

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to Cabinet
of 27 August 2024**

Subject: Barr Community Centre Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 and Application for Funding from the Advancing Community Assets Fund.

1. Purpose

1.1 The purpose of this report is to present to the Cabinet the proposal for the Community Asset Transfer of ownership of Barr Community Centre and its surrounding grounds, to Barr Community SCIO, under Part 5 of the Community Empowerment (Scotland) Act 2015; for a price less than best consideration; and an associated application for funding through the Advancing Community Assets Fund (ACAF).

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 approves the transfer of ownership of Barr Community Centre and grounds, as shown in Appendix 1, under Part 5 of the Community Empowerment (Scotland) Act 2015 to Barr Community SCIO for the discounted sum of £1 (One Pound) Sterling, with an associated award of £118,826 from the ACAF, having regard to the recommendations made by the Community Asset Transfer Assessment Group (Appendix 2) and in the Best Value Assessment (Appendix 3);

2.1.2 considers and agrees the Council's responses to the representations received (Appendix 4) following publication of the Notice of Asset Transfer Request (Appendix 5), approves publication of the responses on the Council website and notification of those who responded to the consultation;

2.1.3 notes that, if the applicants wish to proceed with the acquisition, they have a period of 6 months from the date of the decision notice within which to agree the terms of the sale with the Council;

2.1.4 in the event of an offer being received, requests the Chief Governance Officer to conclude the sale, in accordance with the recommendations of this report; and

2.1.5 notes that Barr Community SCIO's Stage 2 CAT Request Form can be viewed at Appendix 6, their business plan at Appendix 7 and additional supporting documents at Appendix 8.

3. Background

- 3.1 Section 82 of the Community Empowerment (Scotland) Act 2015 ('the Act') states that where an asset transfer request is made by a community transfer body (CTB) to the Council, the Council must decide to agree to or refuse the request. Under subsection (5), the Council must agree to the request unless there are reasonable grounds for refusing it.
- 3.2 Barr Community SCIO SC049703 (BCS) has submitted a request to take over ownership of the asset outlined in Appendix 1, located on Stinchar Road, Barr. The asset is currently used as a community centre, bowling green and amenity outdoor space. BCS has made this request through the Community Asset Transfer (CAT) process in accordance with the Act.
- 3.3 The proposal from BCS is to carry out renovations to create '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.' The bowling green and other outdoor space, including the war memorial and fountain, will continue in their current use. Architect's drawings for the proposed new layout are included at Appendix 7 (pages 22 and 39-40). A RIBA Stage 1 Cost Plan (from 2022) is included at Appendix 8 (pages 171-183).
- 3.4 BCS is a Scottish Charitable Incorporated Organisation (SCIO) and an eligible community transfer body as required under section 80 of the Act and a community-controlled body as defined in section 77 of the Act. In terms of their Constitution (clause 72 - see Appendix 8 page 211), on winding up of BCS, any remaining property or assets shall be given or transferred to other community body or bodies or charitable group, with purposes closely resembling the purposes of BCS. BCS has been a registered charity since November 2019.
- 3.5 A full title check has been undertaken to confirm South Ayrshire Council is the owner of the asset. The asset is not regarded as Common Good. There are no obligations that restrict or prevent the Council from transferring the asset to BCS.
- 3.6 In accordance with the Asset Transfer Request (Procedure) (Scotland) Regulations 6 and 7, the Council gave notice of the asset transfer request being made and invited representations on the request from any interested groups or individuals. In addition, under s.27 of the Town and Country Planning (Scotland) Act 1959, the Council was required to advertise in local press, the proposed transfer of land which forms part of public open space. In total, 119 valid representations were received: 93 For the transfer proposal, 24 Against and 2 were classed as Neutral. The representations received, comments from BCS and any response from the Council are shown at Appendix 4.

