.	Ž
3.9	The decorative finish to both timber and metal windows has failed throughout. In addition to this, timber windows and sub-frames appeared to have localised rot and some minor damage. We recommend that all windows are prepared and redecorated.	Ž
3.10	The 'Crittall' windows to the east extension are now at the end of their usable life, with poor thermal qualities. Whilst the life of these units could be extended by means of localised repairs and redecoration, it would be more economically prudent to give consideration to their replacement with new double glazed units, in order to improve the thermal efficiency of the building.	Ž
3.11	The windows to the store, room 013, are beyond design life, contain different types of obscure glazing, and one pane is cracked. Moving forward, it would be prudent to give consideration to their replacement with new double glazed units, in order to improve the thermal efficiency of the building.	2
3.12	External doors are all timber, either solid or part glazed. Cyclical redecoration is due to all doors of the south extension, and the fire escape doors to Hall 2 and the kitchen are rotten at low level and should be replaced. In addition to this, the push bar ironmongery to the main entrance door has surface corrosion, most likely due to being held in the open position when the building is functioning normally, and therefore exposed to external weather, which it was not designed for. This will require replacement in the medium term.	Ž

	Structure and Fabric	Risk Rating
3.13	The external render finish to all elevations would benefit from cyclical redecoration in the short to medium term. It was noted on the front elevation to the east extension that cracking in the render had been previously made good, but hairline cracking has appeared again. This may be as a result of structural movement, and should be monitored. We are concerned by the location of the tree adjacent to the gable of this extension, as significant root growth is evident to the grass nearby. It is likely that root growth will be located beneath the extension.	Ž
3.14	The paint finish has failed to the metal balustrading to the fire escape steps of the east extension. This has exposed the metal beneath, causing surface corrosion throughout. Therefore, the corrosion should be treated and the balustrading redecorated in the short term. In addition to this, the railings/balustrade to the south elevation would also benefit from redecoration.	Ž
3.15	Metal gates and fencing is provided to the perimeter of the site, with a green paint finish. The decorative finish has failed throughout, exposing the metal beneath and allowing surface corrosion to occur. In addition to this, sections of fencing are misaligned and/or damaged. Therefore, we recommend that this fencing is repaired, the surface corrosion treated, and fully redecorated in the short term.	2
3.16	Where plasterboard has been fixed directly to the lath and plaster ceiling within Hall nr 1, it was noted that the joints between boards have opened up due to movement. This should be monitored to ensure no further movement occurs.	Ž
3.17	The plasterboard ceiling within the Male wc is in poor condition, due to water damage. This should be subject to replacement in the short term. In addition to this, the ceiling to room R010 is cracked and water stained, and should be repaired as part of cyclical redecoration works.	Ž
3.18	It was noted that part of the ceiling within the kitchen has been subject to repair, but not decorated. The area of repair lies beneath the small hole noted in the roof covering, therefore the roof should be repaired in the short term, to prevent further failure to this area of ceiling.	Ž

	Structure and Fabric	Risk Rating
3.19	It was noted that the ceiling to the entrance lobby, room R001, is undulated around the smoke detector to the south of the room. This should be monitored moving forward as it was not possible to ascertain whether this has been caused by a defect or as a result of poor workmanship originally.	Ž
3.20	The plaster wall finished within Hall nr 2 are in poor condition throughout. Column encasing is impact damaged at low level, window reveals to the front elevation are in poor condition due to the defective windows, and hairline cracking noted in areas to walls. Works to repair and renew defective plaster should be undertaken as part of cyclical redecoration.	2
3.21	In addition to the above, timber cills to Hall nr 2 have all been affected by water ingress via the windows, with rot evident and failed decorative finishes. Therefore, cills should be replaced at the same time as the windows.	Ž
3.22	Internal timber doors are a combination of solid and part glazed units, many of which are fire doors. Doors are generally in a condition befitting age, with those to the original building and east extension beyond their design life but still in serviceable condition. All doors would benefit from cyclical redecoration, and will likely require increased repairs and maintenance going forward, due to their age.	Ž
3.23	The fire doors separating the main entrance from corridor R007 have no intumescent strips fitted, and a gap is evident between both doors when in the closed position. This should be addressed in the short term, to ensure both doors provide the correct level of fire protection.	Ž
3.24	The door to the main in-coming electrics has been adjusted by the fitting of boarding to the inner leaf, which we assume was done to improve fire rating. In addition to this, holes have been formed in it for ventilation. We would recommend that this doorset is replaced as part of any future works to the kitchen, with a 30mins fire rated doorset.	Ž

	Structure and Fabric	Risk Rating
3.25	The vinyl flooring is split at the threshold between the entrance lobby and corridor to the wc's, namely R003. The surrounding vinyl has de-bonded and blistered, and there appeared to be a slight movement in the timber flooring beneath. Therefore, we recommend that the defective vinyl be lifted so the flooring beneath can be secured, prior to the replacement of the vinyl.	Ž
3.26	Vinyl flooring to some of the rooms is either at or well beyond design life, but remains in serviceable condition. Therefore, it would be prudent to allow for the replacement of floor coverings in the short to medium terms, as part of any planned improvement works to the property.	Ž
3.27	The paint finish to the concrete floorslab within the store room has failed throughout, with the original slab finish evident to localised areas. This should be prepared and redecorated in the short term.	Ž
3.28	The kitchen is provided with domestic cupboards and worktops of varying age, all of which is beyond design life but remains serviceable. Moving forward, it would be prudent to allow for a complete refurbishment of the kitchen, to include the provision of stainless steel fittings and the like, in order to provide a commercial kitchen which will comply fully with food hygiene standards	2
3.29	Sanitaryware, fixtures and fittings within the wc's have reached the end of their design life, but generally remain in serviceable condition. Vanity units would benefit from an overhaul in the short term, such as the replacement of taps and plugs, otherwise these areas can continue to be used with routine maintenance.	Ž
3.30	Within room R011 there are base units to the front and rear of room. These are beyond their design life, but remain in serviceable condition. However, it is likely that these will require to be replaced with modern equivalent in the short to medium term.	Ž
3.31	Decorative finishes throughout the property are poor, and it would appear that cyclical redecoration has not been undertaken for a number of years. Therefore, we recommend that this is addressed in the short term.	Ž

	Engineering Services	Risk Rating
3.32	There is very little current information within the property file on the Engineering Services, in particular the latest 5 year Electrical Condition report. We assume that this information is held centrally by South Ayrshire Council, and should be obtained as part of the transaction.	OE
3.33	The in-coming mains, switchgear and distribution boards are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and replacement should be considered as part of any future refurbishment works to the property.	2
3.34	Electrical equipment such as lighting, small power, extract fans, convector and warm air heaters are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and it would be prudent to consider replacement in the medium term. In particular the replacement of light fittings with new LED type would assist in reducing energy bills. We note that one or two fittings have already been replaced in this manner.	2
3.35	The water heater within the kitchen appears to be beyond its CIBSE guide design life, and that above the cleaner's store is approaching the end of its design life. There is an increased risk of failure with the older unit, and it would be prudent to allow for its replacement in the short to medium term.	3
3.36	The existing fire place has been boarded over within room R010. There is no vent installed to boarding to allow the chimney to vent properly. Specialist advice should be sought with regards the condition of the chimney, and if the fireplace is not required, how this should be properly sealed.	2

Health & Safety and Property Compliance Matters		Risk Rating
3.37	Disability Discrimination Act – We did not undertake an Audit of the property in accordance with the Disability Discrimination Act. We would expect South Ayrshire Council to have previously undertaken Access Audits of the property, and these should be requested as part of the transaction.	CE
3.38	Although an Access wc has been provided to the property, it fails to comply with two areas of best practice. Firstly, there is no colour contrast between the “M pack” fittings and ceramic wall tiles to assist the visually impaired. Secondly, the door is fitted with a standard lever handle with thumb turn lock. We would recommend that both of these are addressed in the short term.	CE
3.39	Fire Precautions - The building is provided with an L3 fire alarm system, with the panel located in room R007. There was no current servicing and maintenance records on site, and these should be requested from South Ayrshire Council.	CE
3.40	There was no Fire Risk Assessment held within the property file on site. We would expect South Ayrshire Council to have one for this property, and a copy should be requested as part of the transaction.	CE
3.41	There is no external light fitting above the fire escape door to the east extension (front elevation). This should be provided in the short term to ensure adequate lighting levels for anyone using this after daylight has ended. In addition to this, the external stair arrangement does not comply with the current technical standards in terms of size and lack of ramp. Whilst this cannot be retrospectively applied, you should ensure this matter is covered in the fire risk assessment, to measures are in place to assist wheelchair bound and ambulant users of the building to escape in an emergency.	CE
3.42	Within the kitchen area, there is a “Firedex 90” control panel. We are uncertain if this is now obsolete due to the new fire panel elsewhere, of if this still serves a purpose. If redundant, we would recommend it is removed in order to avoid confusion.	Z

Health & Safety and Property Compliance Matters		Risk Rating
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- | | | |
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| 3.43 | Asbestos Management – Within the property file held on site, there are two Asbestos reports. Within both reports, samples were taken of materials found on site, and none were found to contain Asbestos. | Z |
| 3.44 | Water Risk Management – Information held within the property file on site, relating to water testing and Legionella were all out of date. We assume that all recent records are held centrally by South Ayrshire Council, and a copy of all latest reports should be obtained as part of the transaction. | OE |

Deleterious Materials		Risk Rating
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| 3.45 | No confirmed deleterious materials were noted during the course of our inspection. Due to the age of the property, the presence of concealed deleterious materials cannot be ruled out. Should these be uncovered as part of future maintenance or refurbishment works, specialist advice should be taken. | Z |
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Recommendations for Further Technical Investigations	
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|------|---|
| 3.46 | The high level picture rail within room R010 showed signs of possible rot in the area beneath historic water ingress. Therefore, it would be prudent to appoint a timber and damp survey of the entire building due to it's age, with a particular focus on this area. |
| 3.47 | There was cracking evident to the plaster cornicing within room R011 adjacent to the corridor. It was not possible to ascertain the cause of this. Therefore, we would recommend intrusive investigation to fully rectify the defect, prior to replacing the cornicing. |

Estimated Repair Costs

3.48 We set out below budget cost liabilities for anticipated works which are likely to be required over a 10 year period. This excludes day to day minor maintenance. Please refer to Appendix A for a detailed breakdown of the costs.

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£49,950	£66,850	£0	£116,800
Engineering Services	£300	£57,500	£0	£57,800
Total (£)	£50,250	£124,350	£0	£174,600

Conclusion

3.49 The property is in a condition befitting age but had a number of backlog maintenance issues which require to be addressed in the short to medium term.

3.50 The Mechanical and Electrical installations are generally at or well beyond their CIBSE Guide design life, but remain in serviceable condition. It is possible that these could continue to operate satisfactorily for a number of years, but with an increased risk of failure. Therefore, it would be prudent to give consideration to their replacement in the medium term.

3.51 Due to the age of the property and fittings within, there is scope to undertake works which will improve the thermal efficiency of the building, and in turn reduce running costs going forward. This would include replacement of windows, installation of roof void insulation and the replacement of fluorescent light fittings.

3.52 Overall, we are of the opinion that the property is in a suitable condition for the proposed asset transfer, from a technical perspective.

Appendix A

Schedule of Works and Budget Costs

Barr Community Centre, 5 Stincher Road, Barr, KA26 9TW

Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold cost	1,200	1,200		
2	Access pitched roof covering to replace defective ridge tiles, overhaul slates where required and make good hole.	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building.	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property.	750	750		
5	Prepare and redecorate all retained windows and sub frames, including repairs where required.	3,450	3,450		
6	Allow to replace all windows to Hall nr 2, with timber double glazed units, inclusive of new internal cills.	14,000	14,000		
7	Allow to replace pair of external fire escape doors to both Hall 2 and kitchen, inclusive of ironmongery.	5,500	5,500		
8	Treat corrosion, prepare and redecorate balustrading to fire escape stairs, east extension.	300	300		
9	Repair, prepare and redecorate boundary fencing to property.	20,000	20,000		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew vinyl to entire room.	350	350		
11	Change door ironmongery and provide colour contrast to Access wc.	350	350		
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works required.	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation).	300	300		
Medium					
Structure & Fabric					
14	Allow here sum for localised repairs and replacements to mineral felt coverings to roofs where required.	2,300		2,300	
15	Prepare and redecorate all cast iron rainwater pipes.	350		350	
16	Cut out and replace rotten and defective timbers to fascias, prior to full redecoration.	2,000		2,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door.	500		500	
18	Prepare and redecorate render finish to all elevations of the property.	8,000		8,000	
19	Replace plasterboard ceiling to Male wc.	500		500	
20	Hack off and renew defective plaster to walls and window reveals to Hall nr 2, and repair column cladding.	4,000		4,000	
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance.	1,200		1,200	

22	Replacement of vinyl floor coverings throughout, where currently found.	8,100		8,100	
23	Prepare and redecorate floorslab to store room.	200		200	
24	Refurbish existing kitchen, to provide new stainless steel commercial units.	25,000		25,000	
25	Replace base units and worktop to room R011 with new.	5,000		5,000	
26	Allow to replace taps and plugs to vanity units of wc's.	700		700	
27	Allow for full cyclical redecoration works throughout property.	9,000		9,000	
Building Engineering Services					
28	The switch gear and power distribution boards are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	10,000		10,000	
29	Light fittings, small power, electric convector and warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	45,000		45,000	
30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
n/a	n/a	-			
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	116,800	49,950	66,850	-
Total £	Building Engineering Services	57,800	300	57,500	-
Total £		174,600	50,250	124,350	-

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.




VAT excluded.




Figures quoted at 4Q2020

Day to day cyclical maintenance excluded unless otherwise stated




Appendix B
Photographic Schedule


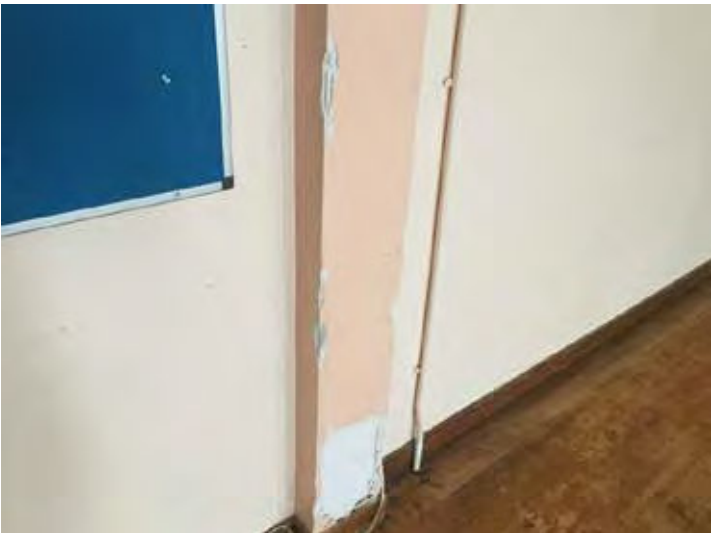

Photo No	Photograph Description	Photograph
	Externals	
	Elevations	
1.	Rotten timber to fascia of gable to original building.	
2.	Example of failed paint finish to windows of original building.	
3.	Example of failed ridge tiles and timber fascia in poor condition, to original building.	




<p>4.</p>	<p>Minor damage to render finish of chimney, to original building.</p>	
<p>5.</p>	<p>Example of corrosion to cast iron rainwater goods.</p>	
<p>6.</p>	<p>Example of failed paint to timber sub-frames of high level windows to 1970's extension.</p>	




<p>7.</p>	<p>Roots from adjacent tree, which are likely to be beneath the building.</p>	
<p>8.</p>	<p>Historic cracking to render, to front elevation of 1970's extension, which has previously been made good, but hairline cracking is evident again.</p>	
<p>9.</p>	<p>Failed paint and surface corrosion stair balustrade at fire escape from 1970's extension.</p>	

<p>10.</p>	<p>Fire escape door from 1970's extension, rotten at low level.</p>	
<p>11.</p>	<p>Example of boundary railings to site, which are in poor repair and decorative condition throughout.</p>	
<p>12.</p>	<p>View of large tree adjacent 1970's extension.</p>	




	Internals	
13.	Hole in roof covering above kitchen, likely causing water ingress.	 A close-up photograph of the roof structure. It shows wooden rafters and a dark, possibly damaged, roof covering. A red cable is visible in the foreground, and a metal vent pipe is partially visible at the bottom.
14.	View towards void above Hall 1. Note lack of insulation, and insect nest to bottom of picture.	 A photograph showing a view into the roof void above Hall 1. The structure consists of wooden joists and rafters. There is a significant lack of insulation. A red cable runs across the joists. At the bottom of the frame, a circular object, likely an insect nest, is visible.
15.	Timber boarding to fire place within R010, with low level vent blocked.	 A photograph of the interior of room R010. The room features a fireplace with timber boarding. There is a low level vent below the fireplace, and a window with a blocked vent. The room contains a blue chair and some cardboard boxes.




16.	Evidence of historic water ingress and rotten timber, to wall within room R010.	 A photograph of a white wall in room R010. The wall shows significant water damage, including large, irregular brown and yellow stains that spread across the surface. There are also some faint, vertical lines of discoloration. The wall is part of a room with a white ceiling and a white baseboard.
17.	Example to damage to plaster encasement of structural frame, within Hall 2.	 A photograph of a wall in Hall 2. The wall is white, but there is a significant area of damage where the plaster has been removed, revealing a reddish-brown structural frame. The damage is concentrated in a vertical strip, and the surrounding plaster is peeling and cracked. A blue board is visible on the left side of the frame.
18.	Example of cracked plaster to walls within Hall 2, which sounds bossed when tapped.	 A close-up photograph of a white wall in Hall 2. The wall shows several cracks and signs of damage. There is a small, dark, triangular object protruding from the wall on the left side. The overall appearance is that of aged and deteriorating plaster.

19.	Example of failed paint to window reveal, front elevation, within Hall 2, as well as timber cills in poor condition.	 A close-up photograph of a window reveal. The paint on the wall is peeling and chipped away, revealing the underlying surface. The timber cill below the window is dark, stained, and appears to be in poor condition. A window frame is visible on the left, and a glimpse of greenery outside can be seen through the window.
20.	Example to joints opening to edges of plasterboard, within Hall 1, which are fixed to original lath and plaster ceiling.	 A close-up photograph of a joint between plasterboard and lath and plaster ceiling. The joint is visible as a vertical line, and the plasterboard edge is slightly recessed, showing the underlying lath and plaster structure.
21.	Area of plaster repair to kitchen ceiling.	 A photograph of a kitchen ceiling. A large, irregular area of the ceiling is covered in a thick, light-colored plaster repair. The repair area is surrounded by the original ceiling material. A white air conditioning unit is visible on the wall below the ceiling.

<p>22.</p>	<p>General view of kitchen.</p>	 A photograph showing a long, narrow kitchen area. On the left, there are white metal trolleys. In the center, there is a wooden door at the end of the hallway. On the right, there is a counter with a sink and a window. A green box is on the counter near the window. The floor is dark red.
<p>23.</p>	<p>Door to incoming mains electric.</p>	 A photograph of a doorway leading to an electrical room. The door is light-colored and has a sign that reads "HEALTH AND SAFETY". To the right of the doorway, there are several grey electrical cabinets with warning labels. The room appears to be a utility or electrical room.
<p>24.</p>	<p>Failed paint to floorslab within room R013.</p>	 A photograph of a room with a red-painted floor. The paint is peeling and chipped away in several areas, revealing a grey concrete slab underneath. There is a blue metal trolley and some bags of material in the room. The room appears to be a storage or utility room.

<p>25.</p>	<p>Hairline cracking within cornice, above entrance door into room R011.</p>	
<p>26.</p>	<p>Split in vinyl and uneven floor at entrance to wc's.</p>	
<p>27.</p>	<p>No colour contrast to DDA fittings and wall tiles.</p>	

<p>28.</p>	<p>Historic water staining to ceiling of Male wc.</p>	 A photograph of a white ceiling in a room. There is a prominent horizontal stain across the ceiling, likely from water. A rectangular light fixture is visible on the right side. The walls are a light color, and a window frame is partially visible at the bottom.
<p>29.</p>	<p>In-coming electric supply.</p>	 A photograph of an open electrical panel. The panel is mounted on a wall. Inside, there are several electrical components, including a circuit breaker and some wiring. The panel is open, revealing the internal structure and components.
<p>30.</p>	<p>Possible redundant fire panel.</p>	 A photograph of a fire panel mounted on a wall. The panel is white and has a red fire alarm pull station on top. It features a control panel with several buttons and a display. To the right of the control panel, there is a section titled "OPERATING INSTRUCTIONS" with text and diagrams. At the bottom of the panel, it is labeled "Firedex 90". There is a handwritten signature "Jsb" on the bottom right of the panel.

<p>31.</p>	<p>Old water cylinder.</p>	
<p>32.</p>	<p>Example of electrical distribution boards.</p>	
<p>33.</p>	<p>Example of convector heater.</p>	



Condition Report

Barr Community Centre, 5 Stinchar Road, Barr, KA26
9TW

June 2023

Preface

Identification Photograph:



Property Address: Barr Community Centre, 5 Stinchar Road, Barr, KA26 9TW

Approximate GIFA: 395 m² (4252 ft²)

Date of Inspection: 20th June 2023

Inspection Conditions: Dry and sunny

Access Restrictions: None

Lead Surveyor: [REDACTED] (Hons) MRICS

DD: [REDACTED] e-mail: [REDACTED]

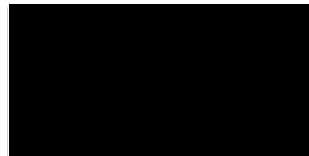
Accompanying Parties: None

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Appendices

- Appendix A Schedule of Works and Budget Costs
- Appendix B Photographic Schedule
- Appendix C Terms of Appointment



.....
Prepared by: [Redacted] BSc(Hons)
MRICS

.....
Authorised by: [Redacted] BSc MRICS

Date: 28th June 2023

Date: 28th June 2023

Doc Ref: 06C300321

Version:

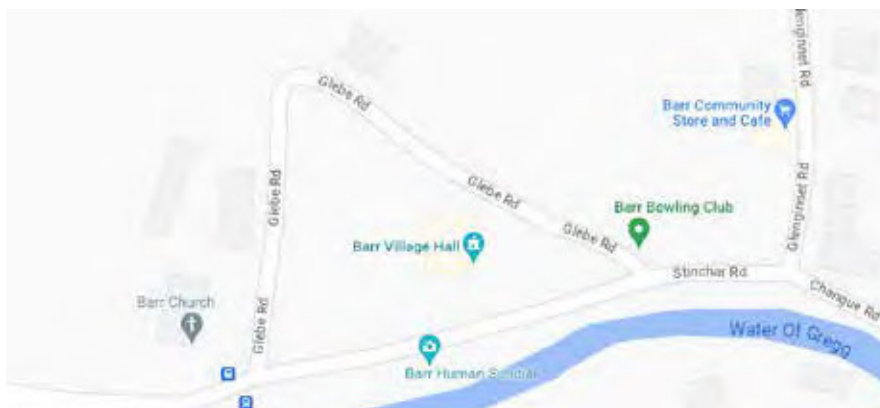
1. Scope of Instruction and Brief

- 1.1 In accordance with your recent instructions, we have carried out an inspection of the Barr Community Centre, in order to advise on the forms of construction and current state of repair. This was based on a brief walk through all the rooms and external areas, in order to gauge an opinion on the current condition of the building. No testing or intrusive investigations were undertaken as part of our survey.
- 1.2 We undertook a similar inspection and report on the property in March 2021, and therefore this report is intended to be an update to previous advice given.
- 1.3 We are not instructed to appoint specialist consulting engineers to inspect the engineering services installations. Our building surveyors have undertaken a visual inspection to identify the services present and record the principal concerns.
- 1.4 We have not undertaken a Phase 1 Environmental Audit. However, where further investigation or testing is deemed necessary, this has been recommended.
- 1.5 Please refer to our standard Terms of Appointment which are included at Appendix C.

