



# **Barr Community Hub**

## **Business Plan**

Updated December 2023

Prepared by: Barr Community SCIO Trustees and Community Development Officer

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(Barr Community SCIO - SCO49703)

# 1. Executive Summary

This Business Plan sets out the strategic direction to transform the existing Barr Village Hall into a viable and sustainable community hub promoting social cohesion and providing opportunities for visitors and locals to connect and make the most of Barr's stunning natural environment.

Barr Community SCIO was established in November 2019 with the support of the community to enable an asset transfer and protect Barr Village Hall at the heart of this rural community. The SCIO proposes to transfer ownership of the hall property from South Ayrshire Council to the residents of Barr, providing multi-use, flexible spaces including a cafe/bar & bistro, a hall and rooms for event hire, a communal seating area, kitchens for food preparation, public toilets, and a multi-use interpretation space.

An independent valuation of £100,000 was prepared for SAC without inspecting the title deeds and assuming that the property was "...free from encumbrances, restrictions, or outgoings of an onerous nature". However, the building requires substantial upgrading, and a review of the title deeds shows that the property is held 'in trust for the inhabitants of the Parish of Barr'. The community will, therefore, offer £1 to purchase the hall and grounds.

Without redevelopment, the village hall could remain a financial liability rather than an asset due to its spatial limitations. To address this, consideration has been given to the minimum requirements to produce a viable social enterprise facility providing a range of social and recreational activities and with sufficient income to cover operating costs. The current estimated capital cost of a 'Minimum Viable Project' is £725,000 including short- and medium-term essential repairs.

Potential income sources for the Hub include 'hall hires (Lets)' and 'longer-term rental (Leases)'. Hall hires can be divided into two categories; occasional lets and regular user groups. Community events, such as dances, fundraising nights and seasonal gatherings provide a good source of income, supplemented by private parties and rentals. Catering for community and private events will provide additional income for the SCIO's Subsidiary Trading Company.

The Subsidiary Trading Company will rent space from the SCIO and all users will pay a proportion of running costs. Use of the main hall and other spaces for private hires (e.g., weddings and other celebrations) will allow the Trading Company to generate associated income, whilst SCIO members and affiliated groups will have discounted use of all Hub facilities for community events.

Fundraising will be needed to address projected deficits during initial years and to raise additional monies to help fund future development plans. The primary funding source for redevelopment will be from national funders such as the Community Ownership Fund and the Regeneration Capital Grant Fund. A small amount of current Barr community funds will

be used for redevelopment, and the majority of this will be towards seed funding. Use of the hall will increase once the essential repairs have been carried out, and community ownership gives a sense of pride and control. Village events private hires and passing trade will generate income to ensure long-term sustainability.

A Risk Assessment has been carried out to identify potential risks, such as loss of staff, lack of volunteer time, unsuccessful funding applications, lack of community buy-in, and reduction in available funding. The Risk Assessment will be constantly monitored and reviewed along with actual performance against the Business Plan. Action will be taken when needed to respond to new challenges or pursue new opportunities as and when these arise.

The main customer base for the Hub includes the local community, local statutory bodies, external organisations, private hire, commercial hire and the possibility of small businesses and pop-up enterprises. A Hub Manager will be tasked with promoting and marketing the Hub as a venue. Additionally, we have identified key geographic markets for tourism to the area, based on information provided by local and national Destination Marketing Organisations (DMOs).

In 2015 Barr community participated in a Feasibility Study and Community-Wide Consultation. Four options were presented, and a ballot resulted in majority support for option 3: Purchase suitable building for community hub. A study was commissioned which identified the community hall as the most viable option with a view to sustainability and the potential to fulfil the community needs as identified in the feasibility.

From November 2020 to December 2021, Barr Community SCIO consulted with residents, community, groups, interested parties and key stakeholders by survey and through meetings to gauge opinion on the hall transferring to community ownership. Again, in March 2022, an information leaflet was distributed to every household, asking the residents if they still supported the project. With a return rate of 73%, 98% of those returned confirmed their support.

In July 2022 an open meeting was held to discuss governance options for the project. It was well attended and provided a forum for comment on the proposals. The overwhelming conclusion was that the management should consult regularly and be accountable to all members and residents.

At an Open Day event in November 2022, the SCIO trustees presented a range of project information for public viewing and discussion. Almost all feedback was positive, and all questions were answered by the Trustees in a document published on the village website and other social media outlets. There was a clear indication that Barr Community was still supportive of the CAT process and Community Hub Project.

A series of community engagement workshops held in October 2023 confirmed the shared feeling that progress is wanted after years of discussion.



Barr Community SCIO Trustees have a diverse base of skills, each offering experience and knowledge across a broad section of industries and all living within the community. The SCIO has over 120 members and Barr's community has the ability and proven desire to take this project forward initially under the direction of the current SCIO Trustees and membership.

The project will benefit all residents, developing the fragile village economy and enabling all generations to come together and help build a resilient, sustainable, and fully inclusive community.

## 2. The Business and What it Does

### 2.1 Barr Community SCIO History and Background

Barr Community SCIO was established in November 2019 so that a community asset transfer of the community hall could be undertaken to protect the Barr Community Hall as the heart of this rural community. Barr Community SCIO's main charitable objective is to benefit the community of Barr and to ensure the community hall is a viable and sustainable facility for all ages and abilities.

Barr Community SCIO is a two-tier SCIO, meaning that it is a charitable organisation governed by its members through a Board of elected and appointed Trustees. The Trustees administer the SCIO on behalf of its members. The SCIO exists to benefit the community of Barr and to protect the Barr Community Hall asset as the heart of the rural community.

In line with its Constitution, the SCIO achieves these objectives through advancement of the SCIO's charitable purposes, those being to:

- encourage Citizenship & Community Development.
- promote Arts, Heritage, Culture & Science.
- provide Recreational Facilities, and
- organise Recreational Activities.

Membership is open to individuals aged 16 and over who live or work in the community and support the SCIO's charitable purposes.

Between 2015 and 2018 the community of Barr identified the need for a community hub in the village, via a community-wide Feasibility Study (see Appendix 6). A community meeting was held on 1<sup>st</sup> December 2016, with representatives present of all stakeholders and organisations in the village including Barr Parish Development Company (BPDC), Barr Community Council (BCC), Barr Community Association (BCA), Barr Stores Steering Group (BSSG), Colin Love (South Ayrshire Council Enterprise Development Officer), various Councillors, Health and Social Care Partnership (HSCP). A unanimous vote of all stakeholders agreed that the Barr Parish Development Company should lead the project of creating a suitable community hub.

Barr Community SCIO was formed from the outcome of several meetings in 2018 with the South Ayrshire Council (SAC) Community Asset Transfer Manager and community stakeholders. South Ayrshire Council’s Community Asset Transfer Team advised that to comply with asset transfer regulations, charitable status would be required in the structure of a Scottish Charitable Incorporated Organisation (SCIO).

On 5<sup>th</sup> June 2018 it was agreed that Barr Community SCIO should be set up and this was achieved on 5<sup>th</sup> November 2019. The initial application had 3 Trustees and 20 members and in January 2020 volunteers delivered a letter to every house in Barr summarising actions to date and inviting residents to become SCIO members. As of March 2023, Barr Community SCIO has 120 members, and 7 Trustees.

## 2.2 Community Objectives Achieved by Barr Parish Development Company (prior to SCIO creation) and Barr Community SCIO

Barr Trails	Barr Trails waymarking improvements and updating the maps/signage. This project has helped to highlight and showcase an important part of Barr’s heritage and natural setting.
Children’s Facilities	A new “Children’s Choice” Playground designed by the children and an adjoining Multi-use Games Area (MUGA).
Arts Projects	Community engagement also saw Barr Community contribute time, logistics and design skills, creative input, and china crockery to create a human sundial linking to local landmarks, trails, and wildlife around Barr. This was carried out as part of the Carrick Heritage Trail and included mosaic artwork made by volunteers of all ages including all the Barr Primary School children.
Greenspaces	The development of a community ‘Greenspaces’ volunteer group, who have undertaken the refurbishment of the community mosaic sundial sculpture, incorporating workshops at the Barr Primary School.
Communications	Revamping the community website, updating it regularly and creating and maintaining the Barr Community SCIO Facebook page and the Barr Village Facebook page. The SCIO also actively supports the village newsletter, The Barrometer.

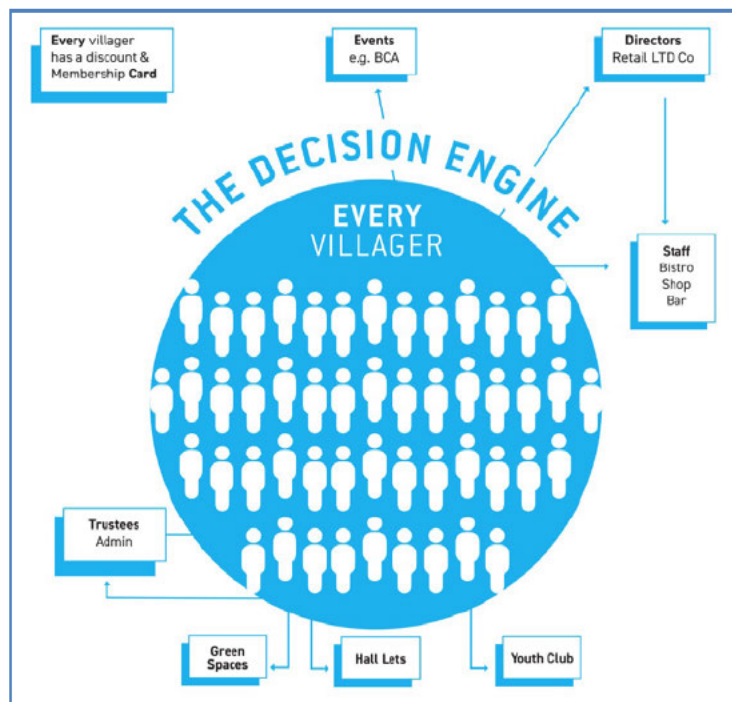
## 2.3 Hub Management Structure

This is in the form of a two-tier Scottish Charitable Incorporated Organisation (SCIO). Barr Community SCIO registered with OSCR on November 5, 2019. The management structure

and the constitution which underpins it (see Appendix 9) allows for an asset transfer to take place between the Local Authority and SCIO. An asset transfer of the community hall to the SCIO will allow the SCIO to develop the Hub project in line with its charitable purposes.

As this Business Plan outlines, whilst the SCIO will retain overall management responsibility for the Hub, a new legal structure in the form of a social enterprise company limited by shares will be created to manage all non-primary purpose trading elements. Barr Community SCIO will be the sole shareholder in the subsidiary company and profits will be passed to the SCIO as parent company by means of a dividend payment or gift aid donation. The relationship between SCIO members and the company will be governed by Articles of Association (“Articles”) and the company will comply with all legal requirements pertaining to its identity.

Once the Hub is operational, Barr Community SCIO’s duties will evolve into that of a Hub manager and landlord facilitating and supporting village groups and overseeing compliance with charity rules and regulations. Non-primary trading elements of the Hub will be handled by the wholly owned subsidiary trading company. A tenancy agreement using standard commercial terms will be drawn up between Barr Community SCIO and the subsidiary trading company.



Members will approve any updates to the constitutions and articles associated with each organisation. Monthly meetings will be held for members of the SCIO and its trustees to ensure members shape the direction of the project. The SCIO’s goal is the provision of a community hub run by the community, and this governance model enables every resident to be informed and heard.

## 2.4 Local Context

### 2.4.1 Location and Environment

Barr is a traditional Ayrshire village located approximately 8 miles inland from the town of Girvan in the district of South Carrick. The village is situated in the Stinchar Valley where the Water of Gregg joins the River Stinchar. The map below shows the location of Barr in relation to other communities in the South Ayrshire Council electoral area and surrounding region.

The village is very ruraly situated in an upland area 8 miles east of Girvan, 28 miles north of Newton Stewart and 22 miles south of Ayr. It is over 6 miles to the nearest villages using 'B' classified or other un-classified roads with Pinmore to the south-west and Dailly to the north.

The rural nature of Barr is reflected in the Scottish Index of Multiple Deprivation (SIMD) 2020 statistics for the data zone within which Barr resides (S01012419 – Carrick South).

SIMD is a means of analysing small population areas (data zones) that have characteristics associated with deprivation, divided into seven domains: income, employment, health, education, housing, geographic access to amenities, facilities, and services, and crime.

The geographic access to amenities, facilities, services decile for Barr is ranked at 1, which is the most deprived (1 = the most deprived and 10 = least deprived). This reflects the rural isolation of the village and the difficulties in accessing services.



Barr suffers from rural deprivation. The SIMD statistics show that the data zone for Barr falls within the most deprived decile for access to amenities. This exemplifies the rural isolation of the village and the difficulties in accessing services. Furthermore, the area is classified as “6. Remote Rural” in the Scottish Government 6-Fold Urban Rural Classification, which is described as an area with a drive time of 30–60 minutes to a settlement of 10,000+.

#### **2.4.2 Natural Surroundings**

Barr is located on the edge of the Galloway Forest Park, Britain’s largest forest and renowned dark sky park offering unparalleled access to viewing the stars. The village is in a conservation area and a region of stunning natural beauty favoured by walkers, cyclists, nature lovers and those seeking peace and solace. The local environment is home to a range of wildlife including otters, deer, birds of prey, hares and rabbits, pine martens and more. Barr is part of the Galloway & Southern Ayrshire UNESCO Biosphere. This also means that Barr is part of a wider project encompassing all 13 of the UNESCO place-based designations in Scotland to create a UNESCO trail.

Additionally, about 30 km of walking and cycling trails have been joined together to create varied trails through the countryside around Barr. All trails start and finish at the Barr Trails

car park. The trails are developed, promoted, and maintained in partnership with Forestry & Land Scotland and South Ayrshire Council.

### **2.4.3 Population**

The Bar community has a population of around 270 with the village itself having around 140 residents. According to Scotland's Census Results Online 2011 (due to be updated in 2023), this comprises 17.4% aged under 16, 48.1% aged 16–59 and 40.2% aged 60+. These figures, compared to the Scottish national averages of 35.8%, 59.6% and 23.3% respectively, highlight Barr's ageing population, a somewhat low population of children and young people aged under 16 and a reduced number of working aged people in the village.

### **2.4.4 Local Economy and Employment**

The 2011 census data (due to be updated in 2023) shows that 14.6% of Scotland households have at least one person aged between 16-74 who is unemployed. The proportion for South Carrick is somewhat lower at 9.1%. The SIMD figures show that Barr is in the top half of deprivation for income, indicating that average salaries for the area are lower than the Scottish average.