4. Proposals

- 4.1 BCS has submitted a formal Community Asset Transfer request to purchase the asset in accordance with the Act. The application form, business plan and supporting documentation submitted by BCS can be viewed at Appendix 6, Appendix 7 and Appendix 8. The request was validated by the Council on 21 March 2024.
- 4.2 An independent valuation of the asset was undertaken on 18 June 2024 by DM Hall, Chartered Surveyors, and the opinion of the valuer is that the market value of the requested asset is £100,000 (One Hundred Thousand Pounds) [page 8 Appendix 9].
- 4.3 BCS has offered to purchase the asset for £1 (one pound), giving their reasons for requesting a discount of £99,999 on market value as:
- 4.3.1 Community Benefits Resulting From The Proposal – these are described in BCS's CAT Stage 2 Request Form (pages 12-15 of Appendix 6) and were rated as Very Strong by the CATAG;
- 4.3.2 Cost of Essential Repairs Required to the Asset – a Condition Survey of the asset commissioned by the Council in June 2023 identified Estimated Repair Costs of £243,700 *however* £79,000 of those repairs are classed as Long Term (recommended in the next 6-10 years) and others go beyond the scope of repairs the Council would normally expect to carry out. The proposed grant amount, therefore, from ACAF is £118,826 (see Appendix 10 - ACAF Grant Request Analysis);
- 4.3.3 Their assertion that the asset is 'held in trust for the inhabitants of the Parish of Barr' and was acquired by SAC's predecessor authority for no consideration. The Council has sought an external legal opinion to confirm any restrictions on our ability to dispose of the property. This opinion may have a bearing on the conditions of the sale should Cabinet agree to the transfer.
- 4.4 The reasons given by BCS for making the request and the intended use of the asset are summarised below. Further detail is provided on the request in the CAT Stage 2 Request Form at Appendix 6:
- 4.4.1 Barr is impacted by rural deprivation. SIMD statistics show that the data zone for Barr (S01012419 – Carrick South) falls within the most deprived decile for geographic access to amenities. This exemplifies the rural isolation of the village and the difficulties in accessing services.
- 4.4.2 Barr Community Centre has been included in the review of hall management arrangements led by Thriving Communities (see Cabinet Report from 14 March 2023 in Background Papers). BCS feel there is a risk the hall could be lost to the community if a more sustainable community-led solution is not found. Additionally, whilst the asset is under Council ownership, it limits the opportunity to successfully attract grant funding for any improvements.
- 4.4.3 The proposed solution, therefore, is to transfer ownership to the residents of Barr. Investment will then provide multi-use, flexible spaces including a café/ bar and bistro, a hall and rooms for event hire. Communal seating

areas, kitchens for food prep, public toilets, and an interpretation space used for several purposes including exhibition space, pop-up shops, markets, arts and performance.

4.4.4 Strategic aim is 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.

4.5 BCS has outlined how they consider the proposal will promote or improve the following:

4.5.1 Economic Development - Community ownership of the hall will enable the community to utilise the asset and provide community events and workshops from the new facility, provide key facilities including a pub, café, public toilets and cover the running costs. Contributing to South Ayrshire Council Plan 2023-2028 'Work and Economy' Priority – by creating a new rural venue making it easier to set up new enterprises, including social enterprises, by enabling potential entrepreneurs to access information, meeting facilities and support.

4.5.2 Rural Regeneration - Purchase of the hall will secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr. project will enable the community to invest in the fabric of the building, respond to the needs of the community and provide opportunities for local practitioners and businesses, such as art exhibitions, keep fit classes, dance lessons and similar.

4.5.3 Social Wellbeing - The facility will improve the quality of life for residents, adding value to resident's life experience by providing projects, events, experiences, or simply a 'space' in a purpose-built, warm and accessible environment, that meet the needs of the community. Addresses one of three most pressing concerns identified in Barr Place Planning consultation 2021-2022, "Social Contact".

4.5.4 Reducing Inequalities - Barr is an isolated community with poor access to public transport. The Hub will tackle geographic barriers with services and facilities on 'residents' doorsteps'.

4.5.5 Environmental Development - Redevelopment work will make the building more environmentally friendly and therefore more financially sustainable, via energy saving measures including insulation throughout and installation of an economical heating system. Local produce and suppliers will be used, reducing the carbon footprint of the business.

4.6 BCS was established 'to benefit people who live or work in the Barr Community Council area (the "Community"), to protect the Barr Community Hall as an asset at the heart of the rural community, to establish a viable and sustainable community facility for all ages and abilities in the Community'. Membership is open to all members of the Community - currently there are 120 members.

4.7 A number of community engagement exercises have been undertaken since 2015 that appear to show substantial demand and support for the proposal – further detail on these is provided at pages 19-21 of Appendix 6.

4.8 A Subsidy Control assessment has been undertaken due to the requested discount on market value and ACAF grant. The proposal was checked against the Subsidy Control Tests and guidance sought from the Scottish Government's Subsidy Control Team. Based on that guidance and the proposal put before Cabinet here, the Council can reasonably conclude that the requested support does not constitute a subsidy as Limbs B and D of the Tests are unlikely to be met.

5. Legal and Procurement Implications

5.1 The recommendations in this report are consistent with legal requirements and if BCS wish to proceed with the purchase, they have a period of 6 months from the date of the CAT decision notice within which to submit to the Council an offer to acquire the property.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 A disposal (via CAT) will remove the Council's liability for costs associated with maintaining and staffing the Community Centre. It will also remove Council liability for future repairs.

6.2 The Advancing Community Asset Fund will require to pay a grant of circa £118,826 (One hundred and eighteen thousand, eight hundred and twenty six pounds) to BCS. The Advancing Community Assets Fund has sufficient funds to meet this request.

6.3 The Council is required to agree to the disposal at less than best consideration. BCS has offered to purchase the asset for £1 (one pound) against an independent valuation of £100,000 (one hundred thousand pounds). A