2. Brief Property Description

Site/location/age/use/surroundings

- 2.1 The property is located in the centre of the small rural village of Barr in South Ayrshire. To the north of the site is a grave yard, to the west there is a church and residential dwellings, to the east there is also residential dwellings, and to the south lies the river known as the “water of Gregg”.
- 2.2 The property under consideration comprises the Community Centre and associated bowling and putting greens, and also incorporates a War Memorial. The entire site is bounded by an iron railing fence.
- 2.3 The original building forming the community centre is understood to be circa 100 years old. It would appear to have been extended circa 40 years ago to form the room known as Hall 2, to the east side of the original building. A further extension was added circa 20 years ago, to the south of the building, to form a new entrance and public wc's.



Structure and Floors

- 2.4 The structure and floors were covered by finishes and therefore could not be inspected. However, the original building has been traditionally constructed in masonry, the east extension has been formed using a steel portal frame form of construction, and the south extension appears to have been formed using a timber kit. A suspended timber floor appears to have been used to the majority of areas.

Roofs and Rainwater Goods

- 2.5 The original building has a number of traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in

mineral felt above the corridor areas that link the two extensions to the original building. The south extension has a mono-pitched roof, with a slate covering. The majority of gutters and downpipes are cast iron.

Elevations/Windows/Doors

- 2.6 Elevations throughout have a wet dash render finish, which has been painted white. However, some timber cladding has been used to form elevations to the south extension.
- 2.7 All external doors are timber, of varying ages, some of which incorporate glazing. The windows to the east extension are single glazed 'Crittall' type units, and all other windows are timber with either single or double glazed units.

Internal Configuration

- 2.8 The original building comprises a large hall, catering kitchen, catering room and former community shop. There is also a store cupboard which is used by the primary school, and a separate room used by the bowling club. The east extension comprises a multi purpose hall, which incorporates a stage with associated lighting. The south extension comprises the main entrance to the community centre, and the public conveniences comprising Male, Female and Access wc. There is also a cleaner's cupboard to this area.

Internal Finishes and fit out

- 2.9 The building is generally in a condition befitting age, with the majority of components having reached the end of their design life. Cyclical redecoration is due to many areas, along with addressing defects and backlog maintenance.
- 2.10 The original building has lath and plaster ceilings, albeit it appears that these have had plasterboard fixed directly to them within Hall nr 1. Elsewhere, the ceilings have been finished with plasterboard.
- 2.11 Walls are generally plaster with an emulsion paint finish, although decorative wallpaper has been used to a couple of rooms, as well as timber cladding.
- 2.12 Floor coverings are a combination of suspended timber, vinyl sheeting and quarry tiles.

Welfare Accommodation

- 2.13 Male and female wc's are provided, along with a separate accessible wc.

MEP Services

- 2.14 The main incoming supply and switch gear is located within a cupboard in the kitchen. Separate distribution boards and equipment are located within the two large halls, and the catering room. There are two water calorifiers, one within the kitchen and the other within the roof void above the cleaner's cupboard. There is a water tank in the roof void above the kitchen, and we assume another in the void above the cleaner's cupboard.
- 2.15 Heating is provided to the property by means of convector and radiant heaters, lighting is a combination of fluorescent, LED and domestic wall fittings. There is a fire alarm, with panel located in the corridor adjacent to the entrance lobby. The provision of small power is very limited throughout the building, and predominantly via means of surface mounted conduits.

Key changes since last inspection

- 2.16 We have noted that in the period since our last inspection, a number of works have been undertaken to address backlog maintenance items. These include as follows:
- Redecoration of hall nr 2, including plaster repairs to window reveals and new pvc cills.
 - Replacement of external fire doors to hall nr 2 and kitchen.
 - Redecoration of kitchen.
 - Replacement of fascia boarding to gables of pitched roofs.
 - Replacement of some light fittings with LED type.
 - Redecoration of metal railings.

Works currently on site

- 2.17 At the time of our inspection, works were on-going to redecorate windows externally, and we were advised that this project also includes the redecoration of timber wall cladding and cast iron rainwater goods.

3. Key Findings

3.1 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

- 1 High Risk - critical compliance issues and significant or structural defects requiring urgent resolution or consideration prior to acquisition
- 2 Medium Risk – non-critical compliance issues and significant defects to be considered within the proposed transaction and/or addressed within an appropriate timescale
- 3 Low Risk - for information/routine maintenance and repair items to be addressed within a 10 year timeframe.

	Structure and Fabric	Risk Rating
3.2	Ridge tiles to the pitched roof coverings have delaminated and a number have failed, causing clay fragments to fall on to the adjacent flat roof coverings. There is localised build up of moss and leaves to the slate shingles, and there are several areas where the existing shingles have been replaced with a non-matching type. We recommend that all ridge tiles should be replaced in the short to medium term, along with the removal of moss and leaves. Whilst not critical, we would recommend the replacement of all non-shingle slates with a type to match existing, in order to improve the appearance of the roof coverings.	2
3.3	The mineral felt roof covering above corridor R009/R007 and lobby R001 is in poor condition with several blisters, ponding water and liquid applied repairs to the upstand with the toilet block extension and to lap joints above the kitchen. Whilst there were no signs of water ingress, there is an increased risk of failure if the covering is left in its current condition which would result in this occurring, therefore we would recommend its replacement in the medium term.	2
3.4	There is no insulation within the roof void above the original section of the building. We recommend that consideration be given to the provision of mineral wool insulation throughout in the short term to improve the thermal efficiency.	3

	Structure and Fabric	Risk Rating
3.5	<p>At the time of our previous inspection there was a leak in the gutter to the rear of the east extension, with water staining evident on the ground. It is unclear if this has been rectified during the period since, but it was noted that water staining to two elevations was still present.</p>	3
3.6	<p>The render finish to the chimney has hairline cracking and some minor damage, and the concrete capping is also cracked. We recommend that this be inspected in the short term, and all necessary repairs undertaken.</p>	3
3.7	<p>The 'Crittall' windows to the east extension are now at the end of their usable life, with poor thermal qualities. Elsewhere, timber windows have been provided of varying ages, with single and double glazed panes. With the exception of one cracked pane, the windows remain in a fair condition befitting their age. We recommend, however, that consideration be given to the replacement of all single glazed windows with a more thermally efficient type during the medium term.</p>	2
3.8	<p>External doors are all timber, either solid or part glazed. Cyclical redecoration is due to all doors of the south extension. The fire escape doors to Hall 2 and the kitchen have been replaced since our last inspection, using their existing frames. The doors to Hall 2 are misaligned and should be adjusted.</p>	3
3.9	<p>The external render finish to all elevations would benefit from cyclical redecoration in the short to medium term. It was noted during our previous inspection that the front elevation to the east extension had cracking in the render which had been previously made good, but hairline cracking had appeared again. We suggested at the time that this may be as a result of structural movement, and should be monitored. We were concerned by the location of the large tree adjacent to the gable of this extension, as significant root growth is evident to the grass nearby and it is likely that root growth will be located beneath the extension. During our inspection the render appeared to be in the same condition, suggesting that the movement is not currently progressive. Hairline cracking is evident in a number of other locations across the elevations, which we believe are as a result of age, rather than structural movement. We would however recommend ongoing monitoring, and if further concern is noted, the appointment of a structural engineer to advise.</p>	3

	Structure and Fabric	Risk Rating
3.10	<p>Metal gates and fencing is provided to the perimeter of the site, with a green paint finish. The decorative finish has been renewed since our last inspection to the section around the building but the remaining areas to Glebe Road are in poor decorative order. In addition to this, sections of fencing remain misaligned and/or damaged. We recommend that the fencing is redecorated, repaired and realigned in the short term, and consideration be given to replacement in the medium to long term.</p>	2
3.11	<p>There is a timber fence with weldmesh panelling installed within the site to separate the bowling green and the putting green. The timberwork is generally in poor condition throughout and the fence is now beyond economic repair. Therefore, we recommend the installation of a new fence.</p>	3
3.12	<p>The plasterboard ceiling within the male wc was found to be in poor condition at the time of our previous inspection due to water damage and hairline cracking, and is now in slightly worse condition. This should be renewed in the short term to improve the appearance of the room.</p>	3
3.13	<p>There is one missing ceramic wall tile to the west external wall of the male wc, along with cracking to the grout joints beneath and further along the wall. It would appear that a number of tiles have become debonded from the substrate on this wall. Therefore, it is likely that a large area will require to be taken down and replaced before further failure occurs.</p>	2
3.14	<p>The ceiling to room R010 is cracked and water stained, but is in no worse condition than our previous inspection. We assume that the section of non-matching slates to the pitched roofing above this area was installed to address the source of the water ingress. The internal water damage should be addressed as part of future cyclical redecoration works, including the replacement of timber picture rail which appears to be rotten.</p>	3
3.15	<p>Both door reveals to room R010 have impact damage as a result of the overhead closers to the doors when fully opened. When the room is next refurbished, the reveals should be repaired and the overhead closers relocated to avoid the defect re-occurring.</p>	3

	Structure and Fabric	Risk Rating
3.16	Internal timber doors are a combination of solid and part glazed units, many of which are fire doors. Doors are generally in a condition befitting age, with those to the original building and east extension beyond their design life but still in serviceable condition. All doors would benefit from cyclical redecoration, and will likely require increased repairs and maintenance going forward, due to their age.	3
3.17	The fire doors separating the main entrance from corridor R007 have no intumescent strips fitted, and a large gap is evident between both doors when in the closed position. Also, no visible kitemark is evident to low level glazing. We assume this has not been raised by the Fire Risk Assessment, but in our opinion due to their age and condition it would be best practice to replace these doors with new in order to provide adequate protection.	2
3.18	The left hand fire door between R007 and R009 is warped at low level and therefore not providing an adequate fire seal. We assume this has not been raised by the Fire Risk Assessment, but in our opinion due to their age and condition it would be best practice to replace both doors with new in order to provide adequate protection.	2
3.19	The door to the main incoming electrical cupboard has been adjusted by the fitting of boarding to the inner leaf, which we assume was done to improve fire rating. In addition to this, holes have been formed in it for ventilation. We would recommend that this doorset is replaced as part of any future works to the kitchen, with a 30mins fire rated doorset.	3
3.20	It was noted during our previous inspection that the vinyl flooring was split at the threshold between the entrance lobby and corridor to the wc's, namely R003. The surrounding vinyl was de-bonded and blistered, and there appeared to be a slight movement in the timber flooring beneath. This defect remains, and we recommend that the defective vinyl be lifted so the flooring beneath can be secured, prior to the replacement of the vinyl.	3
3.21	Vinyl flooring to some of the rooms is either at or well beyond design life, but remains in serviceable condition. Therefore, it would be prudent to allow for the replacement of floor coverings in the short to medium term, as part of any planned improvement works to the property.	3

	Structure and Fabric	Risk Rating
3.22	It was noted during our previous inspection that the paint finish to the concrete floorslab within store room R013 had failed throughout, with the original slab finish evident to localised areas. This remains unchanged and should be prepared and redecorated in the short term.	3
3.23	The paint finish at low level to the east external wall of store room R013 has failed. This is most likely caused by damp due to there being no form of permanent heating within the room. We recommend that when the room is redecorated that some form of frost protection heating be installed to the room.	3
3.24	The kitchen is provided with domestic cupboards and worktops of varying age, all of which is beyond design life but remains serviceable. Moving forward, it would be prudent to allow for a complete refurbishment of the kitchen, to include the provision of stainless steel fittings and the like, in order to provide a commercial kitchen which will comply fully with the latest food hygiene standards.	2
3.25	Within room R011 there are base units to the front and rear of room. These are beyond their design life, but remain in serviceable condition. However, it is likely that these will require to be replaced with modern equivalent in the short to medium term.	3
3.26	Sanitaryware, fixtures and fittings within the wc's are approaching the end of their design life, but generally remain in serviceable condition. Vanity units would benefit from an overhaul in the short term along with the replacement of taps and plugs, otherwise these areas can continue to be used with routine maintenance.	3
3.27	Decorative finishes throughout the property are poor, albeit there has been some cyclical redecoration undertaken since our previous inspection. Therefore, we recommend that a programme of redecoration be implemented over the medium term.	3

	Structure and Fabric	Risk Rating
3.28	Access was provided into room R016 which is for the sole use of Barr Bowling Club, and is used by them as a locker room and servery for refreshments. Fixtures and fittings are all dated and basic, with the exception of two new batten LED light fittings. The room appears to be fit for the purposes of the bowling club, and for the purposes of this report we have assumed that they would have full financial liability for any desired upgrade or refurbishment works.	3
	Engineering Services	Risk Rating
3.29	We did not have access to the property file during our inspection, but noted stickers on the main electrical distribution board stating that the 5 year electrical test (EICR) was undertaken in September 2022. You should ensure that a copy of the EICR report is held in the property file, and that all recommended remedial works have now been completed.	3
3.30	The incoming mains, switchgear and distribution boards are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and replacement should be considered as part of any future refurbishment works to the property.	2
3.31	Electrical equipment such as lighting, small power, extract fans, convector and warm air heaters are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and it would be prudent to consider replacement in the medium term. We note, however, that since our last inspection a programme to replace fluorescent light fittings with new LED type has commenced. We recommend that this be continued in order that all lighting is replaced, as this will help reduce energy bills.	2
3.32	During our inspection we were only able to get half of the new LED lighting within hall 1 working. This should be investigated and rectified in the short term.	3
3.33	Where external bulkhead light fittings have been provided, the diffusers are solar bleached and the age of the fittings themselves would suggest they contain fluorescent lamps. We recommend that these all be replaced with new LED fittings.	3

Engineering Services	Risk Rating
3.34 The grille cover to the mechanical extract within the male wc is loose due to a missing screw, and there is an excess build up of dust on the grille itself. This should be secured in the short time and the grilles to all wc's cleaned.	3
3.35 Where evident within the roof void of the original part of the building, the fire alarm cabling was loose laid and unsupported. This does not meet with the current standards, and consideration should be made to the provision of metal containment for the wiring.	3
3.36 The water heater within the kitchen appears to be beyond its CIBSE guide design life, and that above the cleaner's store is approaching the end of its design life. There is an increased risk of failure with the older unit, and it would be prudent to allow for its replacement in the short to medium term.	3
3.37 During our previous inspection it was noted that the existing fire place had been boarded over within room R010, but that there was no vent installed to allow the chimney to vent properly. We recommended that specialist advice be sought with regards the condition of the chimney, and if the fireplace is not required, how this should be properly sealed. We accessed the room during this inspection, but were unable to view the fire place due to the storage of equipment etc, in order to ascertain whether our previous recommendation has been implemented.	2
3.38 The property benefits from a number of south facing roof pitches, in particular the east extension and the toilet block extension. We are of the opinion, therefore, that there is potential for the installation of solar pv panels to the property of a size which could supply most of the daily power requirements. We would therefore recommend that discussions are held with specialist contractors in order to investigate this feasibility of this further.	3

Health & Safety and Property Compliance Matters**Risk
Rating****Disability Discrimination Act.**

- 3.39 We understand that a new Access Audit was undertaken in May of this year, in order to reassess the property in line with the latest recommendations of the Act. A small number of recommendations have been made, the majority of which relate to the means of access into the building. We would recommend that you review a copy of the report for yourselves, but in the meantime we have included their recommended budget costs within our report

2**Fire Precautions**

- 3.40 The building is provided with an L3 fire alarm system, with the panel located in room R007. The panel appears to be of recent origin, but this was not tested during our inspection, nor did we review any servicing and maintenance records. Copies of these should be obtained, if not currently available.
- 3.41 As mentioned elsewhere within this report, external fire doors to hall 2 and the kitchen have been replaced since our previous inspection but the existing frames have been reused. Copies of the certification of compliance for the doorset should be obtained from the manufacturer and held in the property file on site.
- 3.42 We have not had sight of the Fire Risk Assessment for the property, a copy of which should be held on site. It is imperative that all recommended action points raised by the Assessor are implemented within the timescales.
- 3.43 During our previous inspection it was noted that there was no external light fitting above the fire escape door to the east extension (front elevation). Recommendation was made for one to be provided in the short term to ensure adequate lighting levels for anyone using the building after daylight has ended. This has not been addressed, and we still recommend one should be provided.
- 3.44 Within the kitchen area, there is a "Firedex 90" control panel. We are uncertain if this is now obsolete due to the new fire panel elsewhere, or if this still serves a purpose. If redundant, we would recommend it is removed in order to avoid confusion.

3**3****3****1****1**

Health & Safety and Property Compliance Matters		Risk Rating
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Asbestos Management.

- | | | |
|------|---|---|
| 3.45 | During our previous inspection we noted within the property file held on site there were two Asbestos reports. Within both reports, samples were taken of materials found on site, and none were found to contain Asbestos. | 3 |
|------|---|---|

Water Risk Management

- | | | |
|------|--|---|
| 3.46 | During our previous inspection we noted within the property file held on site information relating to water testing and Legionella were all out of date. If this has not been addressed in the period since, we recommend that copies of all the latest certification are put in the file. | 1 |
|------|--|---|

Deleterious Materials		Risk Rating
-----------------------	--	-------------

- | | | |
|------|--|---|
| 3.47 | No confirmed deleterious materials were noted during the course of our inspection. Due to the age of the property, the presence of concealed deleterious materials cannot be ruled out. Should these be uncovered as part of future maintenance or refurbishment works, specialist advice should be taken. | 3 |
|------|--|---|

Recommendations for Further Technical Investigations	
--	--

- | | |
|------|--|
| 3.48 | We do not consider that any further technical investigations are required at this stage. |
|------|--|

Estimated Repair Costs

3.49 We set out below budget cost liabilities for anticipated works which are likely to be required over a 10 year period. This excludes day to day maintenance and cyclical redecoration. Please refer to Appendix A for a detailed breakdown of the costs.

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	38,800	71,100	79,300	£189,200
Engineering Services	2,000	52,500	0	£54,500
Total (£)	40,800	123,600	79,300	£243,700

Conclusion and Suitability for Purchase/Sale

3.50 We consider that the property is constructed and maintained to an acceptable standard subject to the recommendations in our report and that its overall condition is commensurate with its age and use.

3.51 The Mechanical and Electrical installations are generally at or well beyond their CIBSE Guide design life, but remain in serviceable condition. It is possible that these could continue to operate satisfactorily for a number of years, but with an increased risk of failure. Therefore, it would be prudent to give consideration to their replacement in the medium term.

3.52 Due to the age of the property and fittings within, there is scope to undertake works which will improve the thermal efficiency of the building, and in turn reduce running costs going forward. This would include replacement of windows, installation of roof void insulation and the replacement of fluorescent light fittings.

Appendix A

Schedule of Works and Budget Costs

Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold cost	1,200	1,200		
2	Access pitched roof covering to replace all ridge	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property	750	750		
6	Allow to replace all windows to Hall nr 2, with new thermally efficient units	14,000	14,000		
9	Repair and re-align boundary fencing to property.	10,000	10,000		
	Supply and install new timber fence between bowling and putting green	7,500	7,500		
	Replace cracked and damaged paving slabs.	350	350		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew vinyl to entire	350	350		
11	Change door ironmongery and provide colour contrast to Access wc	600	600		
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation), and replace existing bulkhead fittings with LED type	2,000	2,000		
Medium					
Structure & Fabric					
14	Allow here sum for the replacement of mineral felt covering to flat roof where required	5,000		5,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door	500		500	
18	Prepare and redecorate render finish to all elevations of the property	8,000		8,000	
19	Replace plasterboard ceiling to Male wc.	500		500	
	Hack off and renew de-bonded ceramic wall tiles to Male wc	500		500	
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance	1,200		1,200	
22	Replacement of vinyl floor coverings throughout.	8,100		8,100	
23	Prepare and redecorate floorslab to store room.	200		200	
24	Refurbish existing kitchen, to provide new stainless steel commercial units	25,000		25,000	
25	Replace base units and worktop to room R011 with new	5,000		5,000	
26	Allow to replace taps and plugs to vanity units of wc's	700		700	
	Allow to replace two pairs of internal fire doorsets to corridors	4,000		4,000	
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800		800	
27	Allow for full cyclical redecoration works throughout property	9,000		9,000	
	Undertake works recommended withing Accessibility Audit	2,600		2,600	
Building Engineering Services					
28	The switch gear and power distribution boards are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in	10,000		10,000	
29	warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	40,000		40,000	

30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
	Allow for the replacement of all perimeter fencing to site with a type which is matching to the existing	60,000			60,000
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800			800
	Undertake works recommended withing Accessibility Audit	18,500			18,500
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	189,200	38,800	71,100	79,300
Total £	Building Engineering Services	54,500	2,000	52,500	-
Total £		243,700	40,800	123,600	79,300

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 2Q2023

Day to day cyclical maintenance excluded unless otherwise stated

Appendix B

Photographic Schedule



Photo No	Photograph Description	Photograph
	Externals	
1.	General view of felt roof covering above the entrance lobby which is blistered in several locations and has been subject to a liquid applied repair at the upstand with the toilet block extension.	
2.	Outlet to flat roof above entrance lobby is completely choked by leaves.	




Photo No	Photograph Description	Photograph
3.	<p>Ponding water on flat roof above corridor R009, along with water staining. This could become the source of water ingress into the property.</p>	
4.	<p>General view across pitched roofs, noting delaminated and failing ridge tiles.</p>	
5.	<p>Roof repair undertaken with standard slates, rather than shingles.</p>	




Photo No	Photograph Description	Photograph
6.	Crack evident to coping at head of chimney, render also in poor condition.	
7.	Historic cracking to render, to front elevation of 1970's extension, which has previously been made good. This does not appear to have changed since our last inspection.	
8.	Fire doors to front elevation have been replaced since our last inspection. These are misaligned and the existing frame retained, the decorative finish of which has now failed.	




Photo No	Photograph Description	Photograph
9.	Staining to rear elevation, suggesting that the previously noted gutter leak still exists.	 A photograph showing the rear elevation of a white building with a dark roof. The wall is stained, particularly near the gutter line. A green metal fence is visible in the foreground, and a lawn and trees are in the background.
10.	Hairline cracking to render of elevation to bowling green, and recently decorated windows with poor preparation.	 A close-up photograph of a white textured render wall. Two white-framed windows are visible. There is a distinct vertical crack in the render between the two windows, and some horizontal cracking is also visible.
11.	Localised splitting to tarmac finish of ramp.	 A photograph of a curved asphalt ramp or driveway. The surface shows signs of wear and localized splitting, particularly along the edge of the curve. A black metal railing runs along the outer edge of the ramp, and there is green grass and some foliage on the left side.



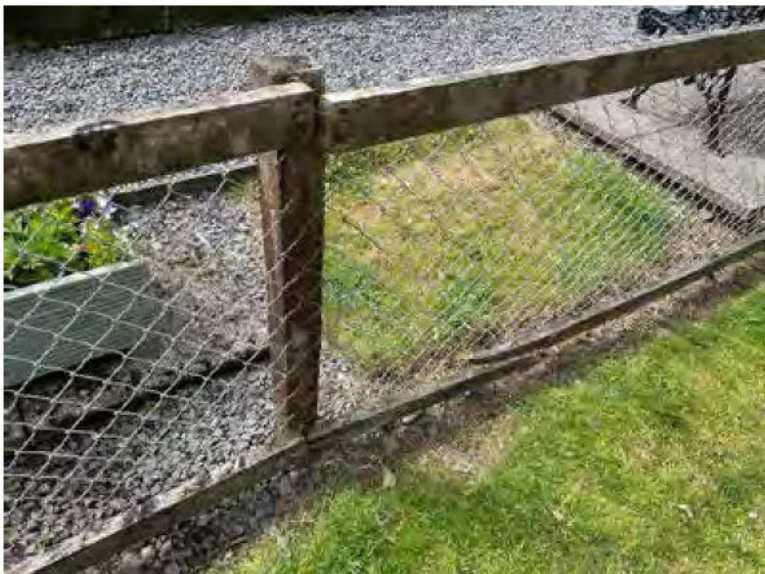
Photo No	Photograph Description	Photograph
12.	Perimeter metal fence to community centre remains misaligned and damaged in location, but appears to have been redecorated since our last inspection.	
13.	Roots from large tree adjacent property which likely reach beneath the property.	
14.	Example of poor timber fence to putting green.	



Photo No	Photograph Description	Photograph
15.	Example of metal fence to putting green with failed paint finish and surface corrosion.	
	Internals	
16.	Ceiling to male toilets in poor condition. Cover to extract grille is loose.	