Over 13% of those who work in Barr are self-employed, likely due to the rural location and lack of employment opportunities nearby, compared with the national average of 7.5%. Around 15% are retired, which is in line with the Scottish average.

The main employment sectors are manufacturing, education, wholesale/retail trade and agricultural and forestry. The most common job types are skilled trades, professional/technical and elementary occupations.

The Barr Education and Training Fund currently provides bursaries to residents of the Barr Community Council area to help them access training and education opportunities that better equip them with the range of skills needed to enter or retain employment.

However, the lack of regular public transport restricts people's ability to secure work in the neighbouring towns and people living in Barr are likely to be retired, able to work from home or they have access to private transport.

### **2.4.5 Safety, Health, and Wellbeing**

The SIMD crime statistics for the area that includes Barr show that it is in the second least deprived decile, thus experiencing little crime. Health and wellbeing are relatively good, with over half of the population reporting good health (the Scottish average is 52.5%).

However, residents in Barr must travel beyond the village for all health services. For example, the closest GP, dentist, optician, and pharmacy services are in Girvan or Dailly. Other health and wellbeing services, such as a community hospital and bereavement support can also be



found in Girvan. Girvan community hospital A&E department deals with minor injuries and anything more serious is directed to the University Hospital in Ayr, a 45-minute drive. The nearest NHS hospital for many surgical procedures requires a longer journey to Crosshouse Hospital in Kilmarnock.

Additionally, the remote location of Barr and outlying farms and households means residents are at risk of being impacted by social isolation exacerbated by rurality. For example, residents who live in rural areas are more likely to experience poorer physical and mental health, loss of independence, and lower quality of life when services and amenities become difficult to access.

#### **2.4.6 Education**

The nearest secondary school is in Girvan. There are no Further Education (FE) centres, colleges, or universities in the vicinity. The nearest college is in Ayr, which is 22 miles away and offers courses up to HND level (SCQF Level 8), and Stranraer College which is 37 miles away and only offers courses up to HND level.

To complete a degree course (or higher-level courses), students must be prepared to travel, study from home, or move away. For a full selection of higher education courses, the options are to travel to Glasgow (57 miles), Stirling (82 miles), Edinburgh (107 miles), Carlisle (108 miles), Newcastle (163 miles) or even further afield.

The University of the West of Scotland (UWS) in Ayr has degree and post graduate level courses. although, the selection is limited. The Crichton Campus in Dumfries, 74 miles east, also offers courses from Glasgow University and the University of the West of Scotland. However, subjects are limited to health and social studies, primary education, computing, nursing, business, and enterprise.

The current census data (due to be updated in 2023) shows that around a third of Barr residents have no higher academic qualifications, which is just above the Scottish average of 26.8%. That is not to say that there are not those with higher qualifications, professional qualifications, and degrees but the percentage is below the Scottish average.

#### **2.4.7 Transport**

Barr is very poorly connected via road and community transport is patchy at present. There are currently two public transport options available for Barr residents:

- I. Service CB8 – operated by South Ayrshire Community Transport (SACT) for Strathclyde Partnership for Transport (SPT). There are 5 services a day, between Barr village and Girvan Harbour on Mondays, Wednesdays, Fridays, and Saturdays.

- II. Service R700 - this is a MyBus Rural DRT (Demand Responsive Transport) service also operated by SACT on behalf of SPT. This is a bookable service offering door-to-door transport, but only available in Barr on 2 days a week (Tuesdays and Thursdays).

The nearest train station to Barr is in Girvan, 8 miles west, with services to Ayr in the north and Stranraer in the south. There are 7 trains a day running from Girvan to Ayr and 8 trains running from Ayr to Girvan. There are regular SPT bus services operating from Girvan to Ayr and Stranraer. According to recent research carried out in the village, a small number of people use public transport to get to work.

When services and access to service provision are not available locally, residents must travel, and some will be deprived of basic services due to limited public transport provision.

## **2.5 The Issue**

Despite its stunning natural location and wealth of outdoor opportunities for walkers, cyclists, and nature lovers, Barr has been in decline for a while and has sadly lost most of its amenities and services. What remains is the community hall (incorporating public toilets), a church, and a general store (shop and post office). Remaining facilities need refurbishment and capital to support their long-term sustainability.

The closure of the village pub in 2015 removed an opportunity for social mixing. In addition, the current opening hours of the general store, which is staffed by a mixture of paid staff and volunteers, means there is often nowhere for locals and visitors to go in the afternoons and evenings. As a result, social and rural isolation is a key problem, and there is limited scope in providing a hospitable welcome to visitors which may discourage them from returning.

In its current setup, the community hall offers hall hire for community groups, and accessible public toilets. There are also kitchen facilities and some office space. Barr Bowling Club occupies a small portion of the footprint of the hall. The Bowling Club 'hut' was built by its members who also maintain the bowling green and surrounding green spaces. In its current setup, the hall building is difficult to heat and light efficiently, and the footprint is inflexible for a variety of uses.

Barr Community Hall is owned by South Ayrshire Council. Barr Community Association is currently responsible for hall bookings. There is a small hall with a seating capacity of 40, a large hall with a capacity of 120 (or 95 seated at tables) and a kitchen. The public toilets attached to the building and are usually open from early morning to dusk. Poor building layout and lack of efficient storage means that the full potential of the building is not currently realised.



## 2.6 Proposed Solution

The proposed solution to at least some of the above issues is to transfer ownership and control of the community hall to the residents of Barr, so that the hall can be transformed through refurbishment and development into a multi-purpose and modern Community Hub.

The Hub will provide multiple, flexible spaces for community use, including areas to eat and drink, a hall for event hire for local groups and visitors, a communal seating area and hot-desking zone, kitchens for food preparation, public toilets, and a commitment to maintain and improve the existing bowling club facilities.

An interpretation space will be available for various purposes including a ‘pop-up’ retail outlet for local crafts, plant sales, and charity goods. The hub project prioritises the wellbeing and needs of the local community. The flexibility of the multifunctional interpretation space means it can be used in a variety of ways including childcare, youth groups, mobile or part-time beauticians, hairdressers and other wellbeing and care businesses and initiatives, and a place to work and study with access to free WiFi. We also anticipate using this space and other parts of the Hub to house Barr Archives, a collection of historical documents and photographs which are currently looked after by a member of the community but will be made available to the public. The project will benefit the community in ways which currently do not exist or are not effectively or efficiently accessible in the community.

Creating a multi-functional hub, which has longer and more flexible opening hours, will help to address the issues of social isolation since it will serve as a place that local people can gather to eat, drink, socialise and obtain support, when needed. It also diversifies opportunities for attracting visitors and tourists into the village. Attracting tourists and visitors into the village who may access the existing walking trails, for example, is a secondary but vital thread which will provide revenue. It also speaks to South Ayrshire Council’s tourism strategies and with neighbouring town Girvan’s community-led tourism initiatives.

Although the Hub’s primary purpose will be community benefit, addressing social and rural isolation, it will also have several secondary outcomes. The community use will be for local groups to meet and organise events. Associated commercial activities will provide a cafe/bar & bistro with events space. Commercial use will generate profit to help fund and subsidise the community use for charitable purposes. An upgraded facility, with longer opening hours, will support tourism and rural businesses. Additional job opportunities will be created, and training and workplace skills will be facilitated through partnerships with educational groups and institutions.

All uses will help to address issues related to social and rural isolation. People will be able to visit and meet with others in the cafe/bar or other communal areas to reduce isolation, and the community space will be used by groups and organisations that will enable people to meet thereby further improving opportunities for social contact, recreational activities, and conversation.

It is also anticipated that partnerships with local and national healthcare providers will enable clinics, consultations, and other health & wellbeing activities to be carried out in the Hub to help combat lack of access to services and amenities, and community groups, classes, workshops, and other educational opportunities will be encouraged to address issues relating to education and employment.

## 2.7 Strategic Aims

To purchase the Barr Community Hall and renovate it into a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub, providing a café/bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.

To reduce social isolation and boost community health and wellbeing, while providing opportunities for community activities, projects, local business creation, events, and workshops. The hub will provide much needed facilities for Barr, South Ayrshire and beyond.

## 2.8 Outcomes

A series of aims and objectives which align with the SCIO's charitable purposes have been compiled by the organisation to determine the strategy for the Hub, and includes:

Social and Community Events	Engaging with the village community to provide social events for all age groups, e.g., providing a help centre for older and less mobile residents, and space for young parents, bringing together many of the skills available in the community and reducing social isolation. Increased access to opportunities to engage with local art, craft, and heritage.
Sustainable Community Asset	Develop a financially sustainable community asset that will remain active for many generations to help support and improve the health and wellbeing of everyone in the community. Provides on-going support for young people, provision of facilities and activities for the elderly.
Supporting Tourism	Actively networking and engaging with similar communities and experienced active tourism organisations to develop an infrastructure to capitalise on the appeal of Barr's unique environment as a visitor destination.
Empowering Employability	Supporting learning and training, negotiating outreach with institutions such as University West of Scotland and Ayr College, utilising established

	agencies such as DTAS, SENScot, VASA, Business Gateway and Firstport, targeting training, life, and workplace skills for young people in partnership with Girvan Academy, the Princes Trust, Girvan Youth Trust, Galloway & South Ayrshire UNESCO Biosphere, and Adventure Centre for Education (ACE).
Supporting Rural Business	Support local businesses by organising events and providing a space for small businesses to hire, as well as strengthening and supporting other businesses by bringing people into the village.

The success of the Hub depends on it offering a sustainable multi-use community-owned asset providing versatile space with a full range of facilities. It should be a fit-for-purpose facility with well-designed communal areas where events and activities will enable the community to come together.

The principle by which the Hub will operate will be driven by a desire to do what is best for the community and, in doing so, will promote equality, access and diversity. It will promote the use of environmentally friendly carbon neutral facilities, build partnerships through collaboration and creative innovation, and deliver safe services and manage finances efficiently and effectively.

## 2.9 Execution

The Hub will be developed and managed initially by Barr Community SCIO and their Community Development Officer with the support of community groups and members. The staged approach (outlined in this Business Plan) will ensure that the hall facilities continue to operate during and immediately after the community asset transfer, generating income through hires etc., while initial refurbishment is carried out.

During the initial refurbishment, the management structure will add a wholly owned subsidiary company to facilitate various trading activities and support Hub operations. A well-planned marketing strategy will be developed and delivered to promote the Hub. New jobs and volunteer opportunities will be created as the project develops and progresses.

## 2.10 Risk & Mitigation

As part of this Business Plan and the Community Asset transfer Stage 2 application, Barr Community SCIO have detailed mitigation for potential risks. These include mitigating impacts on loss/lack of the development officer, volunteers and funding, lack of community buy-in, and the building requiring more work than anticipated. The Trustees are acutely aware of the risks which accompany an asset transfer but have weighed the risks against the perceived benefits for the community of Barr, and strongly feel that the benefits of community ownership outweigh risks that can be avoided or managed.

## 2.11 Outcome

The outcome of this project is a sustainable, eco-friendly, and efficient community hub which benefits the local community by providing a place for people to congregate, eat, drink, and socialise. The Hub will also provide a welcoming place for visitors and tourists, encouraging them to explore the natural assets on the doorstep of Barr village. This will provide additional income to help support the primary objectives. The potential of this project is far-reaching and will positively impact the village by not only preventing but reversing rural deprivation and current levels of isolation.

Key success factors of the redeveloped Hub facility will include:

- Maintaining a prominent level of “community buy-in” by engaging at every opportunity and keeping residents informed, seeking feedback and suggestions to ensure the services meet local needs.
- Monthly members meetings open to all Hub users, and an ongoing suggestions box at the front door to gather comments and suggestions.
- Effective day-to-day management of the building, involving a strong volunteer management team and part time staff.
- Keeping overheads low, including an economical heating system and energy saving elements (insulation, LEDs etc), which will be factored in as part of the capital phases.
- Providing a warm, clean, and comfortable facility which the community will enjoy.
- Increasing opportunities for the community to take part in activities and services, including social events, skills development and health and wellbeing activities.
- Engaging with key partners and community groups in local towns and villages.
- Effective marketing and communications with the community and to potential users
- Adapting to changes in local requirements, trends, target markets and audiences.

"The realisation of the Glentrool Hive has been invaluable to our small community. Glentrool and Bargrennan are two small rural communities who when the school building closed, lost another of its vital community resources. There was the very real possibility that this building would have been left to deteriorate and pose a health hazard to the residents of the village.

With the funding provided, our community was able to rejuvenate and redesign our future. The Glentrool Hive, since reopening its doors in 2022 has provided our area with a first-rate multipurpose community and activity centre, providing a safe and inclusive space for locals to enjoy, provided essential employment and rejuvenated an isolated community.

The facilities that were integrated into the plans for the Hive have given us the scope to pursue a sustainable revenue stream which is returned back to our community for the social and economic growth of our residents and businesses."

██████████ – Project Manager, The Glentrool Hive Development Trust.



### 3. The Proposal

Barr Community SCIO proposes that ownership of the community hall is transferred to the residents of Barr, via Barr Community SCIO.

Once ownership is transferred, the hall will be transformed through refurbishment and development into a 'fit-for-purpose' Community Hub providing multi-use, flexible spaces including a cafe/bar & bistro; a hall and rooms for event hire by local groups and visitors; a communal seating area and hot-desking zone; kitchens for food preparation; public toilets; and a commitment to maintain and improve the existing bowling club facilities.

An interpretation space will be available for various purposes such as health and wellness treatments and therapies, or a trading space for local crafts and produce, plant sales, and charity goods.

#### 3.1 Existing Facility and Layout

Barr Community Hall accommodates several community groups as well as one-off social and fundraising events. On completion of a Community Asset Transfer, ownership and management of the hall would transfer from South Ayrshire Council to the SCIO.

The existing facility comprises the hall building, a bowling green, a putting green (which is awaiting reinstatement post-Covid), Barr War Memorial and Public Toilets and the entire site is surrounded by an iron post-and-rail fence.