Photo No	Photograph Description	Photograph
17.	Ceiling to male toilets in poor condition	 A photograph showing a square, recessed ceiling light fixture in a male toilet room. The ceiling appears slightly aged or worn. In the background, a window with a wooden frame looks out onto greenery. To the right, a white wall-mounted cabinet is visible.
18.	No colour contrast within accessible wc between grab rails and wall.	 A photograph of an accessible toilet room. It features a white toilet with the lid up, a white sink, and a white paper towel dispenser. The walls are white, and there are white grab rails installed. A black trash bin is on the floor. The floor is a dark blue vinyl.
19.	Split in vinyl at junction between toilets and lobby.	 A close-up photograph of a vinyl floor at a junction between a toilet room and a lobby. The floor is dark blue vinyl, and there is a visible split or gap in the material. A circular blue and white floor sticker is placed on the vinyl.




Photo No	Photograph Description	Photograph
20.	Hairline cracking to wall at intersection between toilets and lobby.	
21.	Large gap between fire doors leading to corridor R009 from lobby.	
22.	Poor condition of ceiling, wall finish and picture rail. This is in area of non matching repair to pitched roof shown in photo above.	



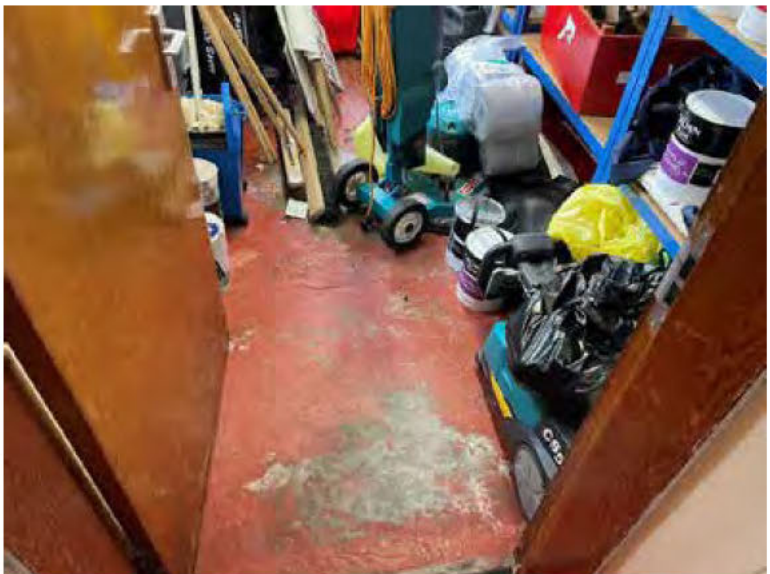
Photo No	Photograph Description	Photograph
23.	Fire doors to corridor R009 are warped at low level and do not provide fire seal.	
24.	Cracking to cornice within room R011 which was evident last time.	
25.	Failed floor paint to store room R013.	




Photo No	Photograph Description	Photograph
26.	Cracked glazing pane within store R013.	 A photograph showing two windows with frosted glass panes. The left window has a visible crack in the glass. On the windowsill to the right, there is a paint bucket and some tools.
27.	Failed paint at low level to external wall within R013.	 A close-up photograph of a wall where the paint has failed, showing peeling and cracking. A red and yellow tarp is visible in the foreground.
28.	General view of units to kitchen.	 A photograph of a kitchen area featuring white cabinetry, a stainless steel sink, a gas stove, and a stainless steel unit. A window is visible in the background.




Photo No	Photograph Description	Photograph
29.	Cracked pane to window of front elevation.	 A photograph showing a window with a significant crack in the glass pane. The view through the window shows a cloudy sky and some greenery outside. The window frame is dark, and the crack runs vertically through the center of the pane.
30.	Hole in roof above kitchen which was present during previous inspection.	 A photograph taken from inside a building, looking up at the wooden roof structure. A hole is visible in the roof, with a bright light source shining through it. A red cable is visible in the foreground.
31.	Wasp nest in void above kitchen which was present during our previous inspection.	 A photograph showing a close-up of a wasp nest located in a void or cavity above a kitchen. The nest is made of mud and is situated between wooden beams. A red cable is visible in the foreground.







Photo No	Photograph Description	Photograph
32.	View within void above Hall 1. Note lack of insulation.	 A photograph showing a view into a void above Hall 1. The space is filled with wooden joists and a dark, possibly waterproofed, surface. There is a noticeable lack of insulation between the joists.
33.	Incoming electrical supply to the building.	 A photograph of an electrical panel. It features a main switch, a meter, and several circuit breakers. The panel is mounted on a wall, and there is some clutter and wiring visible below it.
34.	Domestic hot water heater, located within kitchen unit.	 A photograph of a white domestic hot water heater. The heater has a blue stripe near the top and a label that reads "WATER HEATER" and "hertel". It is located within a kitchen unit, with pipes and electrical wiring visible around it.

Photo No	Photograph Description	Photograph
35.	Cold water storage tank within roof void above kitchen.	
36.	Example of electrical switch gear and distribution boards.	
37.	Fire alarm panel and intruder alarm.	

Questionnaire	DDA(Scored)-2023-V2 - Full Accessibility Survey to BS:8300 standards		
Site	L2270 - Barr Community Centre		
Owner	██████████	Contact	██████████ - South Ayrshire Council
Current	Y	Date	02/05/2023
Completed Date	06/06/2023	Status	COMPLETE
Grade	A - Grade A		

Comment
 A single storey building with foyer, two halls and a kitchen. Only on street parking is available. Access is by steps or a long, curving ramp. The current access ramp leads to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit steps. This would allow wheelchair users to use both front doors, but this would be an expensive option. Once inside, all facilities are on the flat. The foyer contains WCs (including an accessible WC) that are available for public use.

SECTION 1 - ROUTES & STREET FURNITURE

Photo:

- 01 - Is the building within 200m walking distance of a public highway?

- 02 - Is the building within 200m walking distance of public transport?

- 03 - Is the building within 400m walking distance of car parking?

- 04 - Is the route free of kerbs?

- 05 - Is the route at least 1200mm wide?

- 06 - Are all route surfaces even and slip-resistant?

- 07 - Does the route have aural clues?

- 08 - Does the route have tactile clues?

- 09 - Does the route have visual clues?

- 10 - Are there landmarks along the route to aid orientation?

- 11 - Is the route provided with artificial lighting?

- 12 - Is the route free of hazards such as bollards, litter bins?

- 13 - Is the route free of hazardous building features such as outward-opening doors, windows or overhangs?

- 14 - Is seating provided at a maximum of 50m intervals along the route?

SECTION 2 - CAR PARKING

Photo:

01 - Are car parking bays for disabled persons provided?

Comments: 'On street' parking only.
Health & Safety: DAA2 - Outwith the scope of this audit

02 - Are designated parking bays clearly signposted from the car park entrance?

03 - Are disabled car parking bays within 50m of the facilities that the car park serves?

04 - Are disabled car parking bays at least 6000mm long and 4800mm wide?

05 - Are routes from the parking area accessible, with dropped kerbs and appropriate visual/tactile warnings?

06 - Is the car park surface even, free from obstructions and slipping hazards?

07 - Is the car park suitably illuminated?

SECTION 3 - EXTERNAL RAMPS

Photo:

01 - Are any ramps accompanied by steps for ambulant disabled people?

02 - Do ramps comply with the required specification? Gradient of between 1:12 to 1:20, depending on length of ramp? (Width 1500mm)

Comments: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors, but this would be an expensive option.
Health & Safety: DAA2 - Outwith the scope of this audit

03 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

04 - Are ramp surfaces slip-resistant, firmly fixed and easy to maintain?

05 - Are ramp edges protected to prevent accidents? (100mm minimum)

06 - If a permanent ramp cannot be constructed, is a portable ramp, platform lift or stairlift available?

SECTION 4 - EXTERNAL STEPS

Photo:

01 - Are visual and tactile warnings provided at the top and bottom of all external steps?

02 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Is lighting located to eliminate shadows or glare?

04 - Is there a minimum staircase width of 1200mm, with an intermediate handrail provided where it is wider than 2000mm?

05 - Are treads between 300 to 450mm long and all the same length?

Health & Safety: DAA2 - Outwith the scope of this audit

06 - Are risers between 150 - 180mm high, all the same height and unlikely to trip users?

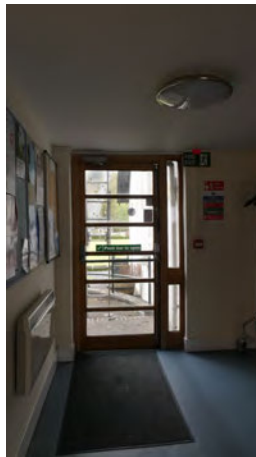
07 - Are step nosings readily identifiable?

Health & Safety: DAA2 - Outwith the scope of this audit

08 - Are landings at least 1200mm square and provided at intermediate levels in a long flight? (If more than 20 steps)

SECTION 5 - ENTRANCES

Photo:



01 - Is the main entrance to the premises easy to find and clearly distinguishable from the facade of the building?

02 - Is access to the entrances to the building suitable for use by wheelchair users?

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Do door openings comply with the required specification? No less than 1000mm wide?

Health & Safety: DAA2 - Outwith the scope of this audit

04 - Are door openings level or flush with the threshold? (No greater than 15mm)

05 - Can people each side of the door, either standing or seated, see each other and be seen?

06 - At entrance lobbies, is the space between the leading edge of the outer door and the inner door at least 1200mm x 1500mm long?

07 - Is the door control between 900 and 1000mm high and easy to use for standing and seated users?

08 - Are door handles easy to grip? Do door handles comply with the required specification? 800 - 1050mm from floor (950mm preferred)

09 - Do door closers provide a controlled / steady closure?

10 - Do entry phones and security systems allow use by people with sensory or mobility impairments? (The activation pad should be positioned within 200mm of the door frame and at a height of between 900 mm and 1200 mm)

11 - Are glazed entrance door marked for safety and visibility?

12 - Is there a weather mat of firm texture, which is flush with the floor?

13 - Do automatic doors remain open long enough to allow slow moving person to pass through?

14 - Do automatic doors have warning signs?

15 - Is there a suitable swing door adjacent to the revolving door?

SECTION 6 - RECEPTION AREAS & LOBBIES

Photo:

01 - Is there a clear view of the reception/lobby area from outside?

02 - Does the reception/lobby area have transitional lighting?

03 - Does the inner door meet the same criteria as the entrance door?

04 - Is the lobby at least 1200mm x 1750mm to allow any wheelchair users to move clear of the first door before negotiating the second?

05 - Are signs designed and located to convey information to visitors with sight impairments and, where necessary, with lower eye levels?

06 - Is there a 1500mm section of the reception desk/counter/checkout between 760mm and 860mm high to allow use from both sides by people either standing or seated?

07 - Is an induction loop fitted to the reception/lobby area?

08 - Is seating provided for ease of use at a height of between 380mm and 580mm? (Between 450mm - 480mm if only one seat is provided)

09 - Is there space for wheelchair users within the waiting area?

10 - Does the waiting area contain information about how to reach other parts of the building by appropriate signs and by tactile information?

11 - Are waiting area floor surfaces slip-resistant and level?

SECTION 7 - CORRIDORS

Photo:



01 - Are corridors at least 1800mm wide, or 1200mm (with passing places of at least 1800mm x 1800mm) to allow a wheelchair user to manoeuvre and for other people to pass?

02 - Are corridors free from obstruction to wheelchair users and from hazards to people with impaired sight?

03 - Are doors in corridors spaced at least 1500mm apart?

04 - Do corridors have lighting that avoid glare and silhouettes?

05 - Are corridors signed to help orientation?

06 - Are corridor floor surfaces level and slip-resistant?

07 - Are direction or information signs clearly visible from a standing and seated position?

08 - Are signs tactile for use by people with sight impairments?

SECTION 8 - INTERNAL DOORS

Photo:

01 - Are all internal doors absolutely necessary for safety or functional reasons, e.g. 1/2 hour fire-resistant doors?

02 - Are all internal doors distinguishable from their surroundings?

03 - Are doors which contain glass clearly visible when closed?

04 - Can people each side of every door, either standing or seated in a wheelchair, see each other?

05 - Are all door openings at least 800mm wide?

06 - Is there a clearance of at least 1600mm at the leading edge of the door to allow a wheelchair user or someone with limited mobility to reach the door control while clear of its swing?

07 - Are door controls at a height between 1000mm and 1400mm?

08 - Are door controls clearly distinguishable from the door itself?

09 - Are door handles easily gripped and operated? Do door handles comply with the required specification? 800 - 1050mm from floor (950mm preferred)

10 - Are doors light enough to open easily?

11 - Are door closers of an appropriate type and require minimum opening pressure?

SECTION 9 - INTERNAL RAMPS

Photo:

01 - Are ramps provided where there is a change of floor level?

02 - Are ramps at least 1500mm wide?

03 - Do ramps comply with the required specification? Gradient of between 1:12 - 1:20, depending on length of ramp?

04 - Are ramp surfaces slip-resistant?

05 - Are the exposed edges of ramps protected with handrails 900 - 1100mm high and upstands at least 100mm high?

06 - 'Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

07 - If a permanent ramp cannot be constructed, is a suitable portable ramp available?

08 - Is there an alternative to the ramp?

SECTION 10 - INTERNAL STAIRS

Photo:

01 - Are treads between 300 - 450mm long and all of the same length?

02 - Are risers between 150 - 180mm high, all the same height and unlikely to trip users?

03 - Is there a minimum staircase width of 1200mm, with an intermediate handrail provided where it is wider than 2000mm?

04 - Are staircase nosings clearly marked?

05 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

06 - Are staircase landings provided at intermediate levels on a long flight and are they at least 1200mm x 1200mm in size?

07 - Are visual warning signs provided at the top and bottom of each flight of stairs?

08 - Are tactile warning signs provided at the top and bottom of each flight of stairs?

09 - Are the locations of stairs signed at each level of the building?

10 - Is each level of the building clearly identifiable by tactile and visual signs?

11 - Do staircases have well positioned lighting?

SECTION 11 - LIFTS

Photo:

01 - Is the passenger lift available for multi storey buildings?

02 - Are the lift car dimensions 1100mm x 1400mm to allow space for a wheelchair user? (2000mm x 1400mm preferred)

03 - Are support rails provided in the lift car positioned at 900mm high?

04 - 'Does the lift car door open no less than 800mm wide for wheelchair users? (900mm for new builds)

05 - 'Is the lift car fitted with delayed action door closer and infra red or photo electric override system?

06 - Does the lift have a mirrored back?

07 - Does the lift car have controls, including emergency call, which is located easily using visual or tactile information, and within reach of all users?

08 - Does the lift car have voice indication of the floor reached?

09 - Is the floor indicator clear and are call controls within easy reach for all users?

10 - Is the location of the lift clearly defined by visual and tactile information?

11 - Is the area immediately outside the lift unobstructed and 1500mm x 1500mm for waiting and manoeuvring by wheelchair users?

12 - As an alternative to using the lift, is there a staircase or ramp?

SECTION 12 - PLATFORM LIFTS & STAIRLIFTS

Photo:

01 - Are the areas at the top and bottom of staircase at least 1500mm x 1500mm in size?

02 - Is the platform 1100mm x 1400mm (900mm x 1400mm in exceptional circumstances) to allow for wheelchair use and manoeuvre?

03 - Are the stairlift/platform lift controls clearly identifiable and between 900mm and 1200mm high?

04 - In the event of power failure or emergency does the platform automatically return to the lower level and allow egress?

05 - When not in use, does the stairlift platform automatically revert to a folded position so that it does not obstruct the staircase?

SECTION 13 - WC's FOR AMBULANT DISABLED PEOPLE

Photo:

01 - Is there a WC provision for people with disabilities?

02 - Has at least one WC compartment that is suitable for ambulant disabled persons been provided in each range of WC's?

03 - Are WC's at least 1200mm x 800mm in size?

04 - Does the cubicle door open outwards and is at least 700mm wide?

05 - Does the cubicle have suitable fixed grab rails, set at the appropriate heights?

06 - Is the toilet seat 480mm high?

07 - Are slip-resistant floors provided throughout?

Health & Safety: DAA2 - Outwith the scope of this audit

08 - Are WC's fittings easily distinguishable from their background?

Health & Safety: DAA2 - Outwith the scope of this audit

09 - Are cubicle door handles and locks easily gripped and between 800 – 1050mm from floor? (950mm preferred)

Comments - Comments

SECTION 14 - WC's: WHEELCHAIRS

Photo:

01 - Are cubicles large enough to allow manoeuvring into position for frontal, lateral, angled and backward transfer unassisted and with assistance?

02 - If only one WC is provided, does the layout allow for a left-sided approach and a right-sided approach?

03 - Are hand-washing facilities at no more than 720 - 740mm high? A second basin, with its rim 780 – 800mm high should be provided if only one accessible WC is provided

04 - Are hand-drying facilities at no more than 800mm – 1000mm high?

05 - 'Are the approaches to WC's free of steps, corridor obstructions, narrow doors etc?

06 - Is the WC location clearly signed?

07 - Is the travel distance to the WC no greater than that required of an able bodied person?

08 - Is there sufficient space available outside the toilet cubicle for manoeuvre and door opening?

09 - Are door controls, lock and light switch at the correct heights and easily reached and operated?

10 - Are fittings arranged to facilitate easy manoeuvre?

11 - Are taps appropriate for use by a person with limited dexterity, grip or strength?

12 - Are grabrails fitted in all positions necessary to assist manoeuvring?

13 - Is the manoeuvring area free from any obstruction such as boxed in pipework or radiators?

SECTION 15 - INTERNAL SURFACES

Photo:

01 - Are all floor surfaces suitable for the safe and easy passage of wheelchairs?

02 - Are all junctions between floor surfaces correctly detailed?

03 - Are all floor and wall surfaces free of confusing glare and reflection?

04 - Are room colours, tones and textures varied to help people distinguish between surfaces and fittings/fixtures etc?

05 - Are room surfaces suitably textured to aid orientation for people with impaired sight?

06 - Are all floor surfaces slip-resistant?

07 - Are bright, bold patterns on floors avoided?

08 - Are busy or distracting wall coverings avoided?

SECTION 16 - FACILITIES

Photo:

01 - Are suitable seats provided at intervals of 50m along internal routes where waiting is likely?

02 - Are seats in good condition and provided in a range of heights?

03 - In waiting areas, is there space for a wheelchair user to pull up alongside a seated companion on either side no less than 1200mm x 1500mm?

04 - Are induction loops fitted at counters with glazed screens or where there is background noise?

05 - Are counters designed and positioned to avoid reflections or silhouetting?

06 - Are telephone facilities fixed at less than 1200mm to the payment slot?

07 - Is there a textphone?

08 - Are audible alarms supplemented by visual alarms?

SECTION 17 - WAYFINDING

Photo:

01 - Is the overall layout of the building clear and logical?

02 - Are signs placed in a logical position?

03 - Are signs easily identifiable against their background?

04 - Are all signs easy to read?

05 - Is information also given in tactile form (such as maps and models)?

N/A

06 - Where a building uses textured surfaces to convey information to people with sight impairments, is there a clear key at a central information point?

N/A

SECTION 18 - LIGHTING

Photo:

01 - Is lighting designed to provide a level of illumination of at least 100 lux?

Yes

02 - Are lights positioned where they do not cause glare, reflection, confusing shadows and excessive contrasts?

Yes

03 - Can the occupiers of a room control the rooms lighting?

Yes

04 - Is lighting within the workplace controllable and adjustable to meet the needs of the individual and the task they are working on?

N/A

05 - Is automatically activated booster lighting provided for dim conditions?

N/A

06 - Is fluorescent lighting installed only where it is unlikely to cause inconvenience to people with hearing impairments?

Yes

SECTION 19 - ACOUSTICS

Photo:

01 - Is the acoustic environment suitable for intended use?

Yes

02 - Are quiet and noisy areas separated by a buffer zone?

N/A

03 - Is the environment free of obtrusive noise? (e.g. from heating units.)

Yes

04 - Is there a good balance of hard and soft surfaces within the building?

Yes

05 - Are main power-supply cables routed away from public spaces to avoid interference to hearing aid users?

Yes

06 - Are induction loops fitted wherever information is given or meetings are held?

N/A

07 - If security needs preclude the use of an induction loop is an infrared system available?

N/A

SECTION 20 - MEANS OF ESCAPE

Photo:

01 - Is the audible alarm system supplemented by a visual system?

Yes

02 - Are ground floor exit routes as accessible as the entrance routes for all people, including wheelchair users?

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Is vertical escape from upper or lower floors possible using a fire-protected lift with an independent power supply?

04 - If people with disabilities cannot completely evacuate the building, can they reach places of safety or refuge?

SECTION 21 - MISCELLANEOUS

Photo:

01 - Are external routes, including steps and ramps, kept clean, unobstructed and free of surface water, snow and ice?

02 - Are designated car parking spaces not used by non-disabled drivers and kept clear of obstructions?

03 - Are door closers, fittings and controls maintained?

04 - Are side-hung doors accompanying revolving doors kept unlocked?

05 - Is the space provided for wheelchair manoeuvre free from obstruction by furniture, deliveries, storage etc?

06 - Are lifts, platform lifts and stairlifts checked regularly to ensure that they are working correctly?

07 - Are WCs free from any obstructions, i.e. furniture, deliveries etc.?

08 - Do cleaning and polishing activities maintain the non-slip characteristics of surfaces?

09 - Are junctions between different flooring materials free from wear and tear (presenting a tripping hazard)?

10 - Is flooring replaced like for like, when renewed?

11 - Does redecoration compromise the carefully devised colour scheme?

12 - Are maps of building interiors updated when the use of the building changes?

13 - Do any new signs integrate with existing signs?

14 - Are signs replaced correctly after removal for redecoration?

15 - Are windows, lamps and blinds kept clean to maximise available light?

- 16 - Are any blown light bulbs swiftly replaced?

- 17 - Are induction loops and infrared systems signed and checked regularly for proper functioning?

- 18 - Are air conditioning and heating units regularly maintained to minimise noise due to wear?

- 19 - Are exit routes checked regularly for freedom from obstacles (including locked doors) and combustible materials?

- 20 - Is the alarm system, including those in WCs, regularly checked?

- 21 - Are all staff trained in alarm response procedures?

- 22 - Is there an overall escape strategy for visitors who may need assistance?

- 23 - Is a personal egress plan available for each member of staff needing assistance?

- 24 - Is a personal vibratory alarm provided to all employees with severe hearing impairments?

- 25 - Is the general escape strategy and personal emergency egress plan checked regularly for efficiency and effectiveness?

- 26 - Is there an access action plan to carry forward information and recommendations from this access audit?

Actions

02 - Are ground floor exit routes as accessible as the entrance routes for all people, including wheelchair users?

Site: L2270 - Barr Community Centre
Problem: Ground floor exit routes are not as accessible as the entrance routes for all people, including wheelchair users.
Solution: Refuge areas are available. No action required.
Priority:
Category:
Comments:
Est Cost (£): 0.00
Due Date:
Completed Date:
Owner: ██████████

02 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

Site: L2270 - Barr Community Centre
Problem: Handrails are not positioned at each side of the external steps.

Solution: Handrails should be provided on each side of the steps (where practicable). The top surfaces should be 900 to 1100mm high. There should be a 300mm projection at the beginning and end. There should be visual contrast. The handrails should not be cold to touch.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 1000.00

Due Date: 31/05/2025

Completed Date:

Owner: [REDACTED]

07 - Are step nosings readily identifiable?

No

Site: L2270 - Barr Community Centre

Problem: The step nosings are badly faded.

Solution: Stairs with faded nosings should have nosings with a high LRV (Light Reflectance Value) fitted.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 600.00

Due Date: 31/05/2025

Completed Date:

Owner: [REDACTED]

03 - Do door openings comply with the required specification? No less than 1000mm wide?

No

Site: L2270 - Barr Community Centre

Problem: The Fire Exit door at the top of the ramp used as the means of access by wheelchair users is only 870mm wide.

Solution: The door should be replaced with one measuring at least 1000mm wide.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 1000.00

Due Date: 31/05/2025

Completed Date:

Owner: [REDACTED]

08 - Are WC's fittings easily distinguishable from their background?

No

Site: L2270 - Barr Community Centre

Problem: The WC fittings are not easily distinguishable from their background.

Solution: Ensure that the WC fittings are easily distinguishable from the background. Use a contrasting colour for handrails and other fittings.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 600.00

Due Date: 31/05/2025

Completed Date:

Owner: [REDACTED]

02 - Do ramps comply with the required specification? Gradient of between 1:12 to 1:20, depending on length of ramp? (Width 1500mm)

No

Site: L2270 - Barr Community Centre
Problem: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria.
Solution: It would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors.
Priority: 4 - Long term - 6 Years +
Category:
Comments:
Est Cost (£): 15000.00
Due Date: 31/05/2030
Completed Date:
Owner: [REDACTED]

05 - Are treads between 300 to 450mm long and all the same length?

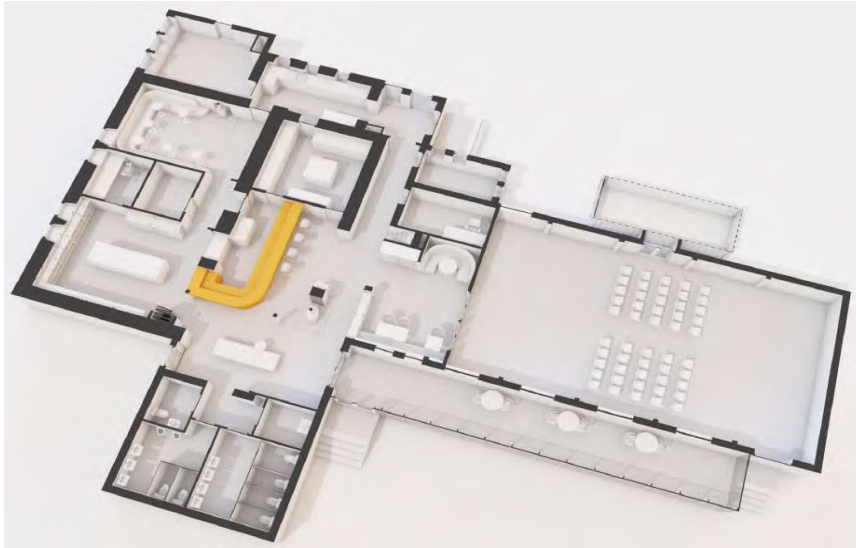
No

Site: L2270 - Barr Community Centre
Problem: Treads are not between 300 - 450mm long and all the same length.
Solution: When the steps are next refurbished, provide treads of between 300 - 450mm long and all the same length.
Priority: 4 - Long term - 6 Years +
Category:
Comments:
Est Cost (£): 3500.00
Due Date: 31/05/2030
Completed Date:
Owner: [REDACTED]

02 - Is access to the entrances to the building suitable for use by wheelchair users?

No

Site: L2270 - Barr Community Centre
Problem: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location.
Solution: An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors.
Priority: 4 - Long term - 6 Years +
Category:
Comments: Costs in with S3 Q2.
Est Cost (£): 0.00
Due Date: 31/05/2030
Completed Date:
Owner: [REDACTED]



visual by Graven Architects

**VILLAGE HALL, BARR, GIRVAN
REFURBISHMENT AND EXTENSION**

RIBA STAGE 1 - COST PLAN



Chartered Quantity Surveyors

111 Bell Street

GLASGOW G4 0TQ

T: 0141 332 4311

E: glasgow@armour.co.uk

W: www.armour.co.uk

1.0 SUMMARY

		Total Gross Internal Floor Ar = 467			TERRACE	EVENTS/ HALL	TOILET REFURB	SHOP FIT- OUT	OTHER	
		COST	% of Total	Cost / m2 of GIFA						
0-	Demolitions & Alterations Total	19,365	2.09%	41.47	-	4,300	1,400	-	13,665	
1-	Substructure Total	-	0.00%	-	-	-	-	-	-	
2-	Superstructure Total	234,475	25.35%	502.09	62,500	95,790	350	-	75,835	
3-	Internal Finishes Total	76,440	8.26%	163.68	8,800	20,005	2,800	-	44,835	
4-	Fittings & Fixtures Total	49,500	5.35%	106.00	-	750	-	25,000	23,750	
5-	Services Total	249,003	26.92%	533.20	13,500	45,900	28,165	-	161,438	
6-	External Works Total	37,600	0.00%	80.51	-	-	-	-	37,600	
	Sub-Total	666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123	
	Preliminaries	18%	119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
	Sub-Total	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405	
	Potential Phasing / Sequencing of Works / NPO	Excl.	Excluded / N/A		Excl.	Excl.	Excl.	Excl.	Excl.	
	Sub-Total	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405	
	Contingencies / Design Risk	10%	78,630	8.50%	168.37	10,006	19,676	3,860	2,950	42,139
	Sub-Total	864,961	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544	
	Inflation (2nd Qtr 2022 to 1st Qtr 2024)	6.93%	59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124
	TOTAL CONSTRUCTION COST	£ 924,903	100.00%	1,980.52	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668	
	Professional Fees - Design Team (Allowance)	17.5%	161,858							
	Sub-Total	1,086,761								
	Statutory Fees / Approvals (Allowance)		10,000							
	TOTAL DEVELOPMENT COST	£ 1,096,761								
	Client Direct (Allowance)		75,000							
	TOTAL DEVELOPMENT COST INCL. CLIENT DIRECT	£ 1,171,761								

Refer to attached Notes and Appendices for details of Cost Data / Information used, Exclusions, Risks and Relevant Assumptions on Scope / Specification / Extent of Works

ACC Ref. 8069

4 July 2022

111 Bell Street
Glasgow G4 0TQ

Reported

Chartered Quantity Surveyors

VILLAGE HALL, BARR, GIRVAN
REFURBISHMENT AND EXTENSION
4TH JULY 2022
RIBA STAGE 1 - COST PLAN



2.0 NOTES

1) Introduction

Armour Construction Consultants are delighted to have been appointed to provide a budget cost plan for this project.

2) The costs are based upon:

a) Architectural Drawings as noted below:

Option A - Proposed Layout
As Existing - Ground Floor Plan

b) Barr Village Hall Information Pack dated December 2021

Please note the figures quoted within this report are noted as being quoted as 4th Quarter 2020 and include overheads, profit and preliminaries. We recognise the need to update to the base date of our cost, however an omission of 10-20% preliminaries would need to be deducted with a similar percentage range to be reapplied to account for inflation. Therefore, we have taken a holistic view to allow costs to be represented as quoted within the above report.

- c) The GIFA and quantities noted within cost
- d) Rates and costs from other previous similar projects
- e) Assumptions on scope / specifications / extent of certain works
- f) Details noted within attached cost breakdown
- g) Provisional Lump Sum allowances for items of work as noted herein
- h) Works being carried out as one phased project
- i) Works being carried out primarily during normal working hours
- j) Base Date of 2nd Quarter 2022 with inflation provisionally projected to 1st Quarter 2024

3) The above Costs **EXCLUDES**:

- a) Items noted within cost breakdown as Excluded or Not Applicable
- b) Any work outwith the noted GIFA's
- c) Any Contamination / capping layers / gas membranes
- d) Any BREEAM ratings / Eco Homes or sustainability requirements being achieved
- e) Abnormal ground conditions
- f) Land acquisition
- g) Works outwith site boundary (excluding services)
- h) Provision of surveys or investigations
- i) Any smart home system / technology capabilities
- j) Variation in labour and material costs
- k) Any adjustment for rural location factor
- l) Inflation beyond 1st Quarter 2024
- m) VAT

4) Client Direct Items

- a) An allowance meantime of £75,000 has been included for additional FF&E and client direct items

5) Significant Risks that could potentially affect the above costs include:

- a) Development of Architectural and Structural scope and specification of works
- b) Development of Mechanical & Electrical services scope of works
- c) Any required works in relation to contamination
- d) Services strategy
- f) Selection of materials / finishes / specifications
- g) Abnormal ground conditions
- h) Any works outwith site boundary (excluding services)
- i) Nature and location of site accommodation, temporary works, etc
- j) Any potential issues related to the nature / location of the site
- k) Any ground stabilisation works

- l) Any Planning and Building Warrant / Permissions
- m) Programme / Phasing / Procurement route
- n) Market conditions / Inflation / Brexit

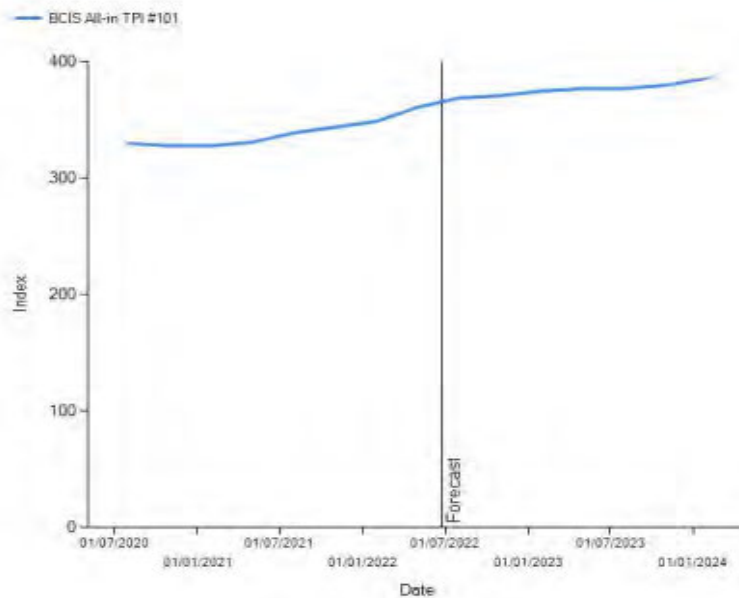
6) Inflation

- a) Our Cost Plan represent costs at 1st Quarter 2024
- b) The Base Date for the works has been assumed as 2nd Quarter 2022
- c) We have reviewed the BCIS All in Tender price Index and Material Price Indices to establish potential inflation from 2nd Quarter 2022 to 1st Quarter 2024. Please refer to the summary page for details of the inflation amounts included
- d) The table and graph below show the current provisional and forecasted BCIS index figures and quarterly changes in the next period

Base date: 1985 mean = 100 | Updated: 10-Jun-2022 | #101

Date	Index	Equivalent sample	Percentage change		
			On year	On quarter	On month
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	361	Provisional	9.1%	3.4%	
3Q 2022	369	Forecast	8.8%	2.2%	
4Q 2022	371	Forecast	7.8%	0.5%	
1Q 2023	375	Forecast	7.4%	1.1%	
2Q 2023	377	Forecast	4.4%	0.5%	
3Q 2023	377	Forecast	2.2%	0.0%	
4Q 2023	380	Forecast	2.4%	0.8%	
1Q 2024	386	Forecast	2.9%	1.6%	

Index value over time



7) Benchmarking

- a) Throughout the preparation of the cost we have, where possible, used rates and costs from other previous similar projects.

8) Programme

- a) The programme is to be confirmed, however we have based on a 1st Quarter 2024

9) Budget

- a) The available budget is to be confirmed

3.0 - ELEMENTAL ANALYSIS

OPTION A

Approx GIFA (m2) 467

ELEMENT	COST (£)	% of Total	Cost / m2 Gross Floor Area	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
0- DEMOLITIONS & ALTERATIONS								
0A Demolitions & Alterations	18,615	2.01%	39.86	-	4,300	1,400	-	12,915
0B Asbestos/Contamination	-	0.00%	-	-	-	-	-	-
0C Rot	750	0.08%	1.61	-	-	-	-	750
0D Removal/Diversion of Services	-	0.00%	-	-	-	-	-	-
0- Demolitions & Alterations Total	19,365	2.09%	41.47		4,300	1,400		13,665
1- SUBSTRUCTURE								
1- Substructure	-	0.00%	-	-	-	-	-	-
1- Substructure Total	-	0.00%	-					
2- SUPERSTRUCTURE								
2A Frame	-	0.00%	-	-	-	-	-	-
2B Upper Floors	5,125	0.55%	10.97	-	-	-	-	5,125
2C Roof / Canopy	33,250	3.59%	71.20	-	26,500	-	-	6,660
2D Stairs / Ramps	4,000	0.43%	8.57	-	-	-	-	4,000
2E External Wall	100,500	10.87%	215.20	60,000	31,950	-	-	8,550
2F Windows & External Doors	38,150	4.12%	81.69	2,500	30,250	-	-	5,400
2G Internal Walls & Partitions	40,900	4.42%	87.58	-	3,000	-	-	37,900
2H Internal Doors	12,550	1.36%	26.87	-	4,000	350	-	8,200
2- Superstructure Total	234,475	25.35%	502.09	62,500	95,790	350		75,835
3- INTERNAL FINISHES								
3A Wall Finishes	24,000	2.59%	51.39	-	10,000	-	-	14,000
3B Floor Finishes	36,505	3.95%	78.17	8,800	5,805	2,300	-	19,600
3C Ceiling Finishes	15,935	1.72%	34.12	-	4,200	500.00	-	11,235
3- Internal Finishes Total	76,440	8.26%	163.68	8,800	20,005	2,800		44,835
4- FITTINGS & FIXTURES								
4A1 Fixed Fittings and Fixtures	37,000	4.00%	79.23	-	-	-	25,000	12,000
4A2 Soft Furnishings	-	0.00%	-	-	-	-	-	-
4A3 Works of Art	-	0.00%	-	-	-	-	-	-
4A4 Equipment	-	0.00%	-	-	-	-	-	-
4A5 Kitchen Units	-	0.00%	-	-	-	-	-	-
4A6 Fixed Seating	10,000	0.00%	21.41	-	-	-	-	10,000
4A7 Blinds	-	0.00%	-	-	-	-	-	-
4A8 Signage	2,500	0.27%	5.35	-	750	-	-	1,750
4- Fittings & Fixtures Total	49,500	5.35%	106.00		750		25,000	23,750
5- SERVICES								
5A Sanitary Appliances	12,425	1.34%	26.61	-	-	12,425	-	-
5B Services Equipment	40,000	4.32%	85.65	-	-	-	-	40,000
5C Disposal Systems	1,500	0.16%	3.21	-	-	1,500	-	-
5D Mains, Hot & Cold Water Services	5,000	0.54%	10.71	-	-	2,500	-	2,500
5E Heat Source	28,020	3.03%	60.00	2,400	7,200	1,920	-	16,500
5F Space Heating & Air Treatment	35,025	3.79%	75.00	3,000	9,000	2,400	-	20,625
5G Ventilating Systems	30,355	3.28%	65.00	2,600	7,800	2,080	-	17,875
5H Electrical Installations	55,330	5.98%	118.48	3,600	10,800	2,880	-	38,050
5I Gas Installation	-	0.00%	-	-	-	-	-	-
5J Lift & Conveyor Installations	-	0.00%	-	-	-	-	-	-
5K Protective Installations	-	0.00%	-	-	-	-	-	-
5L Communication Installations	36,678	3.97%	78.54	1,500	9,900	2,140	-	23,138
5M Special Installations	-	0.00%	-	-	-	-	-	-
5N BWIC Services	4,670	0.50%	10.00	400	1,200	320	-	2,750
5- Services Total	249,003	26.92%	533.20	13,500	45,900	28,165		161,438
6- EXTERNAL WORKS								
6A Site Works	30,600	3.31%	65.52	-	-	-	-	30,600
6B Drainage	2,000	0.22%	4.28	-	-	-	-	2,000
6C External Services / Utilities	-	0.00%	-	-	-	-	-	-
6D Ancillary Buildings	5,000	0.00%	10.71	-	-	-	-	5,000
6- External Works Total	37,600	4.07%	80.51					37,600
SUB-TOTAL	666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123
ADD Preliminaries 18%	119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
SUB-TOTAL	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
ADD Potential Phasing / Sequencing of Works / NPO Excl.	Excluded / N/A	-	-	Excluded / N/A	Excluded / N/A	Excluded / N/A	Excluded / N/A	Excluded / N/A
SUB-TOTAL	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
ADD Contingencies / Design Risk 10%	78,633	8.50%	168.37	10,006	19,676	3,860	2,950	42,139
SUB-TOTAL	864,964	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544
ADD Inflation (2nd Qtr 2022 to 1st Qtr 2024) 6.9%	59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124
TOTAL CONSTRUCTION COST (Excl. VAT, Fees, etc)	£ 924,903	100.00%	£ 1,981	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668

4.0 COST BREAKDOWN

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
Gross Internal Floor Area (GIFA):										
Terrace			40.00							
Mezzanine			41.00							
New Build GIFA (Mezzanine)			81.00							
Existing Building GIFA			386.00							
Total	m2		467.00							
0A Demolition and Alterations										
Demolish roof to events/hall - EXCLUDED	m2	-	£ 15.00	-			£ -			
Forming openings in existing walls										£ 500.00
windows to café seating in masonry external wall	nr	2	£ 250.00	500.00						£ 250.00
window to rear corridor in masonry external wall	nr	1	£ 250.00	250.00						£ 250.00
external door to rear corridor entrance in masonry external wall	nr	1	£ 250.00	250.00						£ 250.00
opening to bar in internal walls; approx 1200 wide	nr	1	£ 250.00	250.00						£ 1,050.00
opening to bar/café seating in internal walls; approx 2800 wide	nr	3	£ 350.00	1,050.00						£ 500.00
opening to kitchen in internal walls; single leaf doors	nr	2	250.00	500.00						
Filling in openings										£ 250.00
filling in to kitchen in internal walls; glazed screens	nr	1	250.00	250.00						
Remove existing windows to events/hall	sum	1	£ 2,500.00	2,500.00			£ 2,500.00			
Remove existing internal walls / partitions (varying heights)	m	34	£ 15.00	510.00						£ 510.00
Remove existing doors										£ 125.00
single leaf	nr	5	£ 25.00	125.00						£ 280.00
double leaf	nr	8	£ 35.00	280.00						
Carefully remove and rehang existing single leaf door	nr	2	£ 50.00	100.00						£ 100.00
Remove existing floor finishes; including skirtings, accessories and the like	m2	275	£ 12.00	3,300.00				£ 400.00		£ 2,900.00
Take down existing ceiling to bar area and making good	m2	50	£ 15.00	750.00						£ 750.00
Existing fixed FFE to be removed and making good (allowance - extent unknown)	sum	1	£ 1,000.00	1,000.00			£ 300.00			£ 700.00
Remove existing sanitaryware	sum	1	£ 1,000.00	1,000.00				£ 1,000.00		
Remove tea prep at wash up area	sum	1	£ 1,000.00	1,000.00						£ 1,000.00
Additional allowance for other general duntakings	sum	1	£ 5,000.00	5,000.00			£ 1,500.00			£ 3,500.00
					£ 18,615.00					
0B Asbestos/Contamination										
N/A / Excluded					£ -					
0C Rot / Treatment Etc										
Specialist timber and damp survey (item 12 to DM Hall report)	sum	1	£ 750.00	750.00	£ 750.00					£ 750.00
0D Removal/Diversions of Services										

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
N/A / Excluded					£ -					
1A Substructure										
N/A / Excluded					£ -					
2A Frame										
N/A / Excluded					£ -					
2B Upper Floors										
Mezzanine (for storage); lightweight timber structure	m2	41	£ 125.00	5,125.00						£ 5,125.00
					£ 5,125.00					
2C Roof										
2C1 Roof Structure										
Allowance for general roof repairs (includes items 1, 2 and 14 to DM Hall report)	sum	1	£ 5,300.00	5,300.00			£ 1,590.00			£ 3,710.00
Roof structure - new build main roof to events/hall; including propping/temp works; allow sum	sum	1	£ 9,000.00	9,000.00			£ 9,000.00			
2C2 Roof Finishes										
Cut out and replace rotten and defective timbers to fascias (item 16 to DM Hall report)	sum	1	£ 2,000.00	2,000.00						£ 2,000.00
Metal clad roof; allow for all coverings, treatments, edges, flashings, etc	m2	120	£ 115.00	13,800.00			£ 13,800.00			
2C3 Specialist Roof Systems										
N/A / Excluded										
2C4 Roof Drainage										
Gutters; allowance to new roofs only (note - replacement in lieu of fix and repair as item 4 to DM Hall report)	m	35	£ 90.00	3,150.00			£ 2,200.00			£ 950.00
2C5 Roof Lights										
<i>Not applicable</i>				<i>Not applicable</i>						
2C5 Roof Mansafe										
<i>Not applicable</i>				<i>Not applicable</i>						
					£ 33,250.00					
2D Stairs / Ramps										
Lump sum allowance for staircase from Ground Floor to Mezzanine Store	sum	1	£ 4,000.00	4,000.00						£ 4,000.00
					£ 4,000.00					
2E External Walls										
Lump sum allowance for upgrading external walls ('thermal wrap') to events/hall (item 18 to DM Hall report partially captured within this cost as separate upgrade works)	sum	1	£ 30,000.00	30,000.00			£ 30,000.00			
Terrace; lean-to-glass greenhouse (unheated within AOVs)	sum	1	£ 60,000.00	60,000.00		£ 60,000.00				
Lump sum allowance for decoration to external walls (item 15 to DM Hall report captured within this	sum	1	£ 5,000.00	5,000.00			£ 1,500.00			£ 3,500.00
Prepare and redecorate render finish to all elevations of the property - allow 50% (item 18 to DM Hall report partially captured within this cost)	sum	1	£ 4,000.00	4,000.00						£ 4,000.00

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
Allowance for general external wall repairs	sum	1	£ 1,500.00	1,500.00			£ 450.00			£ 1,050.00
					£ 100,500.00					
2F Windows & External Doors										
Lump sum allowance for replacement windows to events/hall (item 6 to DM Hall report captured	sum	1	£ 25,000.00	25,000.00			£ 25,000.00			
New window to rear corridor	nr	1	£ 350.00	350.00						£ 350.00
External doors; single leaf	nr	1	£ 1,800.00	1,800.00						£ 1,800.00
Replace external fire escape doors (item 7 to DM Hall report)	sum	1	£ 5,500.00	5,500.00			£ 2,750.00			£ 2,750.00
Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to	sum	1	£ 500.00	500.00						£ 500.00
External doors; double leaf	nr	2	£ 2,500.00	5,000.00		£ 2,500.00	£ 2,500.00			
					£ 38,150.00					
2G Internal Walls & Partitions										
Internal walls and partitions; assumed Gypframe including 2 layers plasterboard, including angles, head detail, etc.	m	28	£ 300.00	8,400.00			£ 3,000.00			£ 5,400.00
Lump sum allowance for folding partition	sum	1	£ 17,500.00	17,500.00						£ 17,500.00
Lump sum allowance for propping steelwork for new openings	sum	1	£ 15,000.00	15,000.00						£ 15,000.00
					£ 40,900.00					
2H Internal Doors										
Internal doorsets; single leaf doors	nr	5	£ 1,400.00	7,000.00						£ 7,000.00
Internal doorsets; double leaf doors	nr	2	£ 2,000.00	4,000.00			£ 4,000.00			
Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance (item 21 to DM Hall report)	sum	1	£ 1,200.00	1,200.00						£ 1,200.00
Change door ironmongery and provide colour contrast to Access WC (item 11 to DM Hall report)	sum	1	£ 350.00	350.00				£ 350.00		
					£ 12,550.00					
3A Wall Finishes										
Hack off and renew plaster to walls and window reveals to hall and repair cladding column (item 20 to DM Hall report)	sum	1	£ 4,000.00	4,000.00			£ 4,000.00			
Lump sum allowance for wall finishes (item 5 and 27 to DM Hall report partially captured within this cost)	sum	1	£ 20,000.00	20,000.00			£ 6,000.00			£ 14,000.00
					£ 24,000.00					
3B Floor Finishes										
Timber decking to terrace; including structure, supports, joists, etc	m2	40	£ 220.00	8,800.00		£ 8,800.00				
Sand existing timber floor and re-varnish; to events/hall	m2	123	£ 35.00	4,305.00			£ 4,305.00			
Floor finishes; carpet tiles	m2	-	£ 65.00	-						
Floor finishes; vinyl on ply substrate; allow for gradus metal transition strips (items 10 and 22 to DM Hall report captured within this cost)	m2	265	£ 65.00	17,200.00				£ 2,100.00		£ 15,100.00
Floor finishes; ceramic floor tiles	m2	-	£ 65.00	-						
Floor finishes; recessed matwell by Gradus or equal approved	m2	10	£ 250.00	2,500.00						£ 2,500.00