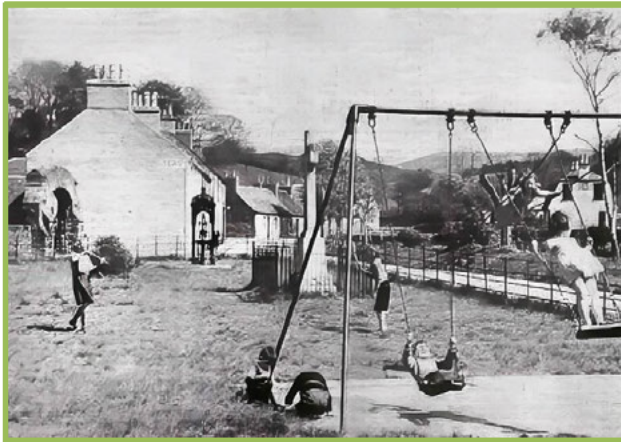


The original village hall was built on land donated by local landowners. Funding for the building was secured from William Morton and the Carnegie Trust to provide an educating and improving amenity for the people of the village. Opened in 1913, and

at times called the Carnegie Institute, the building contained a recreation room, library, a reading room, and a small hall for general entertainment. The bowling green was built in the 1920s with a clubhouse being added a short time later. The land next to the bowling green, which was once occupied by some goats and their huts, is now the putting green. Thanks to the Hannah family the village hall was extended with a much larger main hall, in 1960, and in 2003 another extension provided a new entrance and the public toilets. Before a doctors' surgery was built on another site, the village hall also housed a GPs' practice.

Review of the title documents shows that ownership of the land and buildings was transferred to Barr Parish Council in 1932 **to hold in trust for the benefit of the inhabitants of Barr** for no

consideration i.e., no money was paid for the land and building(s). South Ayrshire Council is the latest 'local authority' to inherit the village hall from Barr Parish Council.



In March 2021 Avison Young, a firm of Chartered Surveyors, carried out a condition survey of the existing village hall for South Ayrshire Council for the purposes of a potential Community Asset Transfer.

The survey report (dated March 2021) describes the property construction.

*"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 in most areas.*

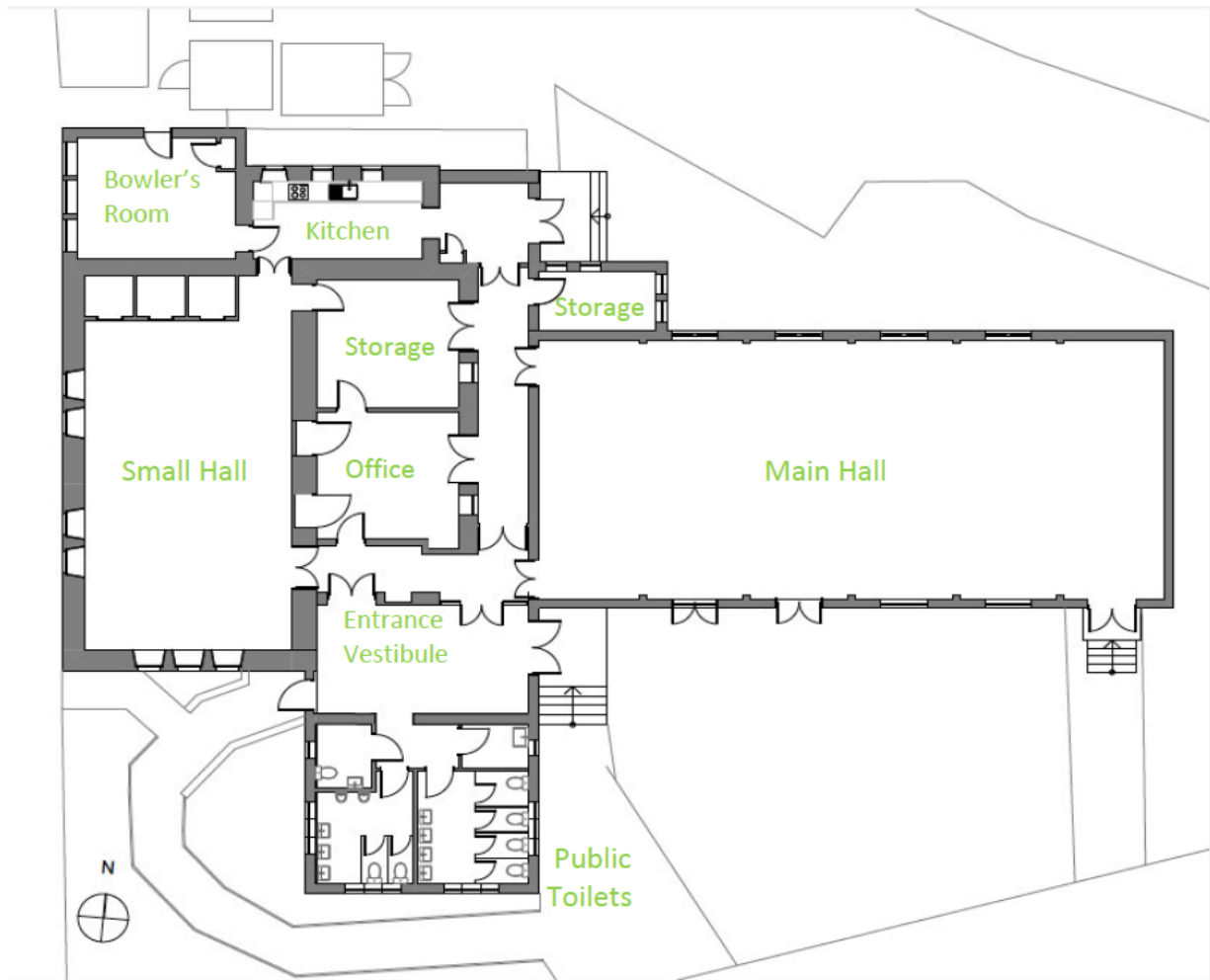
*The original building has several traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in mineral felt above the corridor areas that link the two extensions to the original building. The south extension has a mono pitched roof, with a slate covering. Most gutters and downpipes are cast iron."*

The Condition Survey found that the building structure and fabric is in a poor state of repair with inadequate insulation.

It was noted by the surveyor that elements of the property, and in particular external areas with external timbers and windows, require extensive maintenance or replacement.

It was also noted that felted roof coverings will require replacement and that the electrical systems are old and out-dated and that the heating systems are very inefficient in terms of energy use.





*Current building layout (September 2022)*

### 3.2 The Proposed Development

The following sections describe the several stages involved in transforming a local authority owned village hall into a Community Hub, including:

- **acquisition** from South Ayrshire Council by Community Asset Transfer (CAT)
- **essential repairs** to bring the building up to a basic serviceable condition, and
- **renovation** (full or partial) to create a modern, multi-functional, and sustainable facility to satisfy the needs of the present community and future generations.

Implementation of capital works will be staged where necessary due to planning and funding processes, prioritising continued income generation to ensure the long-term sustainability of the project. The redevelopment section below includes a 'Minimum Viable Project' position which represents the lowest capital spend considered necessary to transform the village hall from a financial liability into a sustainable community asset.



A further section titled 'Running Costs and Revenue' sets out the projected annual running costs and income for the first 5 years' operation of the Hub project (see section 3.7).

### **3.3 Acquisition**

The community will offer £1 to purchase the Barr Community Hall and grounds from South Ayrshire Council. Barr Community SCIO Trustees considers this a reasonable valuation for the reasons described below.

An independent valuation of the property was instructed by South Ayrshire Council and carried out in November 2021 by DM Hall LLP (see Appendix 7).

D M Hall applied a rate of £20 per sq. ft to the Gross Internal Area of the main building, which produced a valuation of £84,600. This was rounded up to £85,000. A sum of £15,000 was added for the bowling green and putting green areas, reflecting their current use as amenity land. This gave a total indicative valuation of £100,000.

The valuation was prepared without inspecting the Title Deeds and it was assumed that the property is "...free from encumbrances, restrictions or outgoing of an onerous nature which would affect the value" i.e., it was pre-supposed that 'clear title is available'.

The valuation also assumed that there would be demand from parties seeking to develop the site for an alternative use in the event of the property being offered for sale to the open market.

Those assumptions are incorrect. A review of the title deeds shows that the property, which was acquired by the local authority for no financial consideration, is held 'in trust for the inhabitants of the Parish of Barr'. Whilst South Ayrshire Council has confirmed that the property is not a 'Common Good' asset, the local authority has confirmed that it will insist on a restrictive condition being included in any sale or transfer to prevent any alternative use or purpose. Furthermore, the bowling green and putting green areas will continue in their current use as amenity land.

The independent valuation, which was based on a limited visual inspection, also considered that the property is in an adequate overall state of repair. It has been noted however, with reference to the Avison Young Condition Report, that significant parts of the property require essential repairs and in particular external areas with timbers and windows requiring extensive maintenance or replacement.

Several roof coverings are felted and will require replacement in the short- to medium-term. Electrical systems were reported as being out-dated or dilapidated and the heating system (wall-mounted electric heaters) is highly inefficient particularly when combined with inadequate building insulation - see 'Essential Repairs' below.

If a higher purchase price is agreed, funding will be sought from the Scottish Land Fund (SLF). It is understood that the SLF will normally fund up to 90% of an agreed CAT purchase price.

Funding for conveyancing costs and for any residual purchase costs not covered by the SLF will be sought from local community and wind farm funds.

### 3.4 Essential Repairs

The village hall will remain available for community activities, outside hire and village activities while the essential repairs, as detailed below, are being undertaken. This is vital for maintaining community wellbeing and will help to pay for basic operating costs.

A *Schedule of Works for Essential Repairs* was included in the independent valuation report. The schedule can be found under “Condition Report” in the latter half of Appendix 7 and was compiled and costed by Avison Young in February/March 2021.

Below is a summary of the essential repair works required and estimated costs (Q4/20).

	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
<b>Total (£)</b>	<b>£50,250</b>	<b>£124,350</b>	<b>£0</b>	<b>£174,600</b>

The base date for estimated costs in the original Avison Young report was Q4/2020. Adjusting for inflation suggests that a more realistic updated estimate of essential repairs at 2023 values would be circa £200,000. This also assumes that some cost efficiency can be achieved as the work would be undertaken as the preliminary stage of a more substantial redevelopment project as described below.

**In July 2023, South Ayrshire Council instructed Avison Young to provide an updated Condition Report for the Hall. The updated report increases the total estimated cost of essential repairs from £174,600 to £243,300.**

A comparison of the essential repairs schedule of work items shows as follow:

- The £10k or thereby reduction in ‘Immediate/Short Term (0-1 Years)’ costs is largely accounted for by some repairs and maintenance carried out over the intervening

period e.g., redecorating the boundary fence, but this is partially offset by several new items e.g., supply and instal new timber fence between bowling and putting greens.

- Although there is little difference in the 'Medium Term (2-5 Years)' costs, a few items have been addressed by repairs and maintenance and a few new items added.
- The £79k or thereby 'Long Term (6-10 Years)' costs included in the updated report are largely accounted for by 2 items; £60k for the full replacement of the perimeter fence and £18.5k for a new disability access ramp (the current one is substandard) and improvements to the existing front steps (again, these are substandard).

Whilst Avison Young has identified the perimeter fence and accessibility items as longer term works (6 Years +), the associated costs (circa £79k) will have to be addressed in this Business Plan as they represent a substantial potential liability for the CAT and Hub project.

Funding for these essential repairs will be sought from South Ayrshire Councils' Advancing Community Assets Fund (ACAF). Funding of any residual repair costs not covered by ACAF will be sought from local wind farm funds.

### **3.5 Redevelopment to Create a Community Hub**

Barr residents have expressed a clear desire and need for a fit-for-purpose community hall and meeting place, providing multi-use spaces for social gatherings, community events, clubs, meetings and health and wellbeing projects for all age groups. This is the vision that the SCIO has been working hard to realise for the community.

The property has undergone a dimensional survey and conceptual designs have been prepared by architects to establish the level of redevelopment and refurbishment required. Two building layout options were prepared (see Graven Designs – Option B in Appendix 4) providing flexible community-use spaces. Both options included the following elements, the main difference between layouts being the potential relocation of the existing public toilets to the rear of the building to provide more flexible space around the interpretation space/retail area:

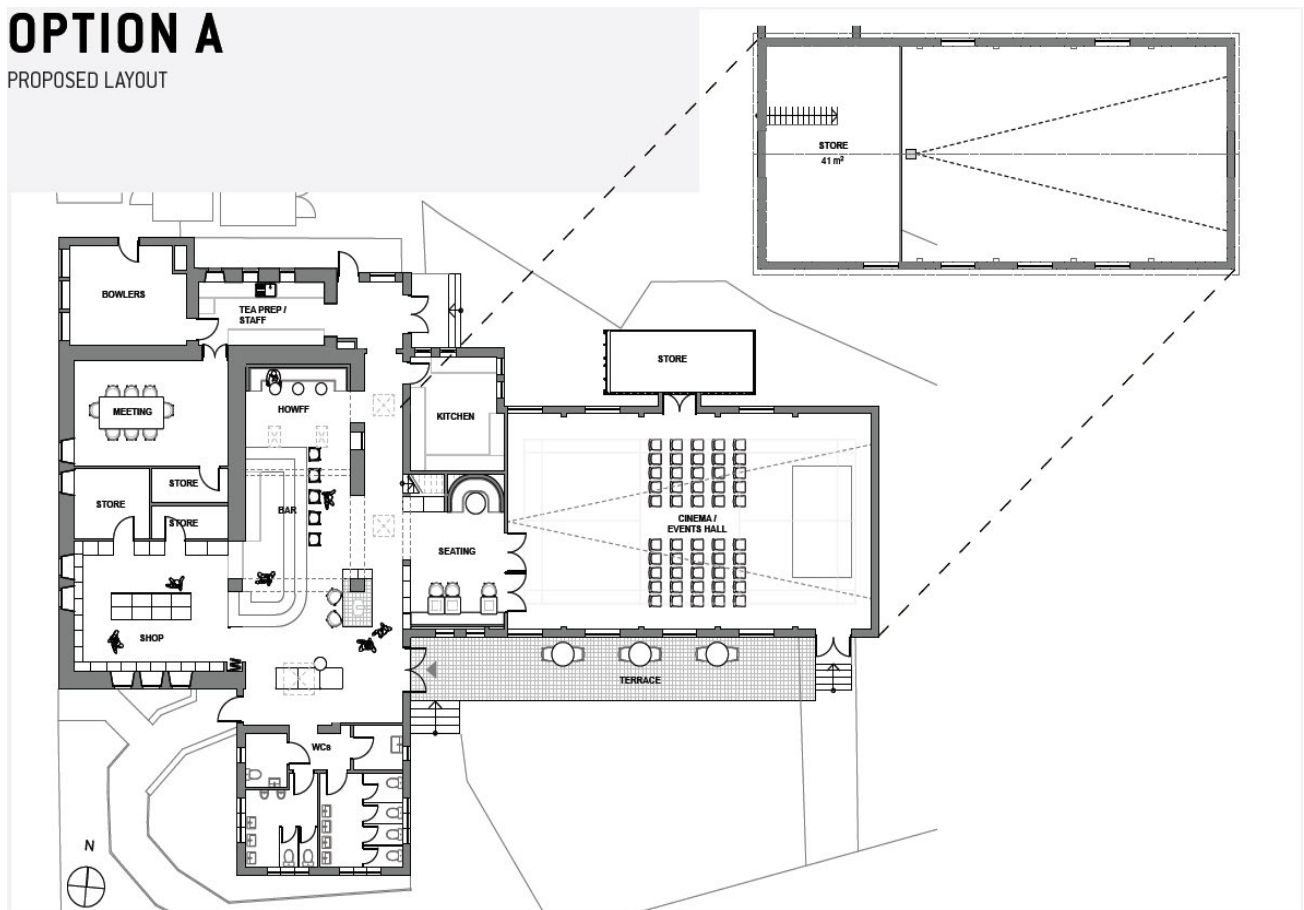
- Flexible interpretation space/retail area
- Cafe/bar & bistro
- Communal seating areas
- Fully equipped kitchen & preparation area
- Smaller meeting rooms
- Flexible large hall (with provisions for sub-division)
- Public toilets
- Bowling Club room
- Storage space (designed to minimise loss of functional floor area)

The Hub will be a destination for the community and visitors to the village, allowing people to flow through the building organically and with ease, but with the added benefit of opening or closing off different elements of the building at differing times. This will provide security,

e.g., by closing off the interpretation space/retail area and main hall when they are not in use and facilitating simultaneous use of different spaces by separate groups.