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
System	nr	7	£ 425.00	2,975.00				£ 2,975.00		
Urinals	nr	2	£ 400.00	800.00				£ 800.00		
Clearers sink with high splash back and bucket grating	nr	1	£ 650.00	650.00				£ 650.00		
Doc M pack	nr	1	£ 1,500.00	1,500.00				£ 1,500.00		
5A2 Sanitary Ancillaries										
Hand dryers	nr	4	£ 450.00	1,800.00				£ 1,800.00		
Paper towel dispensers	nr	5	£ 50.00	250.00				£ 250.00		
Toilet paper dispensers	nr	7	£ 50.00	350.00				£ 350.00		
Waste bins	nr	4	£ 50.00	200.00				£ 200.00		
Soap dispensers	nr	7	£ 50.00	350.00				£ 350.00		
Coat hooks	nr	7	£ 50.00	350.00				£ 350.00		
Sanitary towel disposal bins	nr	4	£ 50.00	200.00				£ 200.00		
					£ 12,425.00					
5B Services Equipment										
Allowance for commercial/domestic "hybrid" kitchen (item 24 to DM Hall report captured within this cost)	sum	1	£ 30,000.00	30,000.00						£ 30,000.00
Allowance for new tea prep/kitchen to wash up (item 25 to DM Hall report captured within this cost)	sum	1	£ 10,000.00	10,000.00						£ 10,000.00
					£ 40,000.00					
5C Disposal Systems										
Lump sum allowance for alterations to drainage to sanitary appliances	sum	1	£ 1,500.00	1,500.00				£ 1,500.00		
					£ 1,500.00					
5D Mains, Hot & Cold Water Services										
Lump sum allowance for alterations to cold water distribution (item 30 to DM Hall report partially captured within this cost)	sum	1	£ 2,500.00	2,500.00				£ 1,250.00		£ 1,250.00
Lump sum allowance for alterations to hot water distribution (item 30 to DM Hall report partially captured within this cost)	sum	1	£ 2,500.00	2,500.00				£ 1,250.00		£ 1,250.00
					£ 5,000.00					
5E Heat Source										
Air source heat pump (GIFA)	m2	467	£ 60.00	28,020.00		£ 2,400.00	£ 7,200.00	£ 1,920.00		£ 16,500.00
					£ 28,020.00					
5F Space Heating & Air Treatment										
Allowance for total GIFA (item 29 to DM Hall report partially captured within this cost)	m2	467	£ 75.00	35,025.00		£ 3,000.00	£ 9,000.00	£ 2,400.00		£ 20,625.00
					£ 35,025.00					
5G Ventilating Systems										
Allowance for total GIFA (item 29 to DM Hall report partially captured within this cost)	m2	467	£ 65.00	30,355.00		£ 2,600.00	£ 7,800.00	£ 2,080.00		£ 17,875.00
					£ 30,355.00					
5H Electrical Installations										
5H1 Electrical mains and sub-mains distribution										
Lump sum allowance for alterations to existing	sum	1	£ 3,000.00	3,000.00						£ 3,000.00
5H2 Power Installations										
Allowance for full replacement (items 28 and 29 to DM Hall report partially captured within this cost)	sum	1	£ 10,000.00	10,000.00						£ 10,000.00

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
6A2 Surface Treatment										
External hardstanding allowance	m2	50	£ 110.00	5,500.00						£ 5,500.00
Lump sum allowance for additional external landscaping	sum	1	£ 1,500.00	1,500.00						£ 1,500.00
6A3 Site Enclosure and Division										
Repair, prepare and redecorate boundary fencing (item 9 to DM Hall report)	sum	1	£ 20,000.00	20,000.00						£ 20,000.00
6A4 Fittings and Furniture										
Sheffield stainless steel bike stands allowance	nr	8	£ 100.00	800.00						£ 800.00
Treat corrosion, prepare and redecorate balustrading to fire escape stairs (item 8 to DM Hall report)	sum	1	£ 300.00	300.00						£ 300.00
Lump sum allowance for external works to south of building	sum	1	£ 2,500.00	2,500.00	£ 30,600.00					£ 2,500.00
6B Drainage										
Allowance for additional drainage requirements for bar	sum	1	£ 2,000.00	2,000.00	£ 2,000.00					£ 2,000.00
6C External Services / Utilities										
6C1 Water Mains										
N/A / Excluded										
6C2 Fire Mains										
N/A / Excluded										
6C3 Electrical Mains										
N/A / Excluded										
6C4 Gas Mains										
N/A / Excluded										
6C7 IT/Comms										
N/A / Excluded										
6C8 Others										
N/A / Excluded					£ -					
6D Ancillary Buildings										
Storage container allowance	sum	1	£ 5,000.00	5,000.00	£ 5,000.00					£ 5,000.00
					£ 666,382.50	£ 84,800.00	£ 166,745.00	£ 32,715.00	£ 25,000.00	£ 357,122.50
To Cost Plan Summary										

SCIO Constitution (two tier) for asset transfer

CONSTITUTION OF

Barr Community

SCIO

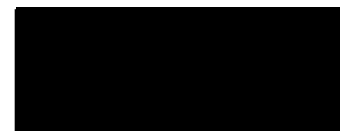
SC049703

Amended 19/03/24

**INCORPORATING AMENDMENTS APPROVED BY MEMBERS AT A
GENERAL MEETING HELD ON 14TH FEBRUARY 2024**

(AMENDED CLAUSES SHOWN IN RED)

Chair – Barr Community SCIO



GENERAL	Definitions, Name, Office, Community Definition & Purposes, Powers, General Structure	Clauses 1-6
MEMBERS	Membership, Application for membership, Membership Subscriptions, Re-Registration of Members, Liability, Cessation, Register of Members, Associates	Clauses 7-20
DECISION-MAKING BY MEMBERS	General Meetings, Chairperson, Quorum, Voting, Proxy, Resolutions, Adjournment	Clauses 21-31, Schedule 1
BOARD (CHARITY TRUSTEES)	Management by the Board, Interim Board, Composition, Elected, Appointed and Co-opted Charity Trustees, Vacancy, General Duties, Code of Conduct, Register of Trustees, Termination	Clauses 33-49,
DECISION-MAKING BY CHARITY TRUSTEES	Chairperson, Board Meetings, Voting, Sub Committees	Clauses 50-59
ADMINISTRATION & FINANCE	Constraints on payments, Personal interests, Office Bearers, Finances & Accounts, Notices, Records of meetings, Indemnity, Alteration to Clauses, Dissolution	Clauses 60-72

Charities and Trustee Investment (Scotland) Act 2005

Constitution

of

Barr Community SCIO

In this Constitution, the following definitions apply throughout:

- **“2005 Act”** means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification and re-enactment thereof for the time being in force.
- **“AGM”** means an Annual General Meeting.
- **“Board”** means the Board of Charity Trustees.
- **“Charity”** means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.
- **“Charity Trustees”** means the persons having the general control and management of the Organisation.
- **“Clauses”** means any clause.
- **“Clear days”**, in relation to notice of a meeting, means a period excluding the day when notice is given and the day of the meeting.
- **“Community”** has the meaning given in clause 4.
- **“GM”** means a General Meeting.
- **“Group”** means those other organisations (incorporated or not) that are not this Organisation.
- **“Individual”** means a human/person.
- **“Members”** means those individuals and groups who have joined this Organisation.
- **“Organisation”** means the SCIO whose constitution this is.
- **“OSCR”** means the Office of the Scottish Charity Regulator”
- **“Property”** means any property, assets or rights, heritable or moveable, wherever situated in the world.
- **“SCIO”** means Scottish Charitable Incorporated Organisation.
- **“them”** and **“their”** refer to individuals or groups (either he, she or they)

Words in the singular include the plural and words in the plural include the singular.

These Clauses supersede any model clauses.

Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.

The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the Organisation is: Barr Community SCIO
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the Organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit people who live or work in the Barr Community Council area (the "Community"), to protect the Barr Community Hall as an asset at the heart of the rural community, to establish a viable and sustainable community facility for all ages and abilities in the Community, and with the following charitable purposes (the "Purposes"):
4.1	The advancement of citizenship or community development (including rural or urban regeneration, and the promotion of civic responsibility, volunteering, the voluntary sector or the effectiveness or efficiency of charities).
4.2	The advancement of the arts, heritage, culture, or science .
4.3	The provision of recreational facilities , or the organisation of recreational activities , with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended (in relation to recreational facilities or activities which are primarily intended for persons who have need of them by reason of their age, ill-health, disability, financial hardship or other disadvantage, or are available to members of the public at large or to male or female members of the public at large).
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so. In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:

5.1	To encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	To promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes;
5.3	To provide advice, consultancy, training, tuition, expertise and assistance;
5.4	To prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	To purchase, take on lease, hire, or otherwise acquire any property suitable for the Organisation;
5.6	To construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the Organisation's property;
5.7	To sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the Organisation;
5.8	To establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	To employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the Organisation;
5.10	To take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the Organisation;
5.11	To accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;

5.12	To borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the Organisation;
5.13	To set aside funds not immediately required as a reserve or for specific purposes;
5.14	To invest any funds which are not immediately required for the activities of the Organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;
5.15	To make grants or loans of money and to give guarantees;
5.16	To establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	To establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	To enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the Organisation and to enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	To enter into contracts to provide services to or on behalf of others;
5.20	To effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	To oppose, or object to, any application or proceedings which may prejudice the interests of the Organisation;
5.22	To pay the costs of forming the Organisation and its subsequent development;
5.23	To carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The Organisation is composed of:

6.1	Members (composed of Ordinary Members and Junior Members);
6.2	Associates
6.3	Charity Trustees (composed of Elected Charity Trustees, Appointed Charity Trustees; and Co-opted Charity Trustees, following the first GM).
	MEMBERSHIP OF THE ORGANISATION
7	Membership of the Organisation is open to all members of the Community as defined in Clause 4. The membership of the Organisation shall consist of those individuals who made the application for registration of the Organisation and such other individuals as are admitted to membership under the following clauses.
8	The Organisation shall have not fewer than 20 Ordinary Members at any time; but
8.1	In the event that the number of Ordinary Members falls below 20 the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the Organisation is open to all members of the Community (i.e., people who live or work in the Community as defined in clause 4).
9.1	Individuals aged 16 or over may be admitted as "Ordinary Members" .
9.2	Individuals aged from 12 and 15 may be admitted as "Junior Members" (Junior Members will not be eligible to serve as Charity Trustees).
9.3	If an Individual ceases to fulfil the criteria within clause 9.1 or 9.2, that Individual must inform the Organisation. The Organisation may choose to reclassify a Junior Member as an Ordinary Member.
	APPLICATION FOR MEMBERSHIP
10	No Individual may become a Member unless that Individual has submitted a written application for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application.
10.1	The Charity Trustees shall consider applications for membership promptly. and shall assess each application to determine whether the applicant meets the criteria for becoming an Ordinary Member or Junior Member.
11	Membership of the Organisation may not be transferred by a member.

12	Members will not be required to pay an annual membership subscription.
RE-REGISTRATION OF MEMBERS	
13	The Board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the Organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the Board.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the Organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.
13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
LIABILITY OF MEMBERS	
14	The members of the Organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the Organisation if it is wound up; accordingly, if the Organisation is unable to meet its debts, the members will not be held responsible.
15	The Members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
CESSATION OF MEMBERSHIP	
16	A Member shall cease to be a member if:
16.1	That Member sends a written notice of resignation to the registered office of the Organisation; they will cease to be a member as from the time when the notice is received by the Organisation;
16.2	That Member has failed to respond to any re-registration request under clause 13;

16.3	<p>A Special Resolution that that Member be expelled (where that Member's conduct, in their capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed at a GM (at which the Member is entitled to be heard) notice of which shall state:</p> <p>(a) the full text of the Resolution proposed; and</p> <p>(b) the grounds on which it is proposed;</p>
16.4	<p>The Member has died (membership of the Organisation not being transferable);</p>
16.5	<p>Where the Member is a Charity Trustee of the Organisation, they fail to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a Member.</p>
REGISTER OF MEMBERS	
17	<p>The Board must keep a register of members, setting out for each current member:</p> <p>(a) their full name;</p> <p>(b) their address; and</p> <p>(c) the date on which they were registered as a member.</p>
17.1	<p>For each former member the register must set out, for at least six years from the date on they ceased to be a member:</p> <p>(a) their name; and</p> <p>(b) the date on which they ceased to be a member.</p>
17.2	<p>The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.</p>
17.3	<p>If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.</p>

	ASSOCIATES
18	Individuals and Groups wishing to support the Purposes who are not members of the Community may become associates of the Organisation (“Associates”). Associates may attend and speak at GMs but may not participate in such meetings for voting or quorum purposes.
18.1	No Individual or Group may become an Associate unless that Individual or Group has submitted a written application to become an Associate in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by a Group must be signed on behalf of that Group.
18.2	The Charity Trustees shall consider applications for associateship promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Associate.
19	The Charity Trustees shall cause a register of associates to be maintained containing: <ul style="list-style-type: none"> (a) the name and address of each Associate; (b) the date on which each Individual or Group was registered as an Associate; and (c) the date at which any Individual or Organisation ceased to be an Associate.
20	An Associate shall cease to be an Associate if:
20.1	That Associate sends a written notice of resignation to the Organisation;
20.2	That Associate becomes a member of the Community;
20.3	A Resolution that that Associate be expelled from being an Associate (where that Associate’s conduct, in their capacity as Associate, has been detrimental to the effective functioning of the Organisation) is passed by Special Resolution at a GM (notice of which shall state: (a) the full text of the Resolution proposed; and (b) the grounds on which it is proposed) at which the Associate is entitled to be heard);
20.4	In the case of an Individual: <ul style="list-style-type: none"> (a) that Individual becomes insolvent or apparently insolvent or makes any arrangement with their creditors; or (b) that Individual has died; or

20.5	In the case of a Group, that Group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist.
	GENERAL MEETINGS (Meetings of the Members)
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the registered office of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
	Annual General Meeting
22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	The business of each AGM shall include: <ul style="list-style-type: none"> (a) a report by the Chairperson on the activities of the Organisation; (b) the election of Elected Charity Trustees; (c) the fixing of annual subscriptions; (d) consideration of the accounts of the Organisation; (e) a report of the auditor if applicable; and (f) the appointment of the auditor if applicable.
	Notice of General Meetings
23	Subject to the terms of clause 67, notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and <ul style="list-style-type: none"> (a) in the case of a Resolution to alter the Constitution, must set out the exact terms of the proposed alteration(s); and (b) in the case of any Special Resolution (as defined in clause 30) must set out the exact terms of the Resolution.

23.3	Notice of every members' meeting must be given to all the members of the Organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
CHAIRPERSON OF GENERAL MEETINGS	
24	<p>(a) The Chairperson of the Organisation shall act as Chairperson of each GM.</p> <p>(b) If the Chairperson is not present or willing to do so the Vice-Chairperson of the Organisation shall act as Chairperson of the GM.</p> <p>(c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.</p>
QUORUM AT GENERAL MEETINGS	
25	<p>The quorum for a GM shall be the greater of:</p> <p>(a) eleven Members; or</p> <p>(b) 10% of the Members,</p> <p>present either in person or by proxy.</p> <p>No business shall be dealt with at any GM unless a quorum is present.</p>
25.1	If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.
25.2	The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.
VOTING AT GENERAL MEETINGS	
26	The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.
26.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands

26.2	<p>A secret ballot may be demanded by:</p> <ul style="list-style-type: none"> (a) the chairperson of the GM; or (b) at least two Members present at the GM, <p>before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.</p>
27	<p>Whilst the attendance of Members at GMs is encouraged, a Member may appoint a proxy to attend a GM on behalf of that Member. A proxy appointed to attend and vote at a GM on behalf of a Member need not be a Member and shall have the same rights as the Member who appointed them to speak and vote at the GM.</p>
27.1	<p>The form appointing the Proxy shall be in the form set out in Schedule 1 annexed to these Clauses;</p>
27.2	<p>The form appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, shall be lodged at the Registered Office not less than 48 hours before the time of the GM at which the proxy is to be used; and</p>
27.3	<p>No form of proxy shall be valid more than 12 months from the date it was granted.</p>
28	<p>In the event of an equal number of votes for and against any Resolution, the Chairperson of the meeting shall have a casting vote in their capacity as a member of the Organisation.</p>
RESOLUTIONS	
29	<p>At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).</p>
30	<p>Certain Resolutions must be passed as Special Resolutions, specifically Resolutions:</p> <ul style="list-style-type: none"> (a) to alter the name of the Organisation; or (b) to amend the Purposes; or (c) to amend these Clauses; or (d) to wind up the Organisation in terms of clause 72. <p>A Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).</p>

31	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this clause are followed.
31.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
31.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
31.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
31.4	Written Resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (e-mailed).
31.5	Written Resolutions must be accompanied by a statement informing the Member how to signify agreement to the Resolution and the date by which the Resolution must be passed if it is not to lapse.
31.6	A Written Resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
31.7	Once a Member has signed and returned a Written Resolution in agreement thereto, that Members' agreement is irrevocable.
31.8	The Members may require the Organisation to circulate a Written Resolution; as follows:
31.8.1	The Resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (e-mailed), must identify the Resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
31.8.2	The Board may reject the Resolution but must provide reasons for doing so to the members requesting the resolution.
31.8.3	If accepted, the Organisation must circulate the Resolution and any accompanying statement within 21 days and may require the requesting Members to cover the expenses it incurs in circulating the Resolution.

	MEETING ADJOURNMENT
32	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
33	The affairs, property and funds of the Organisation shall be directed and managed by a Board of Charity Trustees; as follows:
33.1	<p>The Board shall;</p> <ul style="list-style-type: none"> (a) set the strategy and policy of the Organisation; (b) where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation; (c) hold regular meetings between each AGM, meeting as often as necessary to dispatch all business of the Organisation; (d) monitor the financial position of the Organisation; (e) direct and manage the affairs and Property of the Organisation; (f) generally control and supervise the activities of the Organisation.
33.2	<p>The Board may;</p> <ul style="list-style-type: none"> (a) on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM); (b) exercise the powers of the Organisation.
33.3	The Board may not also be paid employees of the Organisation.
	INTERIM BOARD
34	Upon incorporation of the Organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the Organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.

34.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 36).
	COMPOSITION OF THE BOARD OF CHARITY TRUSTEES
35	The number of Charity Trustees shall be not less than 3 and the total number of Charity Trustees shall be not be more than 12.
	APPOINTMENT OF CHARITY TRUSTEES
36	<p>From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):</p> <ul style="list-style-type: none"> (a) up to 7 individual persons elected as Charity Trustees by the Members in accordance with clause 37 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and (b) up to 3 individual persons appointed by other Community Groups in accordance with clause 38 (“the Appointed Charity Trustees” who must themselves be Ordinary Members); and (c) up to 2 individual persons co-opted in accordance with clause 39 (“the Co-opted Charity Trustees” who must themselves be Ordinary Members), so as to ensure a spread of skills and experience within the Board.
36.1	Employees of the Organisation may <u>not</u> become Charity Trustees.
	ELECTED CHARITY TRUSTEES
37	At any GM of the Organisation, the Members shall elect up to 7 individual Ordinary Members as Elected Charity Trustees .
37.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
37.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.

37.3	At the fourth and subsequent AGMs, one-third of the Elected Charity Trustees (rounding downwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
37.4	A retiring Elected Charity Trustee shall be eligible for re-election unless they have completed two consecutive terms of office as an Elected Charity Trustee without a period of one year having passed when they were not an Elected Charity Trustee. For the avoidance of doubt, each (single) term of office for an Elected Charity Trustee shall be up to 3 years.
37.5	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
APPOINTED CHARITY TRUSTEES	
38	Subject to clause 35, up to 3 individuals may be appointed by other Community Groups in respect of which 'Appointed Charity Trustees' the following shall apply:
38.1	Nominations, which can only be submitted by local, properly constituted, and currently active community groups, must contain confirmation from the nominee that they are willing to act as an Appointed Charity Trustee, and must be delivered to the registered office of the Organisation at least two days before the first GM or at least two days before an AGM. In the event that more nominations are received than places available on the Board, selection shall be made by a Member's vote carried out in accordance with clause 26.
38.2	For the avoidance of doubt, an Appointed Charity Trustee may attend and vote at Board meetings (subject to clause 63).
38.3	At the second and subsequent AGMs, all Appointed Trustees shall retire from office at the close or adjournment of that meeting.
CO-OPTED CHARITY TRUSTEES	
39	Subject to clause 35, the Charity Trustees may appoint Individuals as Trustees to ensure a spread of skills and experience within the Board (" Co-opted Charity Trustees ") and may remove a Co-opted Trustee at any time.
39.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.

39.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
39.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them.
	VACANCY
40	The Board may from time to time fill any casual vacancy arising because of the retiral (or deemed retiral) of any Charity Trustee from or after the date of such retiral until the next AGM by the action of a Resolution passed by the majority of Trustees attending a Board Meeting.
40.1	Nominations must be in writing and must be supported by at least two Members.
40.2	Nominations must contain confirmation from the nominee that they are willing to act as a Charity Trustee and must be delivered to the registered office of the Organisation at least two days before the Board Meeting.
	CHARITY TRUSTEES – GENERAL DUTIES
41	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the Organisation; and, in particular, must:
41.1	Seek, in good faith, to ensure that the Organisation acts in a manner which is in accordance with its purposes;
41.2	Act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
41.3	In circumstances giving rise to the possibility of a conflict of interest between the Organisation and any other party, put the interests of the Organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the Organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
41.4	Ensure that the Organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
42	In addition to the duties outlined in clause 41, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:

42.1	That any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
42.2	That any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
43	Provided they have declared their interest - and have not voted on the question of whether or not the Organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
44	No Charity Trustee may serve as an employee (full time or part time) of the Organisation; and no Charity Trustee may be given any remuneration by the Organisation for carrying out their duties as a Charity Trustee.
45	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
CODE OF CONDUCT FOR CHARITY TRUSTEES	
46	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
46.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this Constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this Constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
REGISTER OF CHARITY TRUSTEES	
47	The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee: <ul style="list-style-type: none"> (a) the name of the Charity Trustee; (b) the address of the Charity Trustee; (c) the date on which they were appointed as a Charity Trustee; and (d) any office held by them in the Organisation.

47.1	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
47.2	For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee: <ul style="list-style-type: none"> (a) the name of the Charity Trustee; (b) any office held by the Charity Trustee in the Organisation; and (c) the date on which they ceased to be a Charity Trustee.
47.3	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
47.4	If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.
TERMINATION OF CHARITY TRUSTEES OFFICE	
48	A Charity Trustee will automatically cease to hold office if:
48.1	They give the Organisation a notice of resignation, signed by them;
48.2	They become an employee of the Organisation;
48.3	In the case of a Charity Trustee elected under clause 37) they cease to be a member of the Organisation;
48.4	In the case of a Charity Trustee appointed under clause 38) they cease to be a member of the nominating group;
48.5	In the case of a Charity Trustee co-opted under clause 39) the Board under clause 39.2 vote to end the appointment;
48.6	They become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;

48.7	They are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
48.8	They become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
48.9	They are removed from office by Resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 46);
48.10	They are removed from office by Resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
48.11	They become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act.
48.12	They commit any offence under section 53 of the 2005 Act.
49	Clauses 48.9 and 48.10 apply only if the following conditions are met:
49.1	The Charity Trustee who is subject of the Resolution is given reasonable prior written notice of the grounds upon which the Resolution for removal is to be proposed;
49.2	The Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the Resolution being put to a vote; and
49.3	At least two thirds of the Charity Trustees then in office vote in favour of the Resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
50	<p>The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint:</p> <p>(a) an Elected Charity Trustee to chair Board meetings and GMs (the“Chairperson”), and</p> <p>(b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so (the “Vice Chairperson”).</p>

50.1	<p>In the event that:</p> <ul style="list-style-type: none"> (a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and (b) the Vice-Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Vice-Chairperson is currently appointed, <p>the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.</p>
BOARD MEETINGS	
51	<p>The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.</p>
51.1	<p>A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a Resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.</p>
51.2	<p>The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.</p>
52	<p>7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.</p>
52.1	<p>All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.</p>
52.2	<p>On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.</p>
53	<p>No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.</p>

54	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 35, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
55	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
56	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
VOTING AT BOARD MEETINGS	
57	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
57.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any Resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
57.2	A Resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A Resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
SUB-COMMITTEES	
58	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
58.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.

58.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND TRUSTEES	
59	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
60	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 61.
61	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
61.1	Repayment of out-of-pocket expenses (subject to prior agreement by the Board);
61.2	Reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
61.3	Payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
61.4	Payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
61.5	The purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
61.6	The sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
61.7	Payment by way of any indemnity, where appropriate in accordance with clause 70.
62	Where any payment is made under clause 61, the terms of clause 63 must be observed.

	PERSONAL INTERESTS & CONFLICTS OF INTEREST
63	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 63.3 and 63.4, they have a duty to declare this to the Board meeting in question.
63.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any Resolution which relates to a matter in which they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
63.2	It will be up to the Chairperson of the meeting in question to determine: <ul style="list-style-type: none"> (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.
63.3	An interest held by an individual who is “connected” with the Charity Trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity Trustee;
63.4	A Charity Trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
63.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Relevant Interests is maintained, which shall be open for inspection by both the Board and Members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
	OFFICER BEARERS
64	The Board may appoint office bearers for such term and upon such terms and conditions as they think fit and may remove an officer at any time.

64.1	<p>The Board may appoint a treasurer for such term and upon such terms and conditions as they think fit. The treasurer may be removed by the Board at any time. The treasurer may be required to attend Board and sub-committee meetings but:</p> <ul style="list-style-type: none"> (a) may not participate in such meetings for voting or quorum purposes unless they are also a Charity Trustee; (b) may not attend meetings (or parts of meetings) at which their remuneration or employment is to be discussed; and (c) (if the treasurer is not a Charity Trustee) may not attend meetings at which confidential matters are to be discussed.
FINANCES & ACCOUNTS	
65	The Board shall determine:
65.1	Which banks or building societies the bank accounts of the Organisation shall be opened with;
65.2	How bank accounts shall be maintained and operated; and
65.3	How cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
66	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
66.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
66.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
66.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.

66.4	Copies of such accounts shall, not less than 14 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
	NOTICES
67	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand- delivered) or electronic form (e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e- mailed.
68	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
	RECORDS OF MEETINGS
69	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
	INDEMNITY
70	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.

	ALTERATION TO THE CLAUSES
71	Subject to the terms of this clause, this Constitution may be altered by a Special Resolution of the members passed in accordance with clause 30 or 31.3.
71.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005.
71.2	The Board must notify OSCR (and its successors) of any changes to the Constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005.
	DISSOLUTION
72	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 30 and 31.4, and subject to written consent being obtained from OSCR.
72.1	<p>If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be:</p> <ul style="list-style-type: none"> (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).

Schedule 1

Form of Proxy

Barr Community SCIO

I,,

residing at.....,

being a Member of the above Organisation hereby appoint

.....,

of.....,

and, failing him or her,.....,

of.....,

as my proxy to vote on my behalf at the [Annual General Meeting / General Meeting] of the Organisation to be held on

.....

.....and at any adjournment thereof.

I hereby instruct my proxy to vote in favour of/against the following

Resolution[s]:[insert Resolution(s)]

Signed the day of

Signature of member appointing proxy



South Ayrshire Council

Our Ref: JF/TH/CAS-67279-D8R8L0

17th March 2021

To whom it may concern,

Re: Letter of Support for Community Ownership and Refurbishment of Barr Community Hall

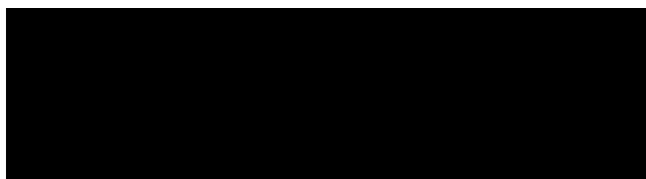
I am writing to register my support for the Barr Community SCIO's application for the Community Asset Transfer of Barr Community Hall.

Having convened and attended many meetings within this close knit community over the past five years, I understand that there is a fantastic depth of community spirit and real desire to create a community hub at the heart of the village. I also know that as well as the hub accomodating the various groups and interests of all ages and abilites there is an ambition to maximise their memberships and empower the community to create oportunities and deliver services that are accessible and tailored to the requirements of the local residents, including inter-generational activities.

Due to the rural and isolated nature of Barr and the limited transport network, which undoubtedly reduces the equality of access to health and wellbeing activities, I am convinced that a fit-for-purpose multi-use hall will be a fantastic asset and enhancemment for the village.

Appreciating that the hall is in much need of refurbishment in order to deliver the Barr Community SCIO's ambitions, I would be most grateful that your consideration is given to progressing the Barr Community SCIO's application for the Community Asset Transfer of Barr Community Hall, which will not only be beneficial to enhancing the fabric of the village for future generations, but also to those who travel to the village as a tourist destination.

Best wishes,



Jeane Freeman MSP
Carrick, Cumnock and Doon Valley Constituency



[Redacted]
[Redacted] email: [Redacted]



Councillor Alec Clark

Electoral Ward 8: Girvan & South Carrick



Email: alec.clark@south-ayrshire.gov.uk

Office: County Buildings, Wellington Square, Ayr KA7 1DR

Tel: (01292) 612460 **Fax:** (01292) 612387

BARR SCIO

Community Ownership and Refurbishment of Barr Community Hall

To whom it may concern;

The community group in the Village of Barr set up as “ Barr Scio “ are in the process of a Community Asset Transfer process with South Ayrshire Council in regards to taking Barr Village Community Hall in to Community ownership for the sole benefit of the whole community of Barr Village.

Due to the well known world wide economic effects of the pandemic “Covid 19“ some of the original plans had to be scaled back . However, progress is still very much ongoing and there are exciting plans being taken forward based on the feedback from a questionnaire circulated throughout all village homes and premises during November 2020.

A revamp of the building, including the larger and smaller hall and full disabled access, low energy lighting and double glazing with all of this providing a first class village centre for all ages providing education, outreach, entertainment , healthy living, access to computers, art, dance, and residential clubs among other exciting and innovative possibilities including the use and uptake of the new premises by external agencies providing extra income.

Sustainability has been built in to every part of this plan going forward to make sure the future running of the project is part of an integrated business plan developed to secure the ongoing viability of the building. This is an outstanding project at the very centre of village life and I have to commend the vision and foresight of the members of Barr Scio for taking this forward as unpaid volunteers on behalf of Barr Village for the benefit of the residents.

This is community power in action and as The independent Elected South Ayrshire Ward Councillor I have no hesitation in supporting this great community project which will certainly provide great benefits to a community that I know very well and respect so much. I would ask that any request for funding or advice be looked on favourably given the full due diligence, community background and community engagement that has went in to bring all strands of the project together.

Alec Clark

**Councillor Alec Clark
Electoral Ward 8: Girvan & South Carrick**

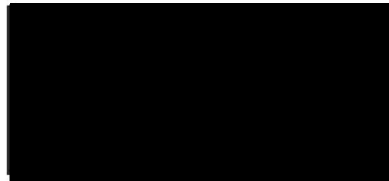


Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

South Region
Creebridge
Newton Stewart
Dumfries & Galloway
DG8 6AJ



Barr Community SCIO



Tel 0131 370 5832

enquiries.south@forestryandland.gov.scot

Regional Manager



17/03/2021

Dear [REDACTED]

This is great news to hear that Barr SCIO is hoping to take on ownership of the village Community Hall to help in delivering greater outreach services for the benefit of the local community.

We, Forestry and Land Scotland have long standing relations with the community of Barr and have some recreational facilities in the area, we are also in regular contact with the wider community on our plans for the forests through our Land Management process.

To engage with the community on our plans for the forests we hold regular drop in meetings and we would be delighted to hold these in your newly refurbished venue. The refurbished venue would allow us to show presentations that are more engaging to the wider community due to the availability of Wi-Fi, the availability of various sized halls would very much suit our ability to hold break away groups so that we can discuss the various factors of our plans.

As we are also involved with the community on some of the trail networks throughout the village of Barr, having the availability to book out meeting rooms to discuss these with the various members of the group, using the Wi-Fi availability to access our mapping system would allow us to discuss issues and concerns and to map out routes in real time.

Forestry and Land Scotland support this venture by the community of Barr and look forward to using the community hall and the facilities available when they become available.

I wish you and the Barr community success in your community transfer request for the community hall.

Yours sincerely,



Forestry and Land Scotland South Region (west)

BARR BIKES

17th March 2021

[REDACTED]

Barr

[REDACTED]

Dear Sirs

I am writing to you on behalf of Barr Bikes. We would like to offer our support for the planned usage of the community hall in Barr.

My name is [REDACTED] and I have been living in Barr for almost 19 years and running Barr Bikes for numerous years also. I feel that the refurbishment of the hall can only be of benefit to the community and an asset to all the local groups and visitors that use it. We actively support the changes and anticipate the day when we are able to use it again.

Kind regards

[REDACTED]

Barr Bikes

[REDACTED]

Barr Community SCIO

[REDACTED]

[REDACTED]

[REDACTED]

24th March 2021

Dear [REDACTED]

Re - Community Ownership and Refurbishment of Barr Community Hall

Thank-you for your letter of 10th March 2021 regarding community ownership of Barr Community Hall. The Galloway and Southern Ayrshire Biosphere are really supportive of any measures, particularly community ownership initiatives, that can help develop new skills and opportunities that combat rural isolation and build greater community resilience.

With the PLACE project having already had some involvement with Barr Community and as our Biosphere team grows we would welcome the opportunity to have enhanced facilities that might make future engagement opportunities easier and would provide an opportunity for the community to benefit from the UNESCO designation that they are part of.

We would encourage you to explore cost effective energy saving measures as part of the building refurbishment to help reduce running costs and to reduce any negative impacts on the environment.

We wish you every success with your bid

Yours Sincerely

[REDACTED]

Manager Galloway and Southern Ayrshire UNESCO Biosphere



Girvan Youth Trust
Z1 Youth Bar
154 Dalrymple Street
Girvan
South Ayrshire
KA26 9BQ

29/03/21

Dear [REDACTED]

It was great to speak to you and hear about all the exciting plans you have for Barr Community Hall I think it will be a fantastic facility for the village. Girvan Youth Trust work with young people within Girvan and the seven outlying villages Barr being one of them. Primarily we work within Girvan as we own our Z1 Youth Bar a purpose built 3 storey Youth Centre. We are able to carry out youth work within the local villages upon request and capacity dependant. Should this be required by the Barr Community then it is good to know that there is a suitable facility within the village to carry this out.

We wish you good luck with your new venture and hope to work together in the future.

Your sincerely

[REDACTED]

Project Coordinator



Telephone: 01465 714729

E-mail: info@z1girvan.org.uk

Website: www.z1girvan.org.uk

People Directorate

Head Teacher: [REDACTED]

Barr Primary School and Early Years Centre
Changue Road,
Barr
Ayrshire,
KA26 9TT



Tel: [REDACTED]

Email: [REDACTED]

Date: 29th March 2021

Dear [REDACTED]

Support for Community Ownership and Refurbishment of Barr Community Hall

I am fully supportive of the plans outlined in your previous correspondence. The proposals to refurbish and manage the building as a community asset will hugely benefit local organisations and businesses, including the school.

Over the years, we have used the hall for larger school occasions; organised fund-raisers with parents and the community; attended social/local events; held PE lessons and after-school sports sessions. Although we now have our own multi-purpose hall within the school building, maintaining our links with the community and playing our part to facilitate developments is very important to me.

I look forward to seeing this project develop.

Yours sincerely

[REDACTED]

[REDACTED] Teacher



Support for Community Ownership of Barr Community Hall

23rd March 2021

Dear [REDACTED]

The Biosphere Bikes project is very happy to support the Barr Village Community in their application for ownership of the village hall.

Biosphere Bikes is a new startup social enterprise and was set up to provide accessible cycling activities to Girvan and surrounding villages.

We can provide access to conventional and electric bikes and go karts for projects run from the hall and to support any events around the village and the Barr trails.

We are happy to support other agencies like the Ayr Travel Hub, Community Learning and Development, South Ayrshire Paths Initiative by providing bikes and equipment for any events or workshops that will take place.

If you have any other enquiries please get in touch using the contact form on the website or by emailing:

[REDACTED]

Kindest regards

[REDACTED]

[REDACTED]
F o u n d e r

CONTACT

PHONE: [REDACTED]

Website:

www.biospherebikes.com

Facebook:

[@biospherebikes](https://www.facebook.com/biospherebikes)

Email:
[REDACTED]

People and the environment are @ the ♥ of an ace experience

Unit 4
Ladywell Avenue
Grangestone Industrial Estate
Girvan
KA26 9PF



Tel: [REDACTED]
E-mail: [REDACTED]
www.adventurecentreforeducation.com

Company No: 379658
Registered Charity: SC 041556

Dear [REDACTED]

As you know ACE have been a great support of the village of Barr and we are more than happy to support your plans for the development of the Community hall.

We have said over the years that if we can help take your aspirations forward then we will do what is within our capacity to help.

As a first step towards this exciting project we offer our support in writing and we wish you every success in taking your plans forward.

Please call on us when you need our help.

Best wishes

[REDACTED]

Adventure Centre for Education (ACE)

CEO

Supported By:



Wednesday 10th March 2021

To Whom It May Concern

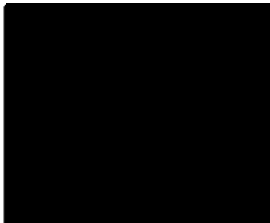
On behalf of Barr Bowling Club I would like to say that we would be very pleased if the Community Hall and surrounding grounds were transferred to the community.

Barr Bowling Club is very well attended throughout the season and we also hold events out of season to raise funds and social events for our members. We have a number of other Bowling Clubs who visit our ground during the season and Bowls are available for visitors to hire and play with every day. We also encourage the primary school children to come for lessons in the season.

It is not just a Bowling Club but very much a Social meeting place for all ages in the village.

We would support the SCIO in obtaining and continuing to operate the Community Hall for all.

Yours sincerely



Place Directorate



Service Lead - Planning and Building Standards: [REDACTED]

County Buildings, Wellington Square, AYR, KA7 1DR

Telephone Number: [REDACTED]

Fax:

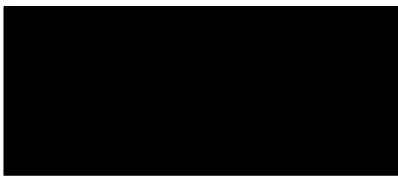
Email: [REDACTED]

Our Ref:

Your Ref:

Date: 16th March 2021

If phoning or calling, please ask for [REDACTED]



Dear [REDACTED]

Ref: Community Ownership and Refurbishment of Barr Community Hall

Thank you for getting in touch, regarding the community's proposals for Barr village hall.

Rural settlements in South Ayrshire often rely on tourism and visitors to their areas to help support their fragile rural economies, and the beautiful countryside is very popular with walkers, cyclists and horse riders.

The many tracks and trails, through forestry and even windfarms, are ideal for these recreational uses. If visitors are spending a whole day (or longer) in an area, they will certainly be looking for facilities to provide toilets and refreshments,

Therefore, the community's proposal to refurbish and manage the village hall, will be a great benefit to the area.

I hope that the proposal goes well.

Yours sincerely,



[REDACTED] | Outdoor Access Officer| Place Directorate |
[REDACTED] @south-ayrshire.gov.uk |01292 616426 |

South Ayrshire Council, County Buildings, Wellington Square, Ayr KA7 1DR |
<http://www.south-ayrshire.gov.uk>



[Redacted]

Girvan

[Redacted]

[Redacted]

[Redacted]

To whom it may concern

Living with Leisure Group Girvan

I am writing this letter of support for Barr Community Hall. Barr is a very unique community, so closely knitted together. It needs this hall as its central heart and run by the locals who really understand its needs.

Living with Leisure hope that in the coming year, after lock down, we can join different activities there. One main event that our members love is the afternoon tea on a Sunday which also brings money for charities. Also some of our members, including myself tend classes there.

Another important fact are the toilets, especially when we have so many wonderful walks near.

I so hope you are successful.

Best wishes

[Redacted]

(Secretary)



South Ayrshire Path Initiative,
[REDACTED]

Girvan,

South Ayrshire [REDACTED]

23rd March 2021

Support for Community Ownership and Refurbishment of Barr Community Hall

Dear [REDACTED]

South Ayrshire Paths Initiative (SAPI) fully support Barr Village's application for community ownership of the community hall and will assist with offering outreach programmes and Active Travel and Outdoor initiative support in the community hall when the transfer of ownership has been completed.

As we have done in previous years, we will offer support to Barr with their active travel and outdoor initiatives like the Barr Trails festival, support of the Barr woodland walking routes and possible educational sessions on walking route maintenance and funding support. SAPI are keen to attend and take part in any active travel and outdoor presentations, lectures or outdoor events that are run from the Community hall.

We will work in partnership with the Ayr Active Travel Hub supplying possible Dr Bike repair workshops and as you know Biosphere Bikes and South Ayrshire Council will be supporting outdoor and indoor based education from the village and Community hall.

As I have already discussed, once ownership has been transferred to the local community SAPI will fund a bike parking rack in conjunction with Ayrshire Roads Alliance.

SAPI wish you all the best in this asset transfer and if you need any further assistance please do not hesitate to contact our community group.

Regards,

[REDACTED]

[REDACTED]

SAPI Committee Member

from: [REDACTED]
to: [REDACTED]

date: Mar 11, 2021, 11:49 AM

subject: FW: LETTER OF SUPPORT FOR ASSET TRANSFER

To whom it may concern,

The Barr Parish Development Company is delighted to support the full asset transfer of Barr Community Hall to the community and feels privileged to be tasked in following through the community aspiration, as voted for by the majority of Barr residents.

To procure the Hall as a 'hub' for the benefit of the whole community will retain the heart of Barr, preserving Barr's 'sense of community', with the opportunity of fostering sustainable self-reliance, presenting village residents with the foundation of a legacy we may all be proud to build upon for future generations.

[REDACTED]

Barr Parish Development Co.

from: [REDACTED]
to: [REDACTED]

date: Mar 12, 2021, 10:57 AM

subject: Re: Letter of support for Community Asset Transfer of Ball Community Hall (Barr Community Council)

Good morning [REDACTED]

As Treasurer of Barr Community Council and acting Chair I would like to add the support of the Community Council to this project.

As with all projects the level of support differs from Councillor to Councillor with those who are very keen to those who support it but feel they must view all the detail before completely endorsing it.

This project has been some years in the pipeline and the members of Barr Community Council know that to attain something like this takes a great deal of work and a dedication to the process. Covid has certainly not helped as face to face discussions on the project have not been able to take place and I am sure once we all have our freedom this will give it more impetus. At many previous open days the over whelming feeling was that this was a serious project with the potential to have real positive outcomes for the village and I feel that the Community Council should reflect this position.

Regards

[REDACTED]

Treasurer, Barr Community Council.

From: [REDACTED]

Date: Tue, Mar 16, 2021 at 6:59 PM
Subject: Barr Community Hall Proposal.

To: [REDACTED]

Hi [REDACTED]

I received a copy of your email regarding the proposed Refurbishment of the Hall, and I am more than happy to lend our support for the proposals. Although we now stay in Girvan we were resident in Barr for forty years, and we also tried to do exactly what you are now attempting to do. Due to the politics at the time we did not manage to have our proposed plan carried out. We had many successful concerts and plays in the Hall. But we always felt that so much more could have been achieved if we had received the permission to go ahead with our improvements. We would hope that if you do manage to break the log-jam and Refurbish the Hall we would be delighted to once more arrange to present Concerts, Plays and Pantos up in Barr. We wish you every success with your proposals.

Yours sincerely

[REDACTED]

(Jolly Good Show).

From: [REDACTED]

Date: Sun, 7 Mar 2021 at 10:28
Subject: Supporting application for asset transfer of Village Hall

To: [REDACTED]

For the attention of the Development Officer, Barr Community SCIO

.....

I would like to confirm that Ayr & District Rambling Club and the South Ayrshire Group of Ramblers Scotland are happy to support Barr Village in the asset transfer of their Village Hall. It is a very small rural village and the Hall is key to their social activities and welfare. The Ramblers always enjoy the hospitality and events held on the annual Trails Day. The well-kept Hall grounds are the first thing you see when entering the village, and many walkers enjoy sitting in this area for a well-earned rest.

We wish the village every success with their application, and continue to support this area of natural beauty.

Kind regards,

[REDACTED]

Committee Member
Ayr & District Rambling Club
and South Ayrshire Group of Ramblers Scotland

08 January 2023

To Whom It May Concern

On behalf of Barr Bowling Club, I would like to say that we would be very pleased if the Community Hall and surrounding grounds were transferred to Barr Community SCIO for the future use of the village.

Barr Bowling Club is very well attended throughout the season and we also hold events out of season to raise funds and social events for our members. We have a number of other Bowling Clubs who visit our ground during the season and Bowls are available for visitors to hire and play with every day. We also encourage the primary school children to come for lessons in the season.

It is not just a Bowling Club but very much a Social meeting place for all ages in the village.

The grounds are very well kept with seating areas for all to enjoy at any time.

We would support the SCIO in obtaining and continuing to operate the Community Hall for all.

Yours sincerely

A solid black rectangular box used to redact the signature of the Secretary.

Secretary

Mr [REDACTED]
Chairman of Barr SCIO
Barr.

05.01.2023

Dear [REDACTED]

Following our recent discussion about the redevelopment of the village of Barr community hall. I on behalf of the Barr and district Burns club would like to offer our support for this project. The following are some reasons behind our support.

The Barr and District Burns club has held its annual supper in Barr since its started February 1952 in the Jolly Sheppard and then moved to the village hall since it closed during the 1990's.

I succeeded as chairman in 2014 and we have a strong club which has attendees of around 80 at our supper slightly less than the 100 that came 20 years ago. The meal is provided by local cooks in the past from the village and latterly [REDACTED] all made in the kitchen in the hall with its issues in the past but still delivered a first class bill O Fayre on the night.

We attract speakers from all over Southern and Central Scotland, Ayrshire, Dumfries and Galloway and Glasgow and surrounding district. Immortal memory proposers such as [REDACTED] [REDACTED] are some of the best I have heard in Barr in the 25 years I have attended the supper. Along with Toast to the lassie proposers, singers and reciters we can attract good quality performers to come to Barr.

We have a strong generational company with Grandfathers, Fathers and Sons generations all represented. The company comes from Barr and surrounding district, Girvan, Colmonell, Pinwherry, Barrhill and Dailly. And we all look forward to the future and having a facility which is fit for the 2020's and the quality speakers we can attract to come to Barr.

The hall is a good size for our supper and if it can cater for 80 – 100 attendees going forward in comfortable and relaxing surroundings, a kitchen facility which our caterer [REDACTED] would be delighted to work in to prepare the meal. A bar where our drinks provider [REDACTED] or even the community hall could do this service for the supper putting some cash back into the community would be great.

Overall [REDACTED] it would be a big loss to Barr if the Hall was unable to hold the annual Burns supper and we wish you and your committee good luck on delivering a community hall that everyone will be proud to use and keep a lot of local traditions like the Burns supper where it belongs.

Yours Sincerely,

[REDACTED]

[REDACTED] Chairman of Barr and District Burns Club.

Where we are

[REDACTED]

Telephone

[REDACTED]

Fax

[REDACTED]

Email

sales@solway-precast.co.uk

Web

solway-precast.co.uk

Registered in Scotland

[REDACTED]

Registered Office

[REDACTED]

[REDACTED]

[REDACTED] Holiday Cottage

[REDACTED]

Dear Barr Community SCIO,

I whole heartedly support SCIO in their vision to create a community space to welcome visitors, family & friends to the village. The visuals when approaching the village will only encourage investigation of the newly refurbished Hall and what it has on offer. This new venture will be a massive benefit to the holiday cottage I have in the village with a visitor's experience ensuring they will want to bookup a short/long break to fully embrace the experience. As we know word of mouth is the very best advertisement of all. When the Hub is up and running the ideas will start to flow and materialise into something that will 100% complement the Hub and enhance the village.