Externally, Barr Community SCIO will work with the relevant authorities to maintain the War Memorial which is in the grounds of the Hall, in partnership with Greenspaces and Girvan & District Great War Project.

Following preliminary costing and consultation with potential Hub users, Option A was selected as providing the best use of space in terms of flexibility and openness, energy efficiency, and cost (value for money). This plan was further refined to include additional office and circulation space (see Proposed Building Layout in Section 4 - Strategic Case).



### **Option Layout A**

In July 2022, Armour Construction Consultants provided a RIBA Stage 1 Cost Plan for Option A, the preferred option (see Appendix 8 for full costing). A summary of the project capital cost is as follows:

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



1.0 SUMMARY									
Total Gross Internal Floor Ar = 467									
		COST	% of Total	Cost / m2 of GIFA	TERRACE	EVENTS/ HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
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	8.20%	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
<b>Sub-Total</b>		<b>666,383</b>	<b>72.05%</b>	<b>1,426.94</b>	<b>84,800</b>	<b>166,745</b>	<b>32,715</b>	<b>25,000</b>	<b>357,123</b>
Preliminaries	18%	119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
<b>Sub-Total</b>		<b>786,331</b>	<b>85.02%</b>	<b>1,683.79</b>	<b>100,064</b>	<b>196,759</b>	<b>38,604</b>	<b>29,500</b>	<b>421,405</b>
Potential Phasing / Sequencing of Works / NPO	Excl.	Excluded / N/A			Excl.	Excl.	Excl.	Excl.	Excl.
<b>Sub-Total</b>		<b>786,331</b>	<b>85.02%</b>	<b>1,683.79</b>	<b>100,064</b>	<b>196,759</b>	<b>38,604</b>	<b>29,500</b>	<b>421,405</b>
Contingencies / Design Risk	10%	78,630	8.50%	168.37	10,005	19,576	3,860	2,950	42,139
<b>Sub-Total</b>		<b>864,961</b>	<b>93.52%</b>	<b>1,852.17</b>	<b>110,070</b>	<b>216,435</b>	<b>42,464</b>	<b>32,450</b>	<b>463,544</b>
Inflation (2nd Qtr 2022 to 1st Qtr 2024)	6.93%	59,942	6.49%	128.36	7,629	14,999	2,943	2,249	32,124
<b>TOTAL CONSTRUCTION COST</b>		<b>£ 924,903</b>	<b>100.00%</b>	<b>1,980.52</b>	<b>£ 117,698</b>	<b>£ 231,434</b>	<b>£ 45,407</b>	<b>£ 34,699</b>	<b>£ 485,668</b>
Professional Fees - Design Team (Allowance)	17.5%	161,858							
<b>Sub-Total</b>		<b>1,086,761</b>							
Statutory Fees / Approvals (Allowance)		10,000							
<b>TOTAL DEVELOPMENT COST</b>		<b>£ 1,096,761</b>							
Client Direct (Allowance)		75,000							
<b>TOTAL DEVELOPMENT COST INCL. CLIENT DIRECT</b>		<b>£ 1,171,761</b>							

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

The total estimated capital cost of circa £1.2m includes construction costs of £786,000 (including £200,000 for essential repairs), professional and approval fees of £172,000, a general risk contingency of £154,000, and an inflation allowance (to Q1/2024) of £60,000.

N.B. This estimate was prepared before the updated condition survey was instructed by South Ayrshire Council in July 2023 (see 3.4 above). The additional cost of essential repairs



reported by Avison Young (circa £69k) will increase the total estimated development cost from £1,172k to £1,284k (including preliminaries, inflation, fees, and contingencies).

### 3.6 Minimum Viable Project

Even after essential repairs have been completed, the existing village hall could remain a financial liability (as it is at present) rather than a community asset, due to inherent spatial and design limitations. That result would be unacceptable.

Without a centralised seating and serving area, social events and activities can only take place in one of the two existing halls. The halls are relatively large and difficult to heat and are separated by a raised (and largely unused) stage, a service corridor, and adjoining storage rooms. The existing kitchen is also situated remotely from the larger of the two halls.

These limitations combine to result in the very inefficient and inflexible use of space and resources such as catering support and adult supervision cannot be provided by a single team of volunteers.

However, recognising that funding may not be available to deliver all desired repairs and redevelopment works (identified in 3.4 and 3.5 above) immediately, consideration has been given to the minimum requirements to produce a viable social enterprise facility providing the community a range of social and recreational activities and with sufficient income to cover operating costs (also see 'Hub Running Costs and Revenue' below).



Setting aside the estimated £200,000 required for short and medium term 'essential repairs', as discussed in 3.4 above, analysis of the remaining £586,000 construction cost shows that savings of around £300,000 can be achieved by deferring or removing non-essential expenditure items such as the glazed terrace, public toilet refit, retail area fit-out, external and mezzanine level storage, various specialist finishes, and external works to repair and redecorate the existing boundary fence.

The reduced total estimated capital cost of £725,000 for a 'Minimum Viable Project' includes construction costs of £486,000 (including £200,000 for essential repairs), fees of £107,000, a general risk contingency of £95,000, and an inflation allowance (to Q1/2024) of £37,000.

NB This 'MVP' capital cost does not include the estimated cost of longer-term (6 Years +) essential repairs identified in Avison Young's updated Condition Report i.e., £60k for the full replacement of the perimeter fence and £18.5k for a new disability access ramp.

Funding for the 'MVP' renovation and redevelopment will be sought from a variety of local and national funding sources - see funding streams for capital redevelopment in Appendix 3.

### 3.7 Hub Running Costs & Revenue

The following sections set out the projected annual running costs and income for the first 5 years' operation of the Hub. During the first years as the project progresses through the staged redevelopment, different elements will be open while others may be closed, depending on the refurbishment schedule. However, once fully operational, the Hub will open as frequently and flexibly as possible. Whilst seasonality, hall lets and events, staffing and running costs are likely to determine opening patterns, it is anticipated that the Hub will be open for public use every day between 8am and 8pm and later at weekends.

#### 3.7.1 Running costs (expenditure)

The following information is based on running costs included in the 'Barr Village Hall Information Pack - December 2021' provided by SAC (the Information Pack' also included the D M Hall and Avison Young reports mentioned earlier) supplemented by more recent running cost figures provided by SAC.

#### Summary of recent annual running costs

Type	15/16	16/17	17/18	18/19	19/20	20/21	21/22
Electricity	£3,772	£3,395	£3,355	£4,372	£4,936	£6,217	£3,046
Water & Sewerage	£1,122	£1,755	£1,578	£2,276	£3,127	£2,014	£3,349
Business rates	£5,424	£5,469	£7,969	£8,208	£8,092	£8,282	£8,281
Maintenance - Cleaning	£208	£575	£363	£439	£0	£0	£1,970
Maintenance - CRA	£6,636	£0	£0	£4,966	£3,398	£7,391	£19,351
Maintenance - General	£101	£0	£0	£0	£0	£0	£1,074



Security	£0	£0	£140	£0	-£140	£0	£0
Waste collection	£507	£549	£595	£640	£668	£0	£720
Totals (£)	£17,770	£11,744	£13,999	£20,900	£20,080	£23,904	£37,791

The following variables affecting Hub running costs should be considered in more detail going forward in discussion with SAC:

- Unit costs for energy have risen since the Information Pack was provided by SAC.
- It is unclear if 'Caretaker' wages have been included in the information so far provided by SAC. Based on recent job adverts, these could exceed £12k per annum.
- Increased opening hours and visitor numbers will increase energy consumption (including metered water).
- A community run asset may be eligible for a water/ sewerage charge exemption although examination of the criteria indicates that the Hun would not be exempt.
- Business rates exemption is available for charitable organisations and the charitable elements of a social enterprise, rates exemption is also available for properties within a rural settlement used for purposes beneficial to the local community.
- Essential repairs will improve thermal efficiency (and reduce energy bills) by replacing single-glazed windows and doors, adding thermal insulation to roofs and external walls, and replacing out-dated and inefficient heating systems with a 'renewables' option (e.g., 'air-source' heating and solar PV).
- Installation of greywater and rainwater recycling will reduce metered water consumption lowering costs substantially after year 2.

Business Energy Scotland (BES) is funded by the Scottish Government to provide free, impartial support and access to funding to help small and medium-sized enterprises save energy, carbon and money. Previously known as the Energy Efficiency Business Support Service from Zero Waste Scotland, Business Energy Scotland launched in April 2022 and is managed by Energy Saving Trust.

BES will provide support to carry out a comprehensive energy efficiency assessment of the village hall, including all elements of the building (large hall, small hall, toilet block, kitchen, smaller internal rooms, bowling club room). The assessment will identify areas for energy generation or saving money by implementing measures to use resources (i.e., electricity, water & sewerage, waste disposal) more efficiently and economically.

### **3.7.2 Income (revenue)**

Potential income sources for the Hub operation are through 'hall hires (Lets)' and 'medium-or long-term commercial rental (Leases)'.

*(Note: The total gross internal floor area (GIFA) of the existing building is approximately 390 sqm of which the events space for 'Lets' (main hall and interpretation space) is approximately 190 sqm i.e., approximately 49% of GIFA, and the Café/bar & bistro area 156 sqm (approximately 40% of GIFA). The remaining 11% of GIFA is occupied by communal spaces, toilets, and the Bowling Club hut - So, areas leased to the subsidiary trading company should be expected to contribute 40% of total utilities, rates, and general maintenance costs; with 'Lets' and other areas contributing the remaining 60%)*

### **Hall hires (Lets)**

It is assumed that the regular hires that currently take place in the Community Hall will continue. It is anticipated that there will be a gradual and steady increase in levels of activity both in terms of occasional events and regular hall hires once the initial essential repairs work is carried out and the hall is marketed more widely.

Hall hires can be divided into two categories; occasional lets and regular user groups (see Appendix 5 for projected hall 'Lets' and charges).

### **Occasional lets**

Community events, such as dances, fundraising nights and seasonal gatherings provide a good source of income for the hall, in addition to social benefits to the community and community events should be encouraged to continue and expand. Private parties and rentals can be a steady source of income as there is nowhere else in the village to hold this sort of event.

Commercial lets (e.g., fitness classes and dance classes) are unlikely to be a major source of income although a commercial user could provide a useful source of regular income. Catering for community and private events will provide additional income for the SCIO's Subsidiary Trading Company.

Regular user groups should be supported. An average of 8 hours hall use per week at £5 per hour would cost more than £2,000 per annum. A discounted annual charge of say £1,000 would represent an approximate 50% reduction in annual hire fees. Constituted groups are eligible to apply to the Community Council Small Grants Fund for £500 towards hall hire costs.

The estimated initial income from hall 'Lets' is £1,800 per annum + a share of running costs.

*(See Appendix 5 for projected hall use and hire rates)*

### **Barr Hall: Current and future use**

Examination of current hall use gives an immediate understanding of who will use the hall initially. Usage levels are projected to increase once the essential repairs have been carried out. Other case studies of similar organisations to the SCIO show that when a facility is fit-

for-purpose, usage of the facility increases. Community ownership gives a sense of pride and control which brings additional support from the Community.

Village events organised by the Community Association and other groups and individuals are held throughout the year in the hall with money being raised for both local and national charities. The hall is also used in the celebration of annual community events such as the Gala, Easter, Halloween, Bonfire Night and Fireworks, a Christmas Fair, a MacMillan Day, and Hogmanay, as well as a Trails Day.

Groups currently hiring the hall regularly include the Stinchar Valley Quilters, Barr Bowling Club, Barr Community Association, Barr Community SCIO and Barr Community Council. The Quilters group has a strong membership, including many from neighbouring villages and helps support creative skills by holding exhibitions and craft sales in the hall.

The Primary School has used the hall for larger-scale performances and fundraising events. The Bowling Club is actively involved with other local bowling clubs and hosts open competitions. See Appendix 11.

The 'Interpretation space' (a separable space off the main foyer and lounge area) will be available for private let for a variety of 'pop-up' uses such as GP consultation and pharmacy collections, health and therapy treatments, collectables and craft sales, small exhibitions, and charity shops and general retail.

The estimated income from Interpretation Space occasional and short term 'Lets' is £1,380 per annum (in Year 3) + a share of running costs.

### ***3.7.3 Medium- or long-term rental (Leases)***

#### ***Subsidiary Trading Company***

The Trading Company will rent space from the SCIO under a standard commercial lease. Under a commercial lease, the Hub tenant would be responsible for a proportion of all running costs including business rates (if payable), utilities charges, and facility management e.g., cleaning, waste disposal, and general maintenance. The SCIO, as landlord, would retain responsibility for all building maintenance and insurance.

Rental income from the Trading Company, based on £25/sqm for all leased areas, can be estimated as follows (Internal floor areas i.e., Hub space for commercial lease, from Option A; and indicative rental values):

Cafe/bar & bistro + kitchen - 156 sqm; estimated revenue £3,625 per annum + a 40% share of running costs.

## **Bowling Club**

Bowling Club hut - 15 sqm; estimated revenue £375 per annum + a share of running costs.

An annual charge of £375 represents a weekly charge of less than £10 per week. It will be a condition of the Bowling Club lease that the Club maintains the bowling green and surrounding landscaped areas in pristine condition, in return for free and unhindered use of the bowling green and surrounding space.

An alternative arrangement could involve the Bowling Club reverse charging the SCIO for grounds maintenance carried out in association with the SCIO's Green-spaces group.

## **Public toilets**

The public toilets would continue to be leased by South Ayrshire Council under the Council's 'Comfort Scheme' - 40 sqm; estimated revenue £1,000 per annum (including running costs).

<https://south-ayrshire.gov.uk/article/26988/Comfort-scheme>

### **3.7.4 Expenditure v Income (SCIO)**

Based on GIFA, *areas leased to the Subsidiary Trading Company should contribute 40% to total utilities, rates, and general maintenance costs and the Bowling Club 4% leaving the SCIO to contribute the remaining 56% for running costs associated with 'Lets' space and other areas (e.g., public toilets and communal areas).*

The estimated basic running costs for the Hub during each of the first 5 years of operation are as follows. A contribution to running costs will be charged to all hall tenants and occasional users although charges to community groups and individuals running community events will be discounted.

<b>Expenditure</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Notes</b>
Electricity	£4,500	£4,725	£4,961	£5,209	£5,470	Reduced electricity costs after redevelopment through improved insulation and heating systems will be offset by increased consumption.
Water & Sewage	£2,000	£2,100	£2,205	£2,315	£2,431	Rainwater recycling will reduce metered costs. Possible social enterprise exemptions.
Business rates	Nil	Nil	Nil	Nil	Nil	Business rate exemption.

Maintenance - Cleaning	£2,000	£2,100	£2,205	£2,315	£2,431	Cleaning of leased areas will transfer to tenants.
Maintenance – General	£500	£525	£531	£579	£608	Provisional sums - General maintenance responsibilities.
Security & Broadband/Telecoms	£900	£965	£992	£1,042	£1,094	CCTV & alarms will be included in capital works.
Waste Collection	£500	£525	£551	£579	£608	Discussions with SAC will identify possible savings.
Insurance, accountant, and fees	£2,200	£2,310	£2,426	£2,547	£2,674	Budget costs only.
<b>Expenditure Totals</b>	<b>£12,600</b>	<b>£13,230</b>	<b>£13,892</b>	<b>£14,586</b>	<b>£15,315</b>	<b>Including 5% inflation allowance</b>

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
<b>From Hall hires (Lets)</b>	£1,800	£1,980	£1,985	£2,084	£2,188	Projected income based on 'current' use.
<b>Trading Company Lease</b>	Nil	Nil	£4,000	£4,200	£4,410	Based on GIFA, additional charge for running costs.
<b>Bowling Club Lease</b>	£375	£394	£413	£434	£456	Based on GIFA, additional charge for running costs.
<b>Public Toilets Lease (SAC)</b>	£1,000	£1,050	£1,103	£1,158	£1,216	Includes contribution to basic running costs (utilities etc).
<b>Interpretation Space Lets</b>	Nil	Nil	£1,380	£1,449	£1,521	Based on GIFA, additional charge for running costs.
<b>Running Costs Recovery (Recharge)</b>	£8,820	£9,261	£9,724	£10,210	£10,721	Assumed 70% recovery to account for community group and individual discounts.
<b>Income Totals</b>	<b>£11,995</b>	<b>£12,595</b>	<b>£18,604</b>	<b>£19,535</b>	<b>£20,511</b>	<b>Marketing and improved contacts will increase actual income above inflation.</b>

<b>Expenditure v Income</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Notes</b>
<b>Surplus (Deficit)</b>	(£605)	(£636)	£4,713	£4,949	£5,196	Deficits in Years 1 and 2 will be addressed by additional fundraising.
<b>Set-aside income</b>	Nil	Nil	£2,756	£2,894	£3,038	Reserve fund for repairs & renewals
<b>Net Surplus (Deficit)</b>	<b>(£605)</b>	<b>(£636)</b>	<b>£1,957</b>	<b>£2,055</b>	<b>£2,158</b>	Net surplus available to support other charitable purpose activities.

*Note: figures shown include an assumed 5% annual inflation. All figures exclude vat and detailed accountancy projections are available on request.*

### **3.7.5 Fundraising**

Fundraising activities will be required to address deficits in the early years and to raise additional monies to help fund future building maintenance and redevelopment. Activities such as sponsored events, crowdfunding, donor fundraising and corporate/private events will form the main part of fundraising focus, along with grant funding if needed.

Fundraising will be supported by a self-funded Development Officer, who's duties will include assisting other community groups and associations to source specifically targeted local and national funding for activities directly aligned to the SCIO's charitable purposes.

The Development Officer will also assist the SCIO Board and its Trading Subsidiary Company with the development of a marketing strategy, recruitment, and to source funding for the planned redevelopment of the village hall and community centre.

### **3.7.6 Expenditure v Income (Trading Company)**

Routine management of leased areas for non-primary purpose trading (café/bar & bistro) will transfer from the SCIO Trustees to the SCIO's Subsidiary Trading Company in Year 3.

The Hub Manager, employed staff, and volunteers will liaise with the Bowling Club and other Hub users to coordinate use of shared facilities such as the kitchen and preparation areas.

<b>Expenditure</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Notes</b>
Commercial lease payments to SCIO	£4,000	£4,200	£4,410	Cafe/bar & bistro + kitchen areas.



Contribution to running costs	£5,557	£5,834	£6,126	Based on 40% GIFA.
Cost of sales	£26,548	£34,704	£49,282	Goods purchased for resale in cafe/bar and bistro
Salaries & wages	£54,582	£71,835	£105,926	F/T Hub Manager and P/T catering and caretaking staff assuming no lone working. Flexible operating, notionally 48hrs/wk in Yr 3 to 132hrs/wk in Yr 5. Volunteers will enable extended opening.
Other payroll costs	£11,316	£14,787	£21,626	Employer's NI, pension payments, staff training, etc.
Misc materials & sundries	£300	£315	£331	Stationary & printing, cleaning, and misc. materials.
Insurance, accounts, and licencing	£1,200	£1,500	£1,875	Budget costs only – quotations required.
Wastage & stock depreciation	£962	£1,283	£1,861	Calculated as a percentage of sales.
Interest on loans	£500	£250	Nil	Interest on seed funding.
<b>Expenditure Totals</b>	<b>£104,956</b>	<b>£134,708</b>	<b>£191,437</b>	

<b>Income (sales)</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Notes</b>
<b>Café/bar &amp; bistro</b>	£68,268	£95,348	£141,213	Café based on 50 weeks, 7 days/wk; bistro based on 46 weekends. Opening increases from notional 8hrs in Yr 3 to 12 hrs in Yr 5.
<b>Events</b>	£21,300	£24,854	£33,935	Based on 60 attending events and private hires and 40 attending coffee mornings.
<b>Passing trade</b>	£6,624	£8,114	£10,954	Tourists, walkers, and cyclists; 24 visits/wk in Yr 3 up to 36 visits/wk in Yr 5.
<b>Miscellaneous sales</b>	£5,000	£5,250	£5,513	Non-food, hardware and local craft items.
<b>Income Totals</b>	<b>£101,192</b>	<b>£133,566</b>	<b>£191,615</b>	

<b>Expenditure v Income</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Notes</b>
<b>Surplus (Deficit)</b>	<b>(£3,773)</b>	<b>(£1,142)</b>	<b>£178</b>	Deficits will be addressed by loan or share capital and fundraising activities. Surplus in later years will be donated to support the SCIO's charitable purposes.

*Note: figures shown include an assumed 5% annual inflation. All figures exclude vat and detailed accountancy projections are available on request.*



Funding organisations recognise that predicting likely income is difficult for any new enterprise. Supporting evidence can be found from a variety of sources and industry standards but ultimately these are merely predictions based on our best estimate of the potential use of the Hub by residents and visitors.

The following figures for Year 1 of the Trading Company show the projected income breakdown used by CJM Accountancy for our current financial projections. It is important however, that actual performance is constantly monitored and reviewed against Business Plan predictions and action taken when needed to respond to new challenges or to pursue new opportunities as and when they arise. Flexibility is key to ensuring that the Hub proposals are sustainable without continued reliance on grant funding and can adapt to changing circumstances when needed.

The current Business Plan proposals seek to avoid reliance on a single income stream and avoid over-reliance on volunteer time particularly for the operation of the Trading Company. Ultimately, staffing costs can be reduced if current income predictions prove to be overly optimistic.

Sales unit	footfall	sales	total	Income	Gross Profit
<b>Café (daily average)</b>					
Coffee & Cake	8	£4.00	£32.00		
Breakfast	4	£6.00	£24.00		
Filled rolls / snacks	4	£6.00	£24.00		
Hot food/takeaway	4	£10.00	£40.00		
Drinks	8	£3.50	£28.00		
			£148.00	£51,800.00	£38,850.00
<b>Bistro</b>					
Based 46 weekends					
1 evening/ 12 covers @£16	552	£16.00	£8,832.00		
Sunday lunch 8 covers @£12	368	£12.00	£4,416.00		
plus drinks	920	£3.50	£3,220.00		
			£16,468.00	£16,468.00	£12,351.00
<b>Events (60 attending)</b>					
20 events per annum					
12 community events (bar income)	720	£21.00	£15,120.00		
6 coffee mornings	240	£6.00	£1,440.00		
2 private hires					
Hall hire	2	£150.00	£300.00		
Catering	120	£16.00	£1,920.00		
Bar	120	£21.00	£2,520.00		
			£21,300.00	£21,300.00	£15,975.00
<b>Passing Trade</b>					
Tourists/Walkers/Cyclists					
24 visitors/wk average (46 weeks)	1104	£6.00	£6,624.00	£6,624.00	£4,968.00
<b>Income Café/Bistro/Bar</b>				<b>£96,192.00</b>	<b>£72,144.00</b>

Expenditure on salaries and wages assumes that the Trading Company will employ a full-time Hub Manager with appropriate skills and experience supported by part-time catering, caretaking, and cleaning staff.

Hub opening times will remain flexible but will be notionally 42hrs per week in Year 3 (6 hrs/ day) increasing to 84hrs per week (12 hrs/ day) in Year 5. Volunteer time will enable extended Hub opening under the Hub Manager’s direction. ‘Self-service’ use of the main hall and other Hub facilities will be possible for groups outside normal Hub operating times.

### 3.8 Project Action Plan

Project delivery will be phased recognising the need to maintain services, generate income, and ensure long-term sustainability.

Action	Planned date
Finalise draft Business Plan & Community Asset Transfer application	November 2023
Submit Community Asset Transfer (CAT2) application to SAC	December 2023
South Ayrshire Council Validate CAT2 application	February 2024
Validate Hub designs and confirm budget prices for Phase 1 work	Jan/Feb 2024
Submit Advancing Community Assets Fund (ACAF) application to SAC	December 2023
Submit Community Ownership Fund (COF) application	January 2024
Other fundraising and funding applications for Phase 1 work	January 2025 on
Asset transfer request live and published online	February 2024
Asset Transfer Approved by SAC	June 2024
Design development for Tender	March/May 2024
Tender and contractor selection for Phase 1 work	June/August 2024
Fundraising and funding applications for Phase 2 work	June 2024 on
Secure funding for Phase 1 work	August 2024
Complete conveyancing and transfer of ownership	August 2024
Phase 1 (essential repairs and maintenance) work	Sept 2024 – June 2025
Tender and contractor selection for Phase 2 work	March – May 2025
Secure funding for Phase 2 work	May 2025
Phase 2 (Hub redevelopment) work	June - Dec 2025

The SCIO Board, with support from an architect and quantity surveyor, will oversee the refurbishment of the hall building and grounds. Existing users will be kept informed of partial closures and re-opening dates so that events and classes can continue as far as possible as well as marketing and promoting the hall and grounds to attract new users.

The Development Officer will assist the community asset transfer process and to secure funding for the redevelopment. The Development Officer will work with volunteers in the village who have a broad range of skills, including administrators, legal personnel, bookkeepers, electricians, builders, designers, artists, and those involved with community engagement to garner support for the project and its on-going success.

### 3.9 Risk Assessment

A Risk Assessment was carried out to increase awareness of project risks and to enable the development of a risk mitigation strategy. The results will be carried forward along with new risks identified as the Project proceeds. Risks with a low likelihood of occurrence or potential impact have not been included. No risks with a high likelihood of occurrence or potential impact were identified. Risks such as loss of staff, lack of volunteers, unsuccessful funding applications, lack of community buy-in, and reduction in available funding will be constantly monitored and reviewed along with actual performance against the Business Plan. Action will be taken to respond to new challenges or new opportunities.

Risk	Likelihood/ Potential Impact	Suggested Mitigation Actions
Loss of Development Officer	Medium/ Medium	Continuity will be maintained through Barr Community SCIO Trustees.
Not enough volunteers	Medium/ Medium	Establish an informed team of volunteers and encourage involvement.
Unsuccessful funding applications	Medium/ Medium	The funding plan will include a selection of funding sources and alternative funding.
Building condition is worse than thought	Medium/ Medium	Recommend more detailed investigation and negotiate a risk contingency with SAC.
Trading company losses – risk to asset	Medium/ Medium	Hub governance structure will effectively protect SCIO from trading company losses.
Reduction in available capital funding	Medium/ Medium	Capital works are phased and can be adapted to suit available funding.
Lack of community buy-in	Medium/ Medium	Regular communication and on-going dialogue. Keep community informed.

## 4. Strategic Case

**70% of the community actively support the acquisition of the Barr Community Hall to turn it into a community owned hub.**

Additionally, South Ayrshire Council is actively supporting the community asset transfer process and considerable development and community consultation work has been carried out to establish support for the project within the wider community.

### 4.1 Feasibility Study and Community-Wide Consultation 2015

In 2015, Barr Parish Development Company commissioned a feasibility study, funded by South Ayrshire Council Ambition Fund to determine the needs of the village in relation to the community hall and facilities (see Appendix 6).

The need for the feasibility study was influenced by the closure of the King's Arms, the village pub, and at the time, the uncertainty of the future of the local shop.