The Community Hall holds special memories for me as it is where I attended many Herd's Fairs, served tea and cake in the renowned "Village Tearoom," held my Wedding Reception, watched my children participate in all the events and activities available to them throughout the years. The Hall has always been the heart of this community a place to create memories that last a lifetime.

I could go on and on with my memories of this village landmark as there's a lot of emotional attachment, my late parents came to the village as a newly married couple and they loved the life this community had to offer so much so they stayed for 47 years, that in itself is a testimony of how important the Hub is in keeping the community alive to create a legacy for future generations to come, it would be selfish of us to deprive generations the opportunity to forge memories that will last a lifetime.

This is such an exciting project, the community will be able to take it from it's infancy to full blown maturity and beyond adapting to trends and requirements in the future.

Best Wishes & Support

[REDACTED]



Barr Community Hall

Mon, Jan 9, 2023 at 1:08 PM

Dear [REDACTED]

We would like to record our wholehearted support for the Barr SCIO's project that aims to bring the existing hall into community ownership and develop its potential as an asset that can create opportunities, jobs and wellbeing benefits for local people. While our business, the design consultancy Graven, has thoroughly enjoyed working with you and the team on a pro bono basis to develop, test and communicate the vision for the hall, our comments should be regarded as personal, albeit we live six miles away from Barr.

Building sustainable communities and places are worthwhile aspirations that are embedded within the Scottish Government's strategic plans for the country's future. Barr is in an exceptional position to lever its substantial assets and use them as a foundation to build a long-term future for its thriving and creative village community.

Barr has fabulous potential including:

- beautiful scenic and unspoiled rural place
- a rich and dramatic history
- unique and iconic village architecture
- proximity to larger urban populations and potential to be a popular visitor destination
- revenue from nearby renewable energy developments
- lively groups and entrepreneurial individuals who are able to contribute and who have valuable networks and connections
- potential for circular micro-economic development in various sectors

A relatively small investment in the community hall will create a flexible infrastructure that can support a wide range of activities – these will create jobs and opportunities and enrich the lives of residents, neighbours and visitors. Barr village hall can be the catalyst to secure a sustainable future for the village and be a model for other rural community place-based development across Ayrshire and Scotland.

We urge you and your team to aim high and deliver an outcome that places high-quality design, and management, the heart of this important development.

We wish you every success for this important project.

[REDACTED]

[REDACTED]

From [REDACTED]
Date:
To: [REDACTED]
Sub

I'd like to record our wholehearted support for the Barr SCIO's project to bring the existing hall into community ownership and your plans to develop its potential as an asset for the community.

My business, the design consultancy Graven, has enjoyed helping you to express your vision, but these comments are personal, in our capacity as close neighbours to the village.

"Communities", "places" and "sustainability" are well-worn aspirations and indeed are embedded within our government's strategic plans for Scotland's future.

Barr is in an exceptional position to understand, gather and channel its substantial assets as a foundation to build a long- term future for a thriving, creative, energetic village community.

Most places don't have a fraction of Barr's potential:

An incredible and scenic rural setting

An historic backstory

Unique village architecture

Potential to be a popular visitor destination

Ongoing revenue from nearby energy developments

Lively groups and individuals in the community

Potential for circular micro-economy

[REDACTED]

The Community Hall itself is not a perfect building but a relatively small investment can create a flexible infrastructure that will support the widest range of activities and endeavours that will enrich the lives of residents, neighbours and visitors alike.

It can be the catalyst of a secure sustainable future for Barr, and a model for how this might be achieved in other places across rural Scotland.

However you must continue to stretch for the highest aspirations, with thoughtful high-quality design and management the centre of everything you do.

Best wishes for the project





Barr SCIO Project Officer <barrscioprojectofficer@gmail.com>

Re: Letter of support

Thu, Dec 22, 2022 at 11:32 AM

To: barrscioprojectofficer@gmail.com

Cc: [REDACTED]

Dear Scio team

Thank you for your email. This story has been running for over twenty years to our knowledge. We wish you well in trying to bring it to a conclusion. Thank you for all that you have done so far. Season's Greetings and all the best for 2023.

To answer your specific request:

1. There is a need for a community centre in the village for social and practical reasons. Without one, the village would become a dormitory. There would be no community. The variety of uses to which the existing Hall has been put in the past and today, has been of great benefit to Barr. There is no doubt in our minds that those benefits can continue into the future.
2. So long as the Hall is the responsibility of South Ayrshire Council, investment in its maintenance and improvement will at best be limited. More than a decade ago, Hadyard Hill funds worth a quarter of a million pounds were available for improvements but were declined by the community. This was shortsighted at the time.
3. The Community should re-take over the responsibility for the Hall. It managed it in the past. Such a move is long overdue. The alternative will be to lose the Hall and all that it does for the community.
4. Like the Hall, the Shop is a community service. Although some people choose not to use it, it is undoubtedly a community asset and many of us are grateful for the services it provides. Its continuation is essential.
5. Whereas close cooperation between the Shop and the Hall is highly desirable - for example in supplying goods and services for events in the Hall - it does not follow that the two should share the same geographic location. What matters is a willingness to work together in the community interest.

On 21 Dec 2022, at 22:42, [REDACTED] wrote:

[REDACTED]

As you know, Barr Community SCIO have been working hard on plans for a new community Hub in Barr, in place of the current community hall. Our plans were presented at a recent Open Day, and are available to see here: <https://www.barrvillage.co.uk/hall-project/>. The current state of the hall leaves much to be desired, with outdated electrics and poor insulation. But with your support, we can transform it into a truly special place for our village!

We are seeking funding for this project from external sources. By bringing in funding from outside of the village, we have the opportunity to encourage money

into our community and invest in the future of the hall.

This is our community's hall, and it will be managed and defined by the community itself. Through the use of a Scottish Incorporated Charity, we have the opportunity to create a true social hub that is owned and managed by the community. This means that regular meetings will be held to discuss and decide on the future of the hall, and all members of the community are invited to participate.

In addition to fully refurbishing the hall, including the installation of a commercial kitchen and a new heating system, we also plan to include a restaurant and bar space, as well as additional flexible space for the community to use in any way they see fit. This could include classes or workshops, local business ventures, or simply a warm and welcoming place for the community to gather and meet. The possibilities are endless, and it is up to all of us to shape the future of our community hall.


Letter of Support

We are seeking support from community members like you to make this vision a reality. One way you can help is by writing a letter of support for this project, expressing your enthusiasm and endorsement for the renovation and community ownership of the hall.

If you would like to write a letter of support, here are some things you may want to include:

- Why you think the renovation and community ownership of the hall is important
- How you envision the hall being used in the future
- Personal anecdotes or experiences you have had at the hall in the past
- Any skills or resources you are willing to contribute to the project

Your letter can be as simple as expressing your thoughts and feelings in your own words. We appreciate your consideration of writing a letter of support for this venture. Together, we can create a brighter future for our community hall and make it a truly special place for our village.

You can email your letters of support to [ba](#) post them.drop them round to: Barr SCIO, 

Sincerely,

Barr Community SCIO



Barr sheepdog trial association

1 message



Wed, Dec 21, 2022 at 6:32 PM

I am writing in my role as president of Barr sheepdog trials, our association would fully support the conversion of Barr community hall into a village hub. It would be good for participants at trial to have somewhere to go and eat and socialise after our trials have finished. Good luck to Barr village with their project.

Cheers



President



Connecting People and Places

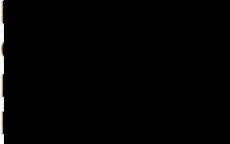
VAT Reg No. 300 859 518 : SCIO Registered Charity No. SC046212

27-29 Crown Street, Ayr, KA8 8AG

T: 01292 270864 E: info@sacommunitytransport.org

www.sacommunitytransport.org

Barr Community SCIO



10 January 2023

To Whom it May Concern:

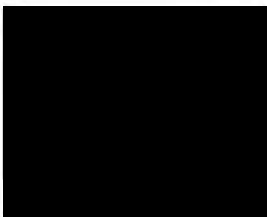
Support for Multi-function Community Hub

South Ayrshire Community Transport (SACT) are happy to support Barr Community SCIO plans to create a multi-function Community Hub in the existing village hall.

SACT operate the CB8 Bus Service between Barr and Girvan in partnership with the local community and Strathclyde Partnership for Transport. The CB8 Bus Service operates five times a day over 4 days per week.

The CB8 Bus Service is used by both residents and visitors to the Barr area. The development of Multi-Function Community Hub would benefit the CB8 Bus Service by encouraging more visitors to the village to advantage of nearby walks and cycle trails.

Yours Sincerely



Project Manager
South Ayrshire Community Transport



Funded by Barr Community Council and Foundation Scotland from the Falck Renewables Asset Valley Community Fund



Barr SCIO Project Officer <barrscioprojectofficer@gmail.com>

Barr proposal

[REDACTED]
To: barrscioprojectofficer@gmail.com

Mon, Jan 9, 2023 at 10:51 AM

Good morning

Having run a very busy B&B alongside a deer management business from [REDACTED] for approaching 20 years, can we lend our support to the proposals for the Village Hall in Barr being put forward by the SCIO. A facility or, Hub, of this type has been sadly missing throughout our time here which will serve as a focal point for the tourists and guests staying with us, a fact that many have commented on over the years. Barr is a lovey village, and it will be nice for our visitors to call in to the hall for a meal in the evenings or just a coffee after walking the trails. It has been a shame that for so many years we have had to direct our visitors away from the local area due to a lack of such a venue. We fully support this project which has been long overdue and will be of huge benefit to the area and Barr in particular. I also understand there is some local opposition which I find disappointing, speaking purely as a business and as we are specifically visitor oriented I think that this is an excellent idea.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] of the Year 2019/2020/2021@2022

[REDACTED]

Web [REDACTED]

Barr Survey

Report: January 2021

Background

A survey was issued to all households in Barr Parish in November 2020. They were hand delivered by Creetown Initiative staff members and Barr Community SCIO volunteers. Stamped addressed envelopes were provided for surveys to be returned to the Creetown Initiative offices.

The survey was produced to gauge community opinion regarding the hall transferring to community ownership and the level of repair and renewal required to make the hall fit for purpose. This was a material change from the original plan, brought about in the changing circumstances regards funding. There are limited opportunities for capital funding at present, particularly in light of covid-19. Funders are concentrating their efforts in supporting existing projects and/or those at highest risk due to restrictions in place. For that reason, Creetown Initiative suggested scaling back the architect's plans.

The survey asked respondents about their priorities for repairs, improvements and facilities, as well as their preferences for ownership and lease options.

The results will be used to inform the stage 2 asset transfer with South Ayrshire Council, as well as future funding applications.

A copy of the survey can be found in Appendix 1.

Results

There were 45 responses to the questionnaire, representing a 32% response rate, which is a good response for this type of survey. The following is a summary of the responses. The full responses are shown in Appendix 2.

Ownership

58% of respondents preferred that the community takes ownership of the hall; 35% preferred that the community takes a lease with the option to take full ownership in future; and 7% felt that the building should be left in council ownership.

Essential Repairs and General Improvements

Respondents were given 7 options (see question 2) and asked which they agreed with. They are ranked as follows:

Renew all windows throughout the building with double glazed windows to improve heat retention	82%
Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that will help a) keep the building warm and b) reduce costs	78%
Essential repairs as described by the independent structural report commissioned by SAC in March 2020	73%

Renew the current kitchen	73%
Introduce insulation to all parts of the roof where possible	69%
Improve the building's lighting arrangements to help reduce costs	67%
Replace all external doors with double glazed heat retaining doors	67%

Additional Improvements and Minor Alterations

Respondents were then asked which additional improvements they would like to see from a list of four. The results are as follows:

Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time and/or to have a smaller space which is warmer and relevant to small groups.	71%
Create a large opening (double doors or sliding door arrangement between the Bowlers' Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required.	49%
Install an electronic raked heating system in Hall 2.	36%
Remove the stage in Hall 2 to create new storage.	33%

There was also an option for respondents to add their own ideas. It is clear that the decor of the community hall is important to the community, with a significant number mentioning it. Other suggestions include a new kitchen, heating and solar energy, and new windows.

Redecorate / repaint / new decor	40%
New kitchen	16%
Heating / solar energy	11%
New windows	11%

A new kitchen and new windows were given as options in earlier questions. Novel suggestions included new blinds/curtains (7%) and a patio with seating (4%).

Services and Facilities

Respondents were asked what services and facilities they would like to see offered from the hall. The top suggestions were as follows.

Café / tea room	44%
Community shop	33%
Tourist / trails information / visitor centre / information screen	27%
Bar	16%
Post office	13%

Final Comments

There was space for respondents to add any other comments. A selection is shown below.

"I would like to add the many volunteers in this village are capable of running these halls competently. The negative factor is in the minority. This village must keep and maintain is halls for the future. We don't want an eyesore in the village. There is enough wind farm money which this small village will never spend. Using it on this project seems sensible."

"As the main business in village, the shop should be in any plans."

"Don't be over-ambitious. Take a step at a time."

"Give the village a true community hub."

Appendices

Appendix 1: Final Survey

Barr Community Hall



Community Hall Update

Introduction

Over the past few years work has been going on to create a community hub, a place that would provide services and facilities for the people of Barr. Also, a place that would welcome visitors and encourage tourism.

The plan was to turn the community hall into a hub which would provide these services and facilities, whilst at the same time upgrading the hall and therefore securing its future for the people and groups who use the hall. Plans were drawn up to show what could be done to improve the hall.

The next step was to engage support to help move things forward because these projects take time and resources to progress, not least because there would be considerable fund raising involved.

Creetown Initiative has been engaged because we have a great track record of helping communities make things happen, we also carry out projects in our own village, so we have a practical and current understanding of how to take projects like this forward (see <http://creetowninitiative.co.uk> for some of our work).

Unfortunately, we were then hit by Covid-19.

Covid-19 and Funding

The impact of Covid-19 has been devastating for a variety of reasons, imposing many restrictions in how we all live, and financial impacts.

On a local level, it has meant that Creetown Initiative has been unable to work as closely with the community and to engage with the people of Barr as much as we would normally do. So, because of this we have reduced the number of hours we are working on the project in the hope that when things improve, we will increase hours and concentrate our efforts to make Barr aspirations a reality as much as possible. Unfortunately, Covid-19 is as much a problem now as it was when we started to work on it.

However, one of the biggest impacts of Covid-19 has been on funding. Once the true impact of Covid-19 became clear, funders started to close their standard programmes and concentrate on helping communities get through the crisis. Some funders changed their standard funding streams in favour of new programmes supporting groups they had previously invested in, in order to protect that previous investment.

In addition to this, we have lost EU funding such as LEADER, so the overall funding situation, especially for capital projects like community halls/hubs, is at its lowest ebb for years.

Fortunately, in Barr we have access to wind farm community benefit funds, but these alone could not fund the major upgrade and refurbishment being considered.

Taking all these issues into account, an alternative and down-graded option is being proposed by Creetown Initiative to make the project a reality.

Including Everyone in the Community

Therefore, to take things forward we want the community to understand why we are looking at different options and we want all Barr residents to be part of the decision process.

We realise that people may be weary of surveys and want to see something happen, but sadly we are in strange times and as such we must reassess where we are.

So, we would ask that you spend a little time filling in the questionnaire attached. There is just one per household so we would ask that your household respond collectively, considering all members of your household's needs, both young and old. Thank you.

The Survey

Question 1

Across Scotland, communities are being encouraged to take control of local assets. In some cases, local regional councils can no longer afford to support them. But also, communities have often shown that if they control their local assets, they can do a better job of managing them because the communities have an actual stake in the asset. The original idea was that Barr community would take over the ownership of the hall because this opens new funding streams and allows communities to make changes to the property without having to ask permission from the Council every time.

Which of the following options do you prefer? Please tick one only.

The community takes ownership of the hall

The Community takes a lease with the option to take full ownership in the future

Nb. A lease would generally be at a peppercorn rent and other details like who is responsible for what repairs would have to be negotiated. If the terms offered by the council were not in the best interests of the community, the recommendation would be to reject a lease.

The building is left in council ownership

NB. If you voted to reject a lease and leave the hall in the ownership of the Council you don't need to answer any further questions because the future of the hall will be determined by the Council.

Question 2

The new proposal is to carry out essential repairs and some general improvements. Please tick every improvement and general improvement that you agree with.

1. Essential repairs as described by the independent 'structural report' that was commissioned by South Ayrshire Council March 2020
2. Renew all windows throughout the building with double glazed windows to improve heat retention
3. Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that help a) Keep the building warm b) Reduce costs. (It is generally accepted that fossil fuels will be phased out in years to come and as such the preferred energy used should be electricity)
4. Renew the current kitchen
5. Improve the building's lighting arrangements to help reduce costs
6. Replace all external doors with double glazed heat retaining doors
7. Introduce insulation to all parts of the roof where possible

Additional improvements and minor alterations to make the spaces more usable

1. Create a large opening (Double Doors or Sliding Door Arrangement between the Bowlers Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required. This would only be an option if Hall 1 was not being used by another group
2. Install an electronic raked seating system in Hall 2. This system creates a tiered seating system that folds away making the hall space flexible and available for different activities
3. Remove the Stage in Hall 2 to create new storage. (This would only work if a raked seating system was installed)
4. Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time, and/or to have a smaller space which is warmer and relevant to small groups

Essential Repairs would be the priority, important upgrade desirable and additional improvements if funds allowed. The cost of the above has yet to be established, but it would be considerably less than the original plans. We at Creetown Initiative suggest that with the funding options open to the community of Barr, a target of £300,000 is achievable. It would mean that the community could take over the ownership of the hall and that the hall would be in good repair and more efficient energy wise, therefore more sustainable. If the community

wants to look at extensions or more extensive alterations when things improve, this could be revisited at a later date.

Money is the important issue at present and it is expected that due to Covid-19, funding streams are not likely to return to normal for several years. However, we are keen that people contribute their ideas. What we ask is that people consider the cost implications of what they are suggesting. Please list up to 5 suggestions for improving the hall. These should be physical changes, for example, "The building should be repainted inside".


1.
2.
3.
4.
5.

There may well be differences of opinion about how the Barr Hall project should be taken forward and what functions and services should be delivered from the hall.

Unfortunately, people will not get everything they want and there will have to be compromise. Consideration also needs to be given as to how the hall will earn money to keep it sustainable. In this section, we would like you to suggest what services and facilities you think should be offered from the hall. You might think its current functions are enough, in which case leave this section blank. Alternatively, please suggest up to three services or facilities you think should be considered, for example, "A tourist information service".

1.
2.
3.

We really appreciate your cooperation in this matter and would ask you to return your completed survey in the stamped envelope to


Creetown Initiative Ltd
54 St John Street
Creetown DG8 7JF

Appendix 2: All Responses

Responses

There were 45 responses to the questionnaire. This represents a 32% response rate.

Ownership/Lease Options

Which is your preferred option?

The community takes ownership	25 (58%)
The community takes a lease with the option to take full ownership in the future	15 (35%)
The building is left in council ownership	3 (7%)

NB One respondent selected all three option. This response has been removed.

Essential Repairs and General Improvements

Which options do you agree with?

Essential repairs as described by the independent structural report commissioned by SAC in March 2020	33 (73%)
Renew all windows throughout the building with double glazed windows to improve heat retention	37 (82%)
Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that will help a) keep the building warm and b) reduce costs	35 (78%)
Renew the current kitchen	33 (73%)
Improve the building's lighting arrangements to help reduce costs	30 (67%)
Replace all external doors with double glazed heat retaining doors	30 (67%)
Introduce insulation to all parts of the roof where possible	31 (69%)

Additional Improvements and Minor Alterations

Which would you like to see?

Create a large opening (double doors or sliding door arrangement between the Bowlers' Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required.	22 (49%)
Install an electronic raked heating system in Hall 2.	16 (36%)
Remove the stage in Hall 2 to create new storage.	15 (33%)

Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time and/or to have a smaller space which is warmer and relevant to small groups.	32 (71%)
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Other Suggestions for Improvements (Free Text)

Redecorate / Repaint / New décor	18
New kitchen	7
Heating / solar energy	5
New windows	5
Hospitality area / café / bar	3
Store room / space for groups	3
New blinds/curtains	3
Improve electricity including outdoor access for Christmas lights	2
Soft furnishings	2
Patio with seating	2
Railings / fences repair	2
New doors	2
Insulation	2
Flower and shrubs	2
Parking	1
Lean-to / seating area	1
Soffits and fascia	1
Clean	1
Village helpdesk / office	1
Council repairs	1
New flooring	1
Improve toilets	1
Notice boards	1
Remove storage	1
Lower roof	1
Wi-Fi	1

Services and Facilities (Free Text)

Café / tea room	20
Community shop	15
Tourist/trails information/visitor centre/info screen	12
Bar	7
Post office	6
Display area – crafts, etc	4
Cinema	3
Hireable space	3
Special events e.g. Mother's Day	2
Hairdresser	1
Job opportunities/work experience	1

Chiropodist	1
Senior citizens' lunch club / lunches for housebound	1
Business space	1
Teenage area	1
History of village	1
Lighting and sound system	1
Not a tourist information centre	1
Learning conferences	1
Book lending	1
Emergency first aid kit	1
Tech hub	1

Other Comments

- I would like to add the many volunteers in this village are capable of running these halls competently. The negative factor is in the minority. This village must keep and maintain its halls for the future. We don't want an eyesore in the village. There is enough wind farm money which this small village will never spend. Using it on this project seems sensible.
- These halls need to remain in the community for the community.
- Raked seating is not required. Movable seating as required.
- Should have been done by now.
- Don't be over-ambitious. Take a step at a time.
- Work in collaboration with the shop.
- The initial works carried out to make sustainable.
- Would it not be possible to make a working party of volunteers to make simple improvements?
- All major costs should be avoided until demands for the hall are properly established in normal times.
- There's no point installing insulation, double glazing and heating if demand is low in cooler months.
- More attention should be paid to a welcoming and fresh cosmetic makeover once essential repairs are completed.
- I would be against major capital expense for the foreseeable future. The structure must be protected however.
- It is very difficult to make decisions on the limited amount of information contained in this questionnaire. It would be good to have more info on % of usage of hall in previous years in order to see how to develop it.
- Thank you for keeping the initiative going and for inviting comments and contributions.
- If any of the four proposed wind farms go ahead that would be the time to consider major improvements.
- As the main business in village, the shop should be included in any plans, etc - one community building, etc. Small hall as their café and village social space.
- Engage with shop and amalgamate.
- Give the village a true community hub.

Barr Community SCIO | Community Group Consultations 1st & 2nd December 2021 and Community Drop-In 8th December 2021 | Feedback

Groups Consulted:

Barr Community Council
Barr Community Association
Barr Parish Church
Barr Primary School Parent Council
Barr Community Shop
Barr Bowling Club
Stinchar Valley Quilting Club
Barr Bikes

Individuals:

10

Community Life

Conversations revolved around the positive aspects of life in Barr. There was however mention that there appears to be a “them and us” between the different parts of the village ie. either side of the water. It was suggested that the diverse housing should be recognised in Barr, to help develop community spirit.

It was commented that communication in general has historically been a problem. The perception by some people is that there are lots of groups, which do their own thing and don't always tell others.

The pub permanently closing was a big loss. The shop is an asset which shouldn't be lost.

It was stated that there is a lot of energy behind community-run events and that there is already a good network of volunteers from different community groups, who help with projects and events. Contrastingly, it was also commented that there are a number of ‘clique-y’ groups, competing for control.

It was stated that the community is generally receptive to the involvement and work of Creetown Initiative, however there appears to be some apathy towards community projects, mainly due to the length of time the ‘hall project’ has been in development.

Perceptions and understanding of Barr Community SCIO

The majority of comments pertained to a lack of transparency of the SCIO and that is seen by some as a partisan group, not working as a collective with other groups. Some mentioned that the SCIO is already communicative with the whole village and other groups, however a shared ownership of projects should be developed.