The scope for the feasibility study included the following:

- Desk Top Study - An analysis of existing information/reports/ publications.
- Public Consultation - comprising surveys and formal community engagement events.
- Regional/Stakeholder Engagement – surveys and community events.
- Youth Voice – including engagement & work experience opportunities.

An open meeting was held in October 2016 to present the findings and conclusions of the study.

Four options were presented with an overview of benefits, costs, and risks.

- Option 1: Do nothing.
- Option 2: Purchase existing Pub/Shop and develop.
- Option 3: Purchase suitable building for community hub.
- Option 4: Purchase Dinmurchie and turn it into an activity centre.

A ballot resulted in majority support for Option 3.

The implementation of this option involved the purchase of available buildings to develop a Village Hub offering hospitality, a small visitor/tourist centre and a small campsite. An architect was commissioned to look at the available buildings and advised that the community hall was the most viable option with a view to sustainability and the potential to fulfil the community needs as identified in the study. Subsequent discussions with South Ayrshire Council identified that a Community Asset Transfer (CAT) of the village hall and grounds would be considered.

Of particular relevance to the potential use and redevelopment of the village hall as a Community Hub, is that the property in its current form/configuration and under Council ownership, offers limited opportunities to attract grant funding for improvements.

## **4.2 Supporting Partner Organisations**

Barr Community SCIO has letters of support from partner organisations who have indicated they would deliver outreach programmes and support sessions to Barr residents from the community hall or support other organisations to achieve this (see Appendix 10).

The rural isolation of our village and large elderly population results in many older people missing out on health and wellbeing activities, including opportunities to meet others in a warm, fit-for-purpose facility.

Organisations including Living with Leisure and Voluntary Action South Ayrshire support marginalised sectors of the community, and both would be prepared to work with the community to deliver support in the village. This could include hosting cosy spaces events to help combat the current cost of living crisis, hosting regular coffee mornings targeting community members who may be experiencing social isolation and/or on low incomes, and helping to develop and host information sessions on a range of issues including improving and developing workplace skills.

The Hub will also provide opportunities for more community-led events such as dances, teas, and celebrations, ensuring social cohesion and community development continue to be at the fore. This list is not exhaustive. We anticipate developing existing and creating new partnership organisations to respond to the perceived needs of the community.

## **4.3 Partner and Stakeholder Conversations 2021**

From November 2020 to December 2021, the SCIO and Creetown Initiative Ltd., consulted with residents, community groups, interested parties and key stakeholders by conducting a survey and at an open meeting providing opportunities for community members to raise any concerns or put forward ideas. Feedback was extremely useful in informing the development of the proposals. Several actions were taken forward with a view to bringing the community together – community groups in particular – to work towards the Hub project. The reports and minutes from these consultations are included in Appendix 11.

## **4.4 Place Planning**

Between October 2021 and January 2022, SAC sought to identify the main concerns facing residents through a series of consultations carried out in conjunction with the Community Council. The Scottish Government's Place Standard toolkit was used to assess the community's priorities. Work and local economy, social contact, and facilities and amenities were identified as priorities for improvement and specific comments called for investment to improve and modernise the village hall and establish a multifunctional community hub.



## 4.5 Community-Wide Consultation 2022

In early 2022, architectural concepts were produced for the hall, providing a starting point for conversation to ensure that the result is relevant, sustainable, and applicable to community need/desire. Three community meetings took place between January and March 2022 with the SCIO trustees, a representative from each community group or organisation and SAC Community Asset Transfer Officer, SAC Thriving Places team, and Councillor Alec Clark. In March 2022 an information leaflet and survey were distributed to every local household.

**THE TALKING IS OVER. NOW IS THE TIME FOR SUPPORT YOUR VILLAGE ACTION. NOW!**

**BARR Community SCIO**

In November 2021, South Ayrshire Council's community asset transfer team explained that the Council owned halls are under review and that the status quo cannot remain with Barr Hall. The Council's first preference would be for a transfer of ownership of the Barr Hall to a suitable community body via a community asset transfer, otherwise ultimately, the hall would be reviewed and may be considered for closure or sale.

**TURN OVER AND SHOW YOUR SUPPORT**

Barr Community SCIO was formed in November 2019 with the core aim of protecting the Barr Community Hall as the heart of the rural community and establishing it as a viable and sustainable facility for all ages and abilities, benefiting the whole community. The hall is currently owned by South Ayrshire Council.

In December 2021, Barr Community SCIO consulted with the various community groups, key stakeholders and partners, to ascertain the community's thoughts on the future of the hall. Architect drawings have been created to provide a starting point for conversations as to what could be achieved and South Ayrshire Council have provided an independent valuation of the hall. The SCIO Board has co-opted on new Trustees and is intending to make changes to its constitution to increase the Trustee number to enable individuals from other Barr community groups to join the SCIO board at its AGM.

**DETAILS COMING SOON:**

**COMMUNITY OPEN DAY**

to provide information and initial designs and to find out the community's ideas about the potential transfer of the hall to the community. Please come along.

In the meantime, Barr Community SCIO would be very grateful if you could provide us with your support:

I support the community purchasing the Barr Hall via a Community Asset Transfer to turn it into a multi-functional and sustainable community hub, that will benefit the community for future generations.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Any comments?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please return the signed form to the postbox outside on Barr Hall railings. Alternatively we can return to your door to collect the form.

**BARR Community SCIO**  
 Barr Community SCIO, [redacted]  
 barrscio@gmail.com  
 www.barrvillage.co.uk  
 @barrcommunityscio

There was an outstanding return rate of 73% with 98% of responses pledging their support.

**This means that of 120 households balloted, 70% pledged their support for the community purchasing the Barr Hall via a community asset transfer to turn it into a multi-functional and sustainable community hub that will benefit the community for future generations.**

In July 2022, a public meeting was held to discuss potential governance structures which could be implemented to manage the hall, with representation from the Plunkett Foundation. The meeting was well attended and led to Barr Community SCIO outlining their preferred model for governance, outlined in section 6.

#### 4.6 Open Day November 2022

In November 2022, an Open Day event was held with trustees of the SCIO, a representative from DTAS, an officer from the Social Enterprise team in South Ayrshire Council, local councillors Alec Clark and [REDACTED], Community Wealth Building, an officer from Scottish Land Fund, and designers from Graven Images.

The meeting highlighted to the community why the asset transfer is the preferred option for Barr Community SCIO, what the Hub might look like, what costs are involved, and a timeline of the project. Community members were encouraged to ask questions and leave feedback in an opinion box. All questions were answered by SCIO Trustees and shared with the community (see link to Q&A):

<https://www.barrvillage.co.uk/hall-project/>



Updated plans and a cross-sectional view of the Hub were developed and displayed by Graven designers, along with an animated white card model of the building plan (see above and below). The plans were updated from the original option (Option A, above), which developed the meeting space into a back lounge, and shortened the bar to allow access between the back bar and the main bar. Other updates included replacing the 'Howff' with a larger kitchen

area and creating storage where the kitchen was originally planned. These changes were made in response to feedback and in collaboration with Graven designers.

# Proposed building layout

## Ground Floor Plan



### 4.7 Community Engagement Workshops October 2023

In October 2023, a series of independently facilitated workshops allowed residents to share feedback on the hall's current use, future needs, and the proposal to turn it into a community owned hub.

The report from these workshops is included in Appendix 11 and key feedback has been summarised as follows:

- Current facilities are outdated and inefficient. The kitchen, heating, layout, and accessibility need upgrading along with more storage and better booking systems.
- The hall should be a warm, welcoming place, open more hours for social gatherings and events, and for visitors. A café/bar would provide an inviting space.
- Young people need a place to go after school and evenings. More youth activities and a club could use the hall. Space for elderly to socialise is also needed.
- The community wants greater involvement in managing and using the hall flexibly. A village team overseeing the building with new groups would aid communication.
- The proposal to fully insulate and refurbish the hall into a modern multi use hub received overwhelming support. The plan offers solutions to all issues raised.
- Funding opportunities like the SSE legacy fund could support redevelopment. The community has skills to operate the hall successfully.
- Communication must continue through newsletters and meetings. All voices deserve to be heard before final decisions are made.

There was a shared feeling that progress is wanted after years of discussion. Barr needs a central hub benefiting all generations. Upgrading the hall for community ownership provides huge potential for bringing people together.

## 5. Details of the Organisation

### Website

- [www.barrvillage.co.uk/community-hall/](http://www.barrvillage.co.uk/community-hall/)
- <https://www.barrvillage.co.uk/development/>

### Correspondence address

- C/o, [REDACTED]

### E-mail address (Home & Business)

- barrscio@gmail.com

### Legal Status

- SCIO: SC049703

### Date of start or proposed start

- Registration date with OSCR: 05/11/2019
- Projected Asset Transfer: December 2024

### Name(s) of Trustees

Current Board Members (November 2023)

- [REDACTED]

### Advisors

- Business Gateway
- Social Enterprise Scotland (SES)
- Community Enterprise in Scotland (CEIS)
- Just Enterprise
- Development Trust Association for Scotland (DTAS)
- Community Ownership Support Service (COSS)
- Community Asset Transfer, South Ayrshire Council
- Community Wealth Building, South Ayrshire Council
- Scottish Land Fund
- Foundation Scotland
- Parris & McNally and CJM Project Financial Management Ltd
- The community and residents of Barr



## 6. People & Governance

### 6.1 Trustees

The Trustees of Barr Community SCIO have a diverse skills base, each offering experience and knowledge across a broad section of industries and all living within the community.

The Trustee Board currently comprises:

**Chair and Trustee:**

[Redacted]

**Trustee/Secretary:**

[Redacted]

**Trustee/Treasurer:**

[Redacted]

**Trustee:**

[Redacted]

**Trustee:**

[Redacted]

[REDACTED]

**Trustee:** [REDACTED]

**Trustee:** [REDACTED]

## 6.2 Employees

Subject to available funding, a Community Development Officer will work closely with Barr Community SCIO Board to undertake project management and capital fundraising for the project once the asset transfer is complete.

The Hub project is committed to increasing opportunities for employment in the village. The SCIO is committed to providing a living wage to any employees. Under the current plans, this would include employing a salaried Hub Manager who would oversee the everyday running of the Hub, and hourly paid staff members in retail and hospitality to run trading aspects including the cafe/bar and bistro.

The position of Hub Manager may be funded initially by either community fund money or other funding applications but will be funded from Trading Company income going forward. Salaries and hourly pay will be based on industry standards for hospitality and retail sector and at least current National Living Wage for part-time and occasional staff.

During the first year of operation, while essential repairs are carried out on the building, Hub operations will be resourced largely by volunteers and 'sessional' staff. Following its establishment, the Hub's Trading Company will aim to recruit the following permanent and regular sessional staff:

- Hub Manager (salaried)
- 1 Part-time cook (enhanced hourly rate)
- 4 Part-time servers for cafe/bar and bistro (hourly rate)
- 1 Part-time cleaner/ caretaker (salaried or hourly rate)

## 6.3 Volunteers

Barr Community SCIO has a strong board and volunteer base, and we know that volunteers are an important aspect of the running of the Hub. At the outset, the SCIO will seek to recruit and train volunteers with the help and support of VASA (Voluntary Action South Ayrshire), as well as working with the local community to create and expand an already established bank of local volunteers to help with larger functions and events.

Moreover, additional members will be encouraged to get involved with the management of the community facility, as and when specific skill sets are required, especially to strengthen the new sub-groups. Volunteers will be coordinated by the SCIO trustees who will ensure that adequate training is provided and that all health, safety and welfare policies are strictly enforced.

### 6.3.1 Skills Matrix

Skills	Description	Current Strength/Capacity
Management & Governance	Extensive experience as business owners and managers; involved in large programmes of local work at a senior level.	Very Strong
Financial Management	Comprehensive experience in managing finances for business and charities.	Very Strong
Marketing	Experience in all aspects of marketing, including creation of marketing material and website management.	Strong
Community Engagement	Liaising with, visiting, and presenting to a variety of community groups, such as Community Councils and charity fundraising/volunteer groups.	Strong
Partnership Working	Working with various organisations and authorities; liaising with other departments in companies. Working on multi organisation and inter-department initiatives; effective communication and organisational skills.	Very Strong
Managing Assets	Experience in running a 3 <sup>rd</sup> Sector Company; working within the structure of employment legislation, national and local agreements and policies governing health and safety etc. Managing and running businesses and assets.	Adequate rising to Strong as volunteers are upskilled
Business Planning	Extensive experience in writing proposals, business plans and profitability forecasts and in establishing information-gathering systems to enable implementation of these plans.	Strong
Securing Funding	Fundraising and completion of application forms for local charities and Third sector, including reports to funders, gathering statistics and outcomes.	Adequate rising to Strong as volunteers are upskilled

## 6.4 Hub Governance

A Finance Sub-Group group will report to Barr Community SCIO Board monthly. Management accounts will be produced each month to track income and expenditure and be reconciled to the bank account monthly. There will be a yearly income and expenditure forecast drawn up and actual figures will be monitored against this.

Ideas and feedback will be sought from the community and the various subgroups of the Trustee Board to inform an on-going management plan.

It is the intention that the project will provide a sustainable environmentally friendly building for both the immediate community and the surrounding areas to have for many years. It will enable people of all ages and abilities to come together for social activities, learning experiences, work experience and employment, to welcome visitors and for all to enjoy what is available in Barr. See Appendix 12 which outlines the analysis of options concerning preferred models for the governance of the Hub.

## 6.5 Hall Management - during and post redevelopment

In the first instance and during initial redevelopment, hall management will be undertaken by the Barr Community SCIO and volunteers supported by the Development Officer. The Trustee Board will oversee day-to-day operation of the Hub, as well as putting in place the legal policies and procedures e.g., health and safety, GDPR, equal opportunities etc.

Responsibility for aspects of hall management will be delegated to sub-groups. These may include:

- Finance Group
- Building Maintenance Group
- Events, Marketing and Fundraising Group

When the redevelopment work has been completed, the SCIO's role will be to facilitate and support Hub management and village groups, whilst continuing to oversee the Subsidiary Trading Company and ensure and oversee delivery of the SCIO's charitable purposes.

The SCIO Board will be supported by the 'Events, Marketing and Fundraising Group' (ongoing discussions in this regard should take place with the Community Association which currently manages village hall bookings and organises various community events) and will oversee compliance with the Hubs legal policies and procedures.

The SCIO's 'Finance Group' will continue to review charitable income and expenditure and a reduced size 'Building Maintenance Group' will oversee maintenance of retained elements of the building i.e., those parts of the Community Hub that are not leased or shared.