There is a lack of understanding as to what the SCIO's term of reference is. It was stated that the SCIO acronym is confusing and not everyone knows what it means. It was suggested that a leaflet drop explaining what the SCIO is, how it operates, why it exists, would be a good idea.

A common theme throughout conversations was that the SCIO board should be more representative of all groups in Barr. It was suggested many times that the SCIO should include at least one representative from each group and most if not all groups that were met with agreed to this.

It was observed that the SCIO should restructure so that the community “buys into it”.

There is some support for the SCIO being the key organisation to drive community projects if it was representative of all community groups. Existing groups do not want to be taken over by the SCIO.

Hall Project

The over-riding consensus from consultees was that the core running costs of the hall could not be paid for “out of locals’ pockets”.

It was commented that, historically, the community had not wanted to take over the hall, however there is an understanding that wind farm money cannot be spent on something that is a statutory obligation, so while the Hall is in Council ownership community benefit funds can’t be used on it. It was also mentioned that originally approximately £250,000 funding from Hadyard Hill was ringfenced for the hall, however in recent years, some of that funding has been used on other needed projects such as the play park and MUGA. No one was able to confirm how much is left in that ring-fenced pot of money.

There was a lot of support for the shop being relocated into the hall. It was stated that the shop would be more accessible being in the hall, it would help create a central hub to the village and there would be a mutual support of events and activities occurring within the hall. For example, those attending clubs, meetings and workshops in the hall could use the shop and café before or after the session and similarly, someone who might visit the shop, might also be encouraged to take part in other activities occurring from the hall.

Importantly it was observed that, if the shop moved into the hall, there could be the risk of the community losing the Post Office facility. The Post Office often use a transfer of location as an excuse to close small rural post offices.

One of the key issues relating to the shop being re-located to the hall is that it seems likely that the shop now has the funds lined up to purchase the current shop so even if they don’t achieve any funding for development they will own the premises and therefore won’t pay rent which would help with its future financial sustainability. If the shop moved to the hall they would be expected to pay a rent.

Comments also pertained towards the shop helping to make the hall more sustainable. Sustainability was a key concern for many and some suggested a long term lease would be a better option for the community, in order to ascertain whether the community could manage and sustain the hall in the longer term, before committing to buy. Contrastingly, there was also a lot of support for a community asset transfer of the hall (i.e. purchase by the community).

It was also observed that there needs to be community capacity to drive forwards the hall project and to take it over (either as a lease agreement or purchase transaction). The community needs to ensure that a proper management team are in place to drive the project forward. The sense of apathy was mentioned again, in terms of only a few local people using the hall on a regular basis and therefore a lack of interest in what happens to the hall, for some residents.

There was a suggestion that there should be a shared vision for the village and that 3 options of the hall should be presented to the community, as ideas to generate a discourse, in order to reignite community interest in the hall project.

It was stated that the hall should be open more, that the hall is the last place to socialise in the village and that the village can't afford to lose it.

There were concerns over the hall kitchen not being accessible to all groups if the hall came under community ownership and that all facilities should be shared by all groups. Suggestions were also made about the functioning of the hall – if the shop moved into the small hall, it would be advantageous if the larger hall could be subdivided with movable wall partitions to create different sized spaces and accommodate more than one group at a time.

There was some discussion of dances and regular events in the hall, run by a variety of community groups, prior to covid, with the aim of raising funds for local groups or causes.

There were some comments regarding taking a “realistic approach” to the project and that the hall isn't going to make money and would need to be supported by external funding sources, potentially permanently. It was stated that the hall concept isn't a business and should be kept open using wind farm funds.

There was a suggestion that the project should be phased; redeveloping different elements in stages.

Other Projects, Ideas and Issues

It was suggested that there should be better transparency about funding and monies that 'belong' to the village and it was felt that most of the parish does not know the details, which can add to suspicion.

Climate awareness was mentioned, especially with regards to electric charging points in the village. Conversations then flowed on to valuing the bus service from an eco-friendly perspective and that it should be promoted more to increase usage. Later bus services and times that connect with rail services are required. Furthermore, it was suggested that the bus service should become part of Barr promotions, encouraging people to come to the village for walking and outdoor activities.

The close proximity of Barr to the Dark Sky Park was mentioned and in particular, the issues of the street lights that are not dark sky friendly. They currently cast their glow upwards. Motion sensors for the street lights was suggested, with an aim to reducing light pollution and becoming more environmentally friendly.

Community activity ideas were suggested to create more opportunities for the community to come together, including archery, a 'repair café', coffee mornings and using the community website and Barrometer Magazine to communicate what's on in the village.

Moving Forwards – Creetown Initiative's Recommendations

Firstly, the SCIO Board should be commended for the work carried out to date, especially with regards to progressing the hall project through the first stage of the community asset transfer process and Scottish Land Fund application, and for sticking with it as we recognise it hasn't been easy for the Trustees

We recommend that, for the SCIO to move forwards positively, it is essential that it gains the support of the community and improves its perceived communication.

The SCIO should also improve its perceived transparency in terms of its operation and communications, which will help to address the issue of a lack of wider community support. In recent months, steps have been taken to improve communications via the establishment of its own Facebook page, making use of the

community website and playing a part in the resurrection of the Barrometer Magazine, which is all for the good. However, there currently seems to be limited community buy-in towards the work of the SCIO. This could be because of not understanding what the SCIO is and also because of personality clashes in the past.

The SCIO should:

- work to increase its membership further, whilst acknowledging that it has attained a high, core membership in a relatively short space of time.
- seek to expand the Trustee board to include a minimum of one representative of each community organisation and group. This will ensure that there is:
 - no miscommunication,
 - that the SCIO is perceived as entirely transparent and inclusive,
 - that it is representative of all organisations and sections of the community
 - and will also draw in other local expertise and skills to increase the capacity and knowledge of the Board.

A plan of Action Going Forwards:

1. SCIO Trustees should formally agree to co-opt on up to 3 new Trustees, as directed in the existing constitution over the next week or so
2. Information should be circulated, community-wide to explain that currently, the SCIO is only able to co-opt 3 new Trustees as outlined in its Constitution. However, at the next AGM, to be scheduled in February 2022, invitations will be issued to each community organisation to put forward a representative to join the Trustee Board. The total number of trustees allowed under the current constitution is 11.
3. The SCIO should with the help of CI look to tighten up the current Constitution. There are a number of anomalies which should be looked at not least the opportunity to enable EGMs to take place. It might be that the number of Trustees should be increased to allow sufficient space for a representative from each group.
4. The proposed amendments to the Constitution should be approved at a Trustee Board meeting and then submitted to OSCR for approval before being put to the membership at the AGM.
5. A flyer should be circulated to every house in the parish, detailing information about the SCIO, why it was formed, its aims, objectives, how it operates and its projects. Contact should be made with SSE regarding the ring-fenced funds for the hall to establish how much is left and discuss uses of the funds.
6. Once the board has been expanded to include representatives from other groups, a community-wide meeting could be organised to include all members the village. If required, this meeting could be chaired by an independent individual, possibly a community-liaison officer from South Ayrshire Council. This meeting should re-start discussions about the community hall and the future way forward, it could include the three options that are currently being produced by David Irvine's architects.



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FACILIATOR'S REPORT

OCTOBER 2023

**A further community engagement associated with the
'Barr Community Hub Project and Proposed Community Asset Transfer'**





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Summary

20th October 2023

The independent facilitation was carried out by [REDACTED] of CJM Project Financial Management Ltd between the 11th and 14th October 2023.

The facilitation of the workshops by [REDACTED] was funded through DTAS, appointed by the SCIO and the invoice will be sent to the SCIO for payment.

The background of the workshops was as follows.

Business Plan & CAT Application

We understand that many of you have already taken the time to peruse the extensive business plan. For those who have questions, we are keen to provide answers. We also completely understand if you do not feel inclined to read the entire document—it is a detailed look into the myriad possibilities offered by the project.

Aim of the Project

The aim is to protect the Barr Community Hall as the heart of the rural community, and establish a viable and sustainable facility. As with any initiative, we foresee a multitude of iterations, small business ideas, and activities that will inevitably evolve over time. However, Barr has the distinct advantage of being a community that is well-equipped to adapt to change.

Community Workshops

To foster community understanding, we are arranging several workshops that will focus on various aspects of the project. These sessions will be facilitated by an independent person and attended by representatives from South Ayrshire Council and DTAS, an independent, member-led organisation which aims to promote, support, and represent community-owned and led organisations and specialises in supporting community cohesion.

Ownership

South Ayrshire Council owns and operates the hall building through the Barr Community Association.

Support

DTAS is supporting the SCIO through the CAT process

I was asked to facilitate at three distinct community consultations.

Workshop 1: Tenure Options: Tuesday 10th October @ 6:30pm in the small hall.

Workshop 2: User Experience for Hall User Groups: Wednesday 11th October @ 6:30pm in the small hall.

Workshop 3: Community Needs: Friday 13th October @ 6:30pm in the large hall.



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The first workshop did not take place as those who were invited declined the invitation.

The second workshop had 18 participants representing a range of groups in the village.

The third workshop had 31 participants representing the community.

Both of the workshops which took place had the following stakeholder representatives:

- Colin Love, Team Leader (Community Asset Transfer) South Ayrshire Council
- [REDACTED] DTAS Scotland

Where they have made comment within the meetings they will be named as the contributor. All other contributors on the night will remain anonymous to ensure that all had the ability to speak openly and freely.

For the purpose of disclosure, at each meeting [REDACTED] stated that he is originally from Ballantrae and therefore did know some people in the hall. Secondly, that an accountancy firm of which he is a person of significant control provide the independent review for the SCIO, and finally that previously his consultancy firm has provided support on behalf of South Ayrshire Council to the SCIO to review programmes of work.

If you require any further information, please do not hesitate to contact me.



[REDACTED] FCMA, CGMA



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Methodology

All workshops took a similar approach and structure.

- (1) Sign in sheet for attendances
- (2) Any apologies
- (3) Introductions
- (4) Timings and ways of working for the meetings
 - The meeting will end at 19.30
 - There will not be a comfort break, however I appreciate if someone needs to leave the room to take a call, a call of nature or similar, please do so.
 - We do not have a lot of time so ensure your points are brief. Rambling off topic will not help the process.
 - Record decisions and action items
 - I really encourage your participation.
 - One person will speak at one time and address the chair as I want to ensure everyone is heard
 - Use parking lots
 - Balance participation – I want to hear from everyone
- (5) Establish the purpose of the meeting
- (6) The reason why we are meeting
- (7) A statement was noted by the chair. "I am genuinely interested in hearing your opinions and thoughts".



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Workshop 2:

User Experience for Hall User Groups: Wednesday 11th October @ 6:30pm in the small hall.

Any apologies

- Barr Primary School
- [REDACTED] the SCIO appointed Project Development Office

The following declined an invitation to the meeting

- BCA
- BCC
- The Quilters

The following groups were represented.

- Barr Teas
- Albony Players
- Crafting Group
- SCIO
- Monday Club (Planned)
- Wee Hoolies
- Green Spaces Volunteers
- Barmaids
- Keep Fit Club
- Barr Bowling Club.
- Barr Community Shop and Café.

Other attendees

- South Ayrshire Council
- DTAS

Several questions were asked to facilitate audience participation.

Q1 What is the user experience of the current facilities within the hall?

The key responses were as follows:

(1a) Facilities

- The current hall is empty, and apart from very basic functioning kitchen there is a lack of facilities
- The hall kitchen is very cold
- Modernising and enlarging the kitchen is long overdue



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- Previously the oven was ~~changed without consultation and the trays don't fit in the cooker~~ www.cjmaccountancy.co.uk/ www.parisianjournal.co.uk/
- Make it more of a useable space
- We want to be able to come into a warm friendly place and be greeted happily
- Currently the only social spaces are other people's homes, the bowling club, and the shop. There is no community facility
- There is a lack of storage space
- New heating system is required to ensure there is a more efficient way of heating the hall.

(1b) Bookings and Availability

- There is a need for an improved system for checking dates, availability, and bookings
- There is no opportunity for spontaneous events due to there only being approximately 12 hours of bookable slots available within a single week
- The current 19 hours is not enough
- The caretaker position is current vacant and is being advertised. There is a wish by the attendees to have the ability for representatives of the community to be trusted in this period to open and close the hall to allow groups to continue
- Many more people now use the hall and therefore it is becoming even more difficult to book it. This does cause issues, for example to book funeral teas in etc.
- It is not possible to use the hall as a meeting space as it is not open at the times required
- In winter there are limited children's events held in the hall.

Q2 What will make that significant difference?

(2a) Facilities

- Keeping the stage / discussion did move to consideration that a pop up stage would be adequate
- Better use of the two existing rooms (Ex Caretaker)
- Clear and decorate
- The public toilets are not available at present due to a temporary gap in SAC's caretaker provision (the public toilets are usually open dawn until dusk).
- Staffing; the usage limitations imposed by the part-time nature of the SAC appointed caretaker cover i.e. the hall can't be used without the SAC caretaker in attendance
- Improving the WiFi
- Bringing the hall into the 21st century, insulating, renewables, to make it pay.

(2b) Availability

- To have a hall team, key holders and facilitate access



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- Ability to be accessible all day www.cimaccountancy.co.uk / www.parrisandmcnally.co.uk
- Make it look less like a shell, but to be a warm and inviting place
- People to greet you
- Make it so people want to come.

(2c) Wider

- Use it to promote the village
- Develop the governance – 1st Wed has to abide the results from the meeting, a village has a say. All can come along; Operating group has to abide
- No communication, nowhere to go to talk to
- Improved mental health.

Q3 How do you need to use the hall?

(3a) What do you need the hall for

- One of the meeting places – the community misses out on having a bar. Using the hall as a bar?
- Facilities for walkers to shower and change
- To allow people to use the hall to access Wi-Fi, be a base
- Somewhere for children / young people to use through the day
- Use that space to be a meeting hall
- Have a youth hub / club – safe space
- Create a warm space for the elderly, provide them with the opportunity to see people and have some company
- No real children's space available in the village. Young people who come in with adults, the kids just go home. They are looking for someone to talk to. In addition, learn how to mix as they don't mix with adults.
- To be accessible for those with Alzheimer's and dementia.

(3b) Caretaker

A conversation took place regarding the Caretaker; The Council's position is that the role will be advertised to recruit for another caretaker, Colin Love will have an internal discussion to put across the community's suggestions and concerns. The Council remains open minded about proposals for the Hall.



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(3c) What works for you?

- Be online and say I would like to book the hall for an event or similar
- The planner that used to be in the entranceway where you could check your dates is unavailable now.
- The heating bill is paid from SAC
- Only advertised on social media – not everyone uses this
- We need to communicate to the whole community, especially the elderly
- Opened 8am to 8pm. More use could be made
- To be utilised in partnership with the Church. Utilising the hall for weddings
- Facility for pop up space for local business to sell their wares
- Attract local business, i.e., barber / hairdresser / therapist / chiropodist
- Open area for charity events.

(3d) What doesn't work for you?

- Car parking for weddings or larger events
- The layout is not ideal with one main hall and three rooms in the middle that don't get used. All cupboards are locked therefore limited storage space for everyone else.
- The hall was last looked at in 1960's when the large hall was built on. Reinvent what happened then
- The fact that the elderly have said they have long dark nights and nowhere to go
- The opening times are inconsistent. There is no routine for groups
- The stage doesn't have good accessibility
- Hall lighting system needs to be renewed
- The large hall doesn't lend itself to an event space. It needs to be modernised, and made user friendly.
- Restructuring the layout is not a possibility unless the village took ownership and got funding.
- The stage is in the wrong position in getting food from the kitchen, It is in the wrong place. During performances the performers need to pass the audience during the concert.
- Modernise and consider the acoustics.
- Craft group - There is a need for underfloor electricity cables to improve safety. Practical safety concerns.



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(3e) What could the space be used for?

- Have a café / pub large space in between the two halls.
- Is the hall a good use of space?
- Use for shops of different guises
- Start a farm shop / co op
- Safe spaces
- Game of pool, socialising
- Having couches, good chairs, and facilities for the elderly and the young.

(3f) We need to involve the village

- The village must be involved.
- The management of the hall could be better achieved with the SCIO and the different groups
- Monthly meeting to review the Trustees and groups
- Need to work as a team
- Looking at what the hall users as groups wish, but also what the wider community needs
- Time to get together and move forward
- Don't like change. The village needs to change and there is a wealth of talent and volunteers and all funnelled in the direction the people want.



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Workshop 3: Community Needs: Friday 13th October @ 6:30pm in the large hall.

(Q1) What is the community need in the hall?

(1a) People

- Socialising: Somewhere for the youth to go throughout the day and in the evenings
- Pub: Somewhere with atmosphere, soft furnishings, a welcoming and comfortable area
- To have a venue where you don't need an "invitation to attend an organised event"
- To tick multiple boxes; youth, social, drop in, have a drink and a coffee
- Long term viability of the hall and be able to have access beyond the current 12 hours janitorial and five hours toilet facility.
- Youth group – so older children to come play pool, darts etc
- Younger children – adults and parents are present. Activities for Halloween and Christmas.
- To bring people together as the village doesn't socialise together.
- To be a place for functions such as weddings, funerals, wakes, larger gatherings and seasonal events
- To develop a cinema club for both adults and children
- There is a divide in the village
- The village have shown they can organise events, and they are popular and therefore when an event is organised it will usually be busy. .
- Take away all the issues that surround the hall, and the red tape, then give it to the ordinary people of this village as they will fill events
- One of the comments was that's there lots of small business, air BnBs, etc. However nothing in the village to hold anything. There is plenty to visit in and around the village and the hall would provide an opportunity for people to be part of the community.

(1b) Process

- When it can be used 24 / 7
- A booking system that is accessible, as it can take a week to receive a response from an email
- Calender of events: There used to be a calendar in the foyer. At least have this re-introduced
- Current access is controlled by groups
- The concept of having a single place to find out about everything, i.e., there are multiple Facebook pages, then if you ask to put things on Facebook pages, people may not find out about them
- The hall will need a competent group of villagers to run it, and oversee the entire business of the hall.



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(1c) Management

- The SCIO is determined that if this project goes forward, when something doesn't work with regard to the general day to day running, it then can be managed to the monthly meeting.
- The majority of the village must have a say, rather than the minority who have a lot to say
- Need more volunteers who will take on responsibilities.
- It is down to the individuals as a community to determine what can be run
- The people encourage people to work with each other. A nice building is one thing, but not the be all and end all.
- The people must be asked what they want.

(1d) The building

- The building is the same as it was 60 years ago
- Poor acoustics in the Hall
- We need to move forward and modernise. Seem to have got into a rut where nothing can change. We must move on into 21 century
- Shop shuts at 2.30. Children come out the school at 3.30. There is nowhere to go when you collect them.

(Q2) What would be the community's vision for the hall and does the plan achieve the local need?

(2a) Does it meet the needs

- What is the alternative?
- The advantage of having a refurbished hall as a central place and all services would be in the one place and not divided up all over the village
- The Business Plan is ambitious; however, it will continue to evolve. The hall and the plan will become a continually moving picture, adopting new opportunities, finding out what works and what doesn't work.
- In terms of the business plan, it is really important to implement administrative changes, get the booking system updated early, and working reliably as it takes time to refurbish. In the interim period when parts of the hall are not available. Ensure that groups can continue to meet.
- The view of the audience was make a start to get the hub and running
- This has been spoken about it for the last 20 years
- Business Plans are never executed as they were exactly written. You can argue the minutia, the wider vision of the plan is important, not the detail wished for by the people.
- It was mentioned that thanks should be given to Graven Design Studio who prepared the proposed Hub layout plans shown in the draft Business Plan to reflect the diverse needs of the Barr community going forward. The proposals were presented for comment at a community Open Day organised by the SCIO in November 2022.



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(2b) Commercial Opportunity

- The village bar and restaurant was once thriving. It needs everyone to come together to make things work
- It enables the hall to be used by businesses and industries for Christmas events for staff, events for senior staff, etc. There are many external opportunities.
- Having Christmas events that would attract people to it. Bringing people from outside the village would bring money into the village.
- With the hall refurbished, visitors will be encouraged.

(2c) The feeling in the village

- The group meeting discussion is positive
- There is a negativity in the village, and those negative voices have a loud voice
- The people who are negative do not come and talk.
- The SCIO have tried to talk
- 70% of the village voted for this plan. 30% didn't vote against it. Cannot ignore the 70% who asked for this
- Cannot see for one moment what the logical argument to not progress the Business Plan would be. Whoever is against it must show the 70% something that they cannot argue against
- Overwhelming amount of people spoken to by the SCIO are overwhelmingly positive
- There is a community desire to do this
- We need to look to future generations, we need a hub, we need a common meeting ground, we have become a hamlet not a community. We need to encourage young families and middle aged to live here. We need to think of legacy.

(2d) South Ayrshire Council Consultation.

- There was a concern raised that as part of the CAT process there may be a need by SAC to have every local group agree, the fear is that they cannot get 100% participation.
- In connection with this, the SCIO has been accused of using the threat that the hall will close. The SCIO wished to point out that they have never stated that. They say that they have been told the status quo cannot remain and the next stage would be the council taking over the management of the hall. If this is not viable, all options for its future would be on the table. The Cabinet meeting May 23, report from Thriving Communities was to take over the management of the hall. Cllr Clark asked for the councillors to not vote on that due to the ongoing CAT process.

Colin Love responded to the above comment. The SAC would like complete agreement throughout all groups within the village but there is a realism that you may be unable to reach complete agreement.



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SAC might require, if there is a formal proposal, that the council would consider a ballot once and for all as part of their assessment of the CAT request. It should then be put out to the village for a final consultation.

There was a comment made that it must be appreciated that the councils are cutting the number of halls. The hall would be in danger with the council if it runs in debt. There are no plans to close the Barr Hall at the moment.

Colin Love's interpretation is that unless there is another plan to take this forward, the Council will revert to the position of talking it inhouse. The Council's decisions for the future are unknown.

However, nobody knows what the future holds. It comes down to the community to decide. Colin Love stated that if the hall was run by the village, then there would be greater control.

Colin Love also heard on record that the status quo is not an option. This is written in one of the recent cabinet papers, i.e., the current arrangements will not continue. Colin Love is not aware of any plans. The reality is that council budgets are tighter than they have ever been. With regard to the Barr Hall, South Ayrshire Council pays the bills, and the community takes hall lets. According to Colin Love, this current way of working will not continue.

The hall is fully booked with no scope for anything else to go in the hall. The current arrangements will not be extended, thus difficult decisions will have to be made by South Ayrshire Council throughout the year.

An example is that the hall needs a new kitchen. According to Colin Love, with the financial pressures experienced under the current council, a new kitchen would be assessed alongside other priorities and other Halls given the spending decisions that need to be made.

Part of the proposal is that you need to make a case, demonstrate there is a viable plan to renovate and fund running costs.

It must be demonstrated that any change will benefit the community.

(Q3) What is missing from the plan?

(3a) Missing

- The initial response to this question was that nobody said anything was missing
- There was a view that the shop should be included, and, on the plan, there is a space.
- Could further employment opportunities be enhanced. If things were to go as the village wish, there is a great opportunity., Jobs don't come around very often locally, so this is a very big plus point.
- There are people within the village who have those skills sets.



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(3b) Decision making

- If there is to be a vote on future ways of working then how that will be managed needs to be carefully considered and made clear before you start voting. There should not be last minute changes to agendas or what is to be voted on. Every vote must be a fair and lawful, it must be a morally correct vote. There is no issue with proxy votes but they must be visible and be able to be reviewed.
- Barometer – This can be used to explain everything, put through every letterbox. Keep it simple.
- There is a group who will not commit.

Response from Colin Love, South Ayrshire, The council is neutral on the CAT process,

██████████ (DTAS) supports the community to take on assets. When you submit an asset transfer request you must seek representations on the request. The Council are not trying to put blockages in place, but must follow due process. Key to any consultation is to ensure that the community respond to it. Do not ignore the representation request from the council as it does form part of the scoring. i.e., alongside the Business Plan, outcomes, financial viability, and community. That is why these sessions are very important. The last consultation was March 2022.

(3c) Funding

Seed funding is available from SSE through legacy fund money. There is £130,000 available and waiting to be utilised. However, it is not inflation proofed. This funding is available but will require BCC approval for the SCIO to use those funds.