All 'non-primary purpose' trading aspects of the Hub operation will be managed by the Subsidiary Trading Company. It is anticipated that the Trading Company Directors will appoint a Hub Manager to manage the day-to-day retail activities with a support team of part-time employees and volunteers.

The Trading Company rental agreement will be a commercial lease, supported by a Memorandum of Understanding between the Trading Company Directors and SCIO Members.

As described in the Governance section above, regular liaison and coordination meetings will take place between the primary and non-primary purpose elements of the Hub under the direction of the SCIO Trustees and Members.

## **6.6 Bookings, Trading and Staffing**

Initially, bookings will be made by contacting a member of the Events, Marketing and Fundraising Group (or through the Community Association which currently manages village hall bookings). The community website ([www.barrvillage.co.uk](http://www.barrvillage.co.uk)) was revamped in 2022 and should include a *Calendar of Events* section for the hall. It will be possible to see what events are on and when the hall is available to book. All hirers, whether regular or one-off users, will be responsible for ensuring the building is clean and tidy after use.



## 7. Customers

Based in Barr with a population of 140 in the village itself, the wider community has a population of over 260. The population is 17.4% aged under 16, 48.1% aged 16–59 and 40.2% aged 60+ (Scotland's Census Results Online).

The main customer base for the Barr Community Hub will be as follows:

- Local community using the hall on a day-to-day basis for an extensive range of community activities, including use of a cafe/bar & bistro; group meetings, social functions, events, and activities.
- Local statutory bodies using the hall for various activities, including outreach surgeries, meetings, or other events.
- Other organisations that are looking for a local venue to meetings or to run events (e.g., Business Gateway delivering a workshop, or Living with Leisure delivering outreach sessions).
- Private hire, for birthday parties, anniversaries etc.
- Commercial hire, for example a small local business running a fitness class.
- Possibility of small businesses and pop-up enterprises renting office space.

A list of current groups gives an immediate understanding of who will use the hall initially (see Appendix 5). Usage levels would likely increase once the essential repairs have been carried out. Other case studies of similar organisations to the SCIO show that when a facility is fit-for-purpose, usage of the facility increases. Community ownership gives a sense of pride and control which brings additional support from the Community. It is expected many new partnerships will be developed.

Village events are held throughout the year in the hall with money being raised for both local and national charities. The hall is also used in the celebration of key annual community events such as the Gala, Easter, Halloween, Bonfire Night and Fireworks, a Christmas Fair, a MacMillan Day, and Hogmanay, as well as a Trails Day.

Groups hiring the hall regularly include the Stinchar Valley Quilters, Barr Bowling Club, Barr Community Association, Barr Community SCIO, and Barr Community Council. The Quilters group has a strong membership, including many from neighbouring villages and helps support creative skills by holding exhibitions and craft sales. The Primary School uses the hall for larger scale performances and fundraising events and the Bowling Club is actively involved with other local bowling clubs and hosts open competitions.

The potential benefits for a rural community such as Barr from a successful multipurpose Community Hub have been highlighted from a study of similar social enterprise 'CAT' projects successfully undertaken in South Ayrshire and elsewhere in Scotland. We are grateful for the support and 'testimonial' quotes provided by two of our near neighbours in Pinwherry and Glentool.

### 7.1 Marketing Campaigns

The SCIO will undertake several marketing communication activities to promote awareness and an understanding of its new community facilities, and social purpose. These marketing activities include:

"Our newly opened community facility in the village of Pinwherry is providing a space to meet and connect with neighbours, creating a sense of community and collaboration, contributing to the health and well-being of the local community. It has been quite a journey to get to the point of acquiring and developing our new centre but already we can see the value of it and are excited by the future opportunities it will bring."

██████████ – Chair of Pinwherry and Pinmore Community Development Trust.

- Social Media - via Facebook, YouTube, and Instagram. Social media is an effective marketing tool to reach many users, including non-locals. Furthermore, it is free, apart from 'paid for posts' which can be used to further target an audience.
- Community Newsletter – The Barrometer Magazine is published in print and online quarterly and distributed to every household. It gives the SCIO an opportunity for regular updates and advertisements for the hall and events.
- Online E-Newsletter – these could be monthly or quarterly and would be for visitors and locals alike who sign up to the mailing list. The newsletters would consist of information about the area and local news, editorials, and advertisements (mainly for events within the community hall).
- Other local Newsletters – Barr has its own section in the Stinchar Valley Magazine, which is published quarterly and is distributed across 7 communities of the Stinchar Valley; Ballantrae, Barr, Barrhill, Colmonell, Lendalfoot, Pinwherry and Pinmore.
- Creating flyers/leaflets – A flyer to promote the Hall will be created which will include attractive images of the various rooms along with descriptions/sizes and maximum capacity. It will include a floor plan and details of facilities available, both inclusive of booking fee and additional hire options.
- Website –The hall will have a dedicated page on the newly revamped community website, providing an events calendar and possibly an online booking system for the hall. The website also includes an interactive map displaying information about the local area, a blog/news page, and a contact us page. Within the website there are links to the social media accounts, which are essential to boost the website traffic and increase its reach.
- Press - Regular press releases, for example, about the successful asset transfer, successful fundraising, redevelopment works etc.

Alongside its own promotional activities, the SCIO will work with clubs, groups and organisations to jointly promote facilities/services to help them build, promote and sustain their own user base, in essence mutual marketing – a ‘you promote me, I promote you’ agreement with local community facilities and organisations such as community groups and social enterprises in Girvan (e.g. Barr Bowling Club, Go Girvan: Community Led Tourism, the Quay Zone, Girvan & District Attractions, Biosphere Bikes, the Biking Explorers, and Adventure Carrick/ACE).

Similarly, the SCIO will look to promote the facility through its network of sports/leisure and community partners promotional activities. Collaborations and sharing of information and events with partner organisations, with a strong emphasis on walking, cycling and outdoor education group such as Adventure Carrick/ACE, Biosphere Bikes, the Biking Explorers, the Galloway and Southern Ayrshire UNESCO Biosphere team and local walking guides such as Gillian’s Walks.

External Marketing - marketing carried out by external agencies can be costly but there are useful external “what’s on” databases through third party social media pages and websites such as Ayrshire Daily News, Discover Ayrshire, What’s On Ayrshire and Arran and Dumfries and Galloway What’s Going On? ([www.dgwgo.com](http://www.dgwgo.com)). Ayrshire Daily News has over 100,000 followers on Facebook, Discover Ayrshire has 37,000 followers on Facebook and What’s on Ayrshire and Arran has 10,000 followers on Facebook. DGWGO website has an international reach to Europe and USA and has a monthly traffic of between 2,500 and 10,000 visits. DGWGO has over 100,100 likes on their Facebook page and nearly 11,000 followers on Twitter, so all their online platforms are well visited.

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

For local parties, targeted communications and marketing campaigns will ensure that people are aware of the venue. For events such weddings there will be an opportunity to develop collaborations with Barr Parish Church to ascertain whether wedding celebrations could be held in the hall. This would offer a very rural setting for a wedding. The hall will also be advertised for hire for private parties including for example birthdays, anniversaries, and wakes, as well as events such as concerts, theatrical performances, festivals, and markets.

## **7.2 Tourism in South Ayrshire**

Tourists and visitors to the area are an important market for the Hub project. Despite navigating a post-Pandemic market and a cost-of-living crisis in 2022-23 which has squeezed many people financially, market research suggests there is an upwards trend in people placing value on leisure activities with psychological wellbeing benefits and with an element of escapism. For example, eating out, health and fitness activities, and mini breaks have all featured as favoured experiences for consumers.

Walking and cycling have been identified as leading activity holidays, followed by water sports and yoga/pilates breaks (Mintel Market research, October 2022). Barr Community Hub is linked with several walking trails in and around Barr, and already receives many cyclists on routes through the village, so can capitalise on this market. Furthermore, the Hub can link with other adventure tourism providers in the area including ACE, the Biking Explorers, and Biosphere Bikes, to provide packages.

### **7.2.1 Targeting Consumers**

According to VisitScotland (November 2022), England continues to be a key market for Scottish tourism, accounting for 40% of visitor trips and 43% of visitor spends. Domestic visitors are equally important accounting for 39% of visitor trips. Overseas visitors represent 17% of the Scottish visitor market, with the largest shares coming from Germany and Ireland.

For Barr Community Hub, key geographic markets in order of priority should be:

- Southwest Scotland.
- Central belt, including Glasgow and Edinburgh.
- North of England.
- Northern Ireland.

The English midlands southwards and part of Scotland north of the central belt may be considered beyond the reach of effective direct advertising.

### **7.2.2 Local Tourism Context**

Conversations with Go Girvan, a local Destination Marketing Organisation and social enterprise based in nearby Girvan, highlights that last year more than 10,000 people visited the area in the months between April and October. Around 2,500 of those visited the local tourist information point based in the Town House on Knockcushan Street, Girvan.

Anecdotal evidence obtained through conversations with visitors and written comments in the visitor book indicate that tourists in the area prioritise and seek recommendations for walks, trails, cycling routes and quality places to eat. At present, there are not enough facilities in the wider Girvan area with these offerings, though it is an area which is being developed and prioritised both by Go Girvan's initiatives and in line with the wider South Ayrshire Council Tourism Strategies.

The proposed Hub project offers those priorities in the form of access to trails and cycling routes, and a quality place to eat. The Hub will work closely with Go Girvan and Destination South Ayrshire to advertise and promote these offerings.

### **7.2.3 Customer Expectations**

Conversations with others in the tourism sector in South Ayrshire, including VisitScotland, Go Girvan and Destination South Ayrshire, suggest that customers are looking for:

- value-driven destinations, i.e., value for money and good quality.
- more content and memorable experiences from holidays.
- more people are looking for self-guided trips and equipment hire.
- connections with local communities.

Barr Community Hub would again be able to capitalise on these expectations.

### **7.2.4 South Ayrshire Council Tourism Strategies**

South Ayrshire Council published a Tourism and Events Strategy 2022-2025 in March 2022. Key priorities were identified to help make South Ayrshire become “a premier destination of choice, with an enhanced environment through social, cultural and economic activities”. Eight key offers were outlined, and the Barr Community Hub project aligns with the following:

- Culture and heritage.
- Parks, open spaces, outdoor activities, and natural environment.
- Food and drink.
- Weddings, civil partnerships, and business tourism.
- Events and festivals.

### **7.2.5 Key Stakeholders and Partnerships**

In addition to developing a working relationship with Go Girvan and Destination South Ayrshire, Barr Community Hub will seek to develop relationships with key stakeholders and partners in tourism including:

- VisitScotland
- SCOTO: Scottish Community Tourism
- Scottish Tourism Alliance
- Scottish Enterprise
- Scotland Starts Here
- Galloway and Southern Ayrshire UNESCO Biosphere
- Southwest Scotland Community Rail Partnership
- North Carrick Community Benefit
- Ballantrae Food Festival
- Adventure Carrick/ACE
- South Ayrshire Paths Initiative
- Local Accommodation Providers

## 8. Legal Obligations

Barr Community SCIO takes its responsibility as an employer and supervisor of volunteers seriously. The health, safety and wellbeing of our staff and volunteers is of utmost importance, as is the protection of potential customers.

Duties under the Health & Safety at Works Act will also be reflected in the Health & Safety Policy. It is also recognised that the SCIO or its appointed agent will assume client responsibilities under the Construction (Design & Management) Regulations during the project's construction phase.

We have developed policies in relation to several aspects of our operation and have provided evidence of insurances where relevant to the Hub project. We also recognise our legal obligation to report to OSCR annually, and the legal obligations assumed by SCIO Trustees.

The following is an outline list of documents and subject areas containing provisions intended to safeguard the continued safety and wellbeing of staff, volunteers, and customers. A review of all relevant statutory provisions and associated guidance will be undertaken by the SCIO trustees along and appropriate risk assessments undertaken with professional support as the project proceeds towards each stage of implementation.

- Employers and Public Liability Insurance
- Buildings and Business Insurance
- Planning and Building Standards
- HASWA (including CDM and Workplace Regs)
- COSHH Regulations – hazardous substances
- Health & Safety Policy
  - Road safety
  - Access
  - Fire
  - Noise
  - Pollution
- Water - Access, Testing & Quality Control
- Environmental Management
- GDPR - Data Protection
- Planning and Licencing Controls
- Equality, Diversity & Inclusion
- Working with Young Persons and Vulnerable Adults



# Appendices

In document:

**Appendix 1:** National Context

**Appendix 2:** Local Context – South Ayrshire Council Strategy

**Appendix 3:** Funding Streams for Capital Redevelopment

**Appendix 4:** Graven Designs - Option B

**Appendix 5:** Current and Future Hall Users

As attachments:

**Appendix 6:** Barr Parish Economic Development Strategy (Part 1): Identifying the Need, Setting the Objectives & Testing the Appetite for Change

**Appendix 7.1:** Barr Village Hall Information Pack – December 2021

**Appendix 7.2:** Updated Condition Report by Avison Young – June 2023

**Appendix 7.3:** Accessibility Audit, Barr Community Centre – June 2023

**Appendix 8:** RIBA Stage 1 Cost Plan – Village Hall, Barr, Girvan – Refurbishment and Extension

**Appendix 9:** Barr Community SCIO Constitution

**Appendix 10:** Letters of Support

**Appendix 11.1:** November 2020/ January 2021 Survey and Report

**Appendix 11.2:** December 2021 Consultation Report, Creetown Initiative Ltd

**Appendix 11.3:** October 2023 Community Workshops Report, [REDACTED], CJM

**Appendix 12:** Hub Governance Options

## Appendix 1: National Context

The Scottish Government is committed to transferring more power to local communities. The Strategy for Community Empowerment is detailed below.

*“We are committed to supporting our communities to do things for themselves and to make their voices heard in the planning and delivery of services.”*

To empower communities in Scotland, the Scottish Government are:

- Funding community-led regeneration through the Empowering Communities Fund
- Funding participatory budgeting through the Community Choices Fund gives people more power to make decisions on spending in their local areas.
- Making it easier for communities to take over land and buildings in public ownership through asset transfer.
- Supporting community councils to represent communities’ opinions and needs to public bodies.
- Launching the Local Governance Review, a comprehensive review of how local decisions are made and how local democracy is working.

Research has shown that, when communities are empowered, there is:

- Greater participation in local democracy
- Increased confidence and skills among local people
- More people are volunteering in their communities.
- Greater satisfaction with quality of life in the neighbourhood

Better community engagement and participation leads to the delivery of better, more responsive services and better outcomes for communities.

## Appendix 2: Local Context – South Ayrshire Council Strategy

The Community Asset Transfer Approach adopted by South Ayrshire Council to which Barr Community SCIO will have to adhere includes:

Phase one – Expression of interest

The Organisation must:

- Complete Expression of Interest Form
- Submit Form to the central point of contact.
- Provide a copy of the Constitution.

Phase two – Assessment and consideration

The Organisation must submit a completed Asset Transfer Request which must include:

- Constitution
- What is being requested – ownership, management, leasing, or use?
- What the Organisation wants it for
- Business Plan – How the Organisation proposes to fund the purchase/lease and on-going revenue costs and provide an indicative purchase price/rent.
- Outline and demonstrate community support for the CAT.
- Describe the benefits this will bring to the Community – Economic, Regeneration, Health, Social Wellbeing, Environmental or tackle Inequalities.

Phase 3 – Negotiation of Contract

The Organisation must engage in agreement of Contract Terms – Legal, Terms, Costs, Legacy.

The Organisation then must finalise financial arrangements.

Best Value Themes

There are 7 Best Value themes which South Ayrshire Council must consider if it is to sell or lease an asset at less than market value. These are:

1. Economic Development
2. Regeneration
3. Public Health
4. Social Wellbeing
5. Environmental Wellbeing
6. Reducing inequalities of outcome from socio-economic disadvantage
7. Any other benefits that might arise through the alternative use of the asset.

The section on community facilities within South Ayrshire local Development Plan communicates the Plan Policy on such facilities like community halls:

We will support keeping community and educational facilities, as identified on the settlement maps within the Plan, and will not allow development which has a negative effect on those facilities.

We will support re-using sites and buildings which previously accommodated community facilities, particularly where the buildings or site can be re-used for alternative community facilities.

The Plan details the Actions and the Predicted Outcomes that the Council wants to deliver. The ones that are most significant to the Community Hub development are shown below.

- We will develop localised plans focused on reducing inequalities, in line with the requirements of the Act. We will support communities to take on assets and make applications to the Community Halls Fund. We will continue to offer a range of support for those seeking additional funding support.
- We will involve local Communities in creating local place plans and setting local priorities and ensure we monitor and report on progress.
- We will undertake a detailed review of corporate property requirements including locality reviews and an annual report on Community Asset Transfer requests.

Councillors and officers working with communities to create local place plans and setting local priorities, with progress monitored and assessed.

### Appendix 3: Funding Strategy for Capital Redevelopment

Preliminary conversations have been held with various funders including Scottish Land Fund (SLF) and Foundation Scotland to ensure the project fits their remit. Most large-scale funds are 2-stage processes which include an initial Expression of Interest and Full Application.

SLF funding will not be requested if further CAT negotiations indicate that SAC is unable to accept the SCIO's purchase offer.

We have checked with funds such as Community Ownership Fund that we fit their remit but cannot complete an Expression of Interest until the funding windows open. Some funders indicate they wish to see a full Business Plan before giving further commitment. However, commitment of funds is not secure until the application is submitted, and funding awarded.

Fund or Funder	Amount available	Amount to be applied for	Submission deadlines	Outcome duration
<b>Phase 1 - Essential Improvement and Repairs</b>				
Advancing Community Assets Fund (South Ayrshire Council)	Applications above £100k considered on case-by-case basis.	£250k	Submitted at time of CAT Stage 2.	SAC 'validate' application then decision usually within 6 months. Amount includes an additional £100k to fund longer term essential works (see section 3.4).
Community Ownership Fund (UK Government - DLUHC)	Up to £250k. Covers purchase and renovation costs. 20% match funded. Proposals should demonstrate value of the asset to local people and that asset can run sustainably for long-term benefit of the community.	£100k	First phase is EOI, followed by full application.  Running until 2024/25, 3 windows annually.  Expected to run Spring, Autumn, and Winter 2024.	3-4 months.
<b>Phase 2 - Redevelopment of Hall into a Community Hub</b>				
Barr Legacy Fund (money currently held by SSE)	Up to £129k.  SSE Renewables funding for 'Barr Community Hub'.	£14k (Yr 1) £115k (Yr 2)	Ringfenced for single large community project. Ongoing dialogue with SSE.	At discretion of appropriate organisation - previously with BPDC. May require BCC sign-off.

Swire Charitable Trust	Opportunity for disadvantaged, connecting people to environment, and regeneration through heritage.	£30k	No deadlines, a rolling application. Grants over £25k reviewed quarterly.	2 - 3 months.
CARES 'Let's Do Net Zero Community Buildings Fund' (LES)	Up to 80% renewable energy costs. No upper limit.  For renewable energy measures including heat pumps, solar PV, and storage batteries.	£40k	Running until March 2025.  Submission of EOI and invitation to progress, must be completed within 12 months.	Unclear.
Regeneration Capital Grant Fund	£250k - £500k is realistic. 2-stage process for local regeneration projects tackling inequality in remote and disadvantaged communities.	£291k	Expected to run Summer 2024.  Outcome of stage 1 by Autumn 2024, invitation to stage 2 due by November 2024.	3-4 months.
<b>TOTAL</b>		<b>£840,000</b>		

### ***Reserve Funding List for Capital Redevelopment***

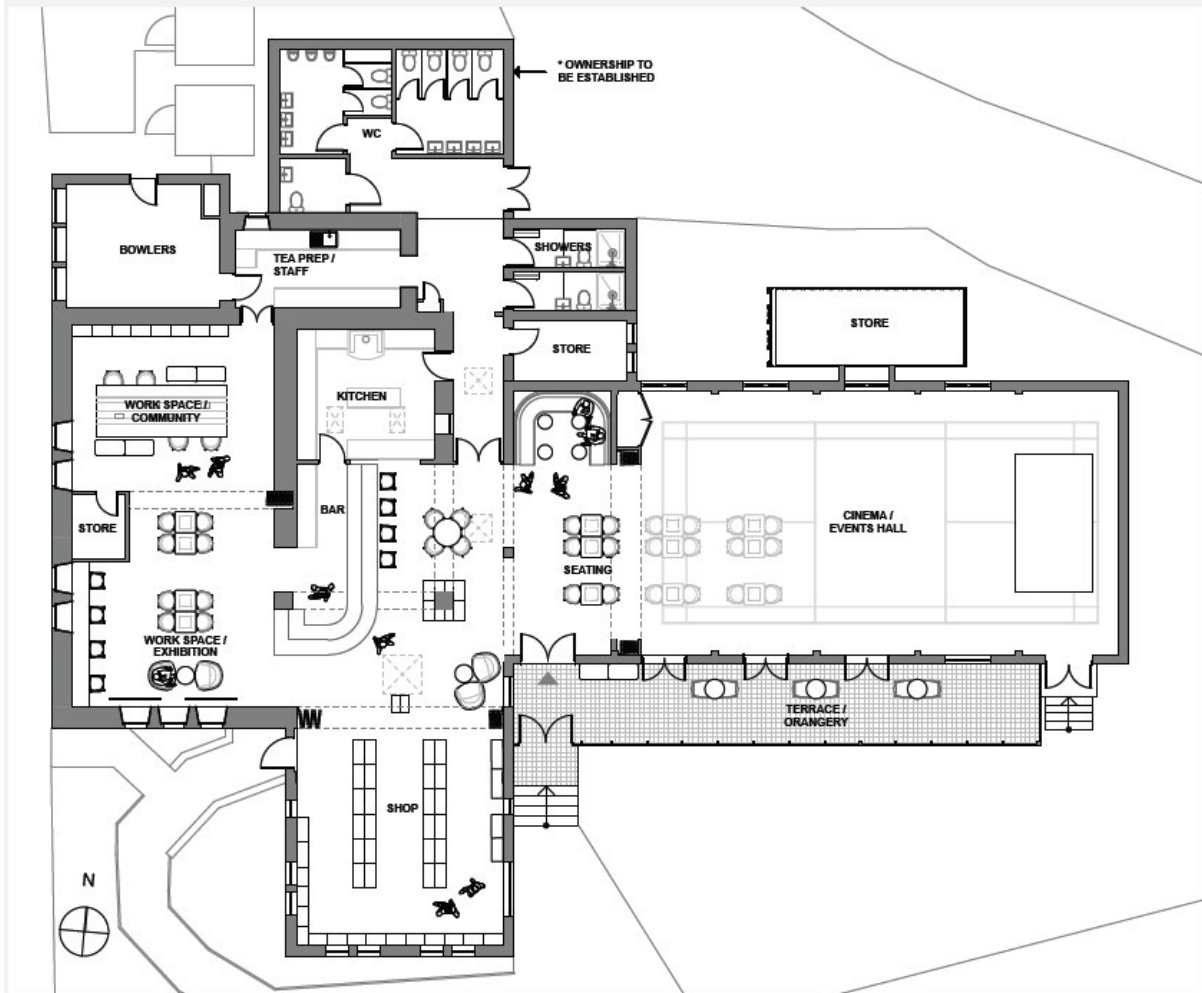
Name of Fund or Funder	Amount	Deadline for Submission	Notes
Ayrshire Rural and Islands Ambition (ARIA) Fund	Up to £50k	Ongoing, next round opens in Summer 2024.	Themes include Community Wealth Building; Reducing Inequality; Just Transition to Net Zero; and Sustainable Tourism. Grant requests of up to 90% of project costs considered, 10% match funding required.
National Lottery Community Led	Up to £15k	Ongoing.	Funding to support community-led activity and wellbeing.
Carrick Futures Large Grants	Up to £25k	Ongoing.	Funds activities that support rural regeneration and sustainability. 4 deadlines annually.
Barr Community Fund	Up to £25k	Ongoing.	Supports projects located within or directly benefiting the Barr community.



Appendix 4: Graven Designs - Option B

# OPTION B

## PROPOSED LAYOUT



## Appendix 5: Current and Future Hall Users

Tables showing current and recent hall usage, predicted new users and potential hall hire charges, with the following volumes forming the basis of the initial financial forecasts:

Users	Meetings	Hours	Months
<b>Regular Groups</b>			
Stinchar Valley Quilters	12	36	12
Barr Bowling Club	12	48	6
Barr Community Council	1	2	10
Barr Community Association	1	2	10
Barr Community SCIO	1	2	10
Barr Community Fund Panel Meeting	1	2	4
<b>Irregular Groups / Activities</b>			
Barr Primary School Performances	1	4	2
Barr Primary School Active Schools	1	2	3
Barr Bikes Fundraising	1	6	2
Barr Primary School PTA Fundraising	1	4	2
Barr Parish Church Fundraising	1	4	1
Stinchar Valley Quilters Exhibition	1	6	1
<b>Community Events/Activities</b>			
(January) Burns Night (party/meal)	1	8	1
(March) St Patrick's Day (dance)	1	6	1
(March/April) Easter (teas, Easter competitions etc)	1	8	1
(May) Barr Trails Day	1	8	1
(July/August) Gala	1	8	1
(September) MacMillan Day	1	6	1
(October) Halloween (Children's & adult's parties)	1	6	1
(November) Bonfire Night	1	2	1
(November) Remembrance	1	4	1

(November) St Andrew's Day	1	6	1
(December) Christmas Fair	1	8	1
(December) Senior Citizens' Christmas Party	1	4	1
(December) Hogmanay	1	9	1
<b>External Organisations / Events / Businesses</b>			
Travelling Theatre Nights	1	6	2
Business Gateway Workshops	1	8	2

***Potential new hall usage, according to communications with organisations & groups***

New Potential Users				
User Group	Description	Volume	Hours	Months
Living with Leisure	A group for Over 50s. Interested in running outreach programmes.	1	4	12
Girvan Youth Trust	Work with young people within Girvan and outlying villages. Interested in running youth outreach programmes.	2	2	12
Biosphere Bikes	A social enterprise that can provide bikes, go karts and electric bikes and support events.	This would vary and would coincide with other outdoor events (e.g., SAPI, Barr Trails, FLS etc)		
Forestry and Land Scotland	Interested in holding drop-in sessions, presentations, meetings, and interactive mapping services.	1	2	4
South Ayrshire Paths Initiative (SAPI)	Interested in assisting with active travel and outdoor initiative outreach programmes, including outdoor/ indoor-based education.	This would vary and would coincide with other outdoor events (e.g., SAPI, Barr Trails, FLS etc)		

### **Hall Hire Costs (Phase 1) - Potential hire (let) charges**

Room	Hour/ Day Rate	Barr Community Group	Other Community Group	Commercial/ Business	Private Function
Main Hall	Hourly	£5	£10	£20	£20
	Daily	£30	£60	£120	£120
Small Hall	Hourly	£5	£10	£15	£15
	Daily	£20	£40	£80	£80
Both Halls	Hourly	£10	£20	£30	£30
	Daily	£40	£80	£160	£160

### **Predicted income from hall lets based on current usage levels and levels pre-Covid-19**

Income	Year 1	Year 2	Year 3
Main Hall (community lets)	44 hrs/ £220	50 hrs/ £250	50 hrs/ £250
Main Hall (business/ private lets)	28 hrs/ £560	35 hrs/ £700	35 hrs/ £700
Small Hall (community lets)	74 hrs/ £388	74 hrs/ £388	74 hrs/ £388
Small Hall (business/ private lets)	10 hrs/ £50	15 hrs/ £150	20 hrs/ £200
Community Events (day rate)	5 days/ £225	5 days/ £225	6 days/ £270
Community Events (hourly rate)	43 hrs/ £344	50 hrs/ £400	54 hrs/ £432
<b>Total</b>	<b>£1,800</b>	<b>£2,110</b>	<b>£2,200</b>

# Acknowledgments

Barr Community SCIO wishes to extend a heartfelt thank you to everyone who has been involved in developing this project so far, including but not limited to: Graven, Armour's, Occam Architecture, Creetown Initiative Ltd, [REDACTED], [REDACTED], Bidworks Ltd., and Parris & McNally.

Thanks also to the following organisations: Just Enterprise, Firstport, VASA, DTAS, Plunkett Foundation, Smith & Valentine Solicitors, Local Energy Scotland, and to the Community Wealth Building, Asset Transfer, and Ambition for Social Enterprise teams at SAC. We are grateful for the continued support of Foundation Scotland, Barr Community Fund, Assel Valley Falck Renewables/Renantis, Carrick Futures and Hadyard Hill.

And a personal thank you to [REDACTED] for their assistance and support as Development Officers.

We are continually grateful for the ongoing support of the community and residents of Barr including those who have volunteered their time in various ways since the beginning of this project.



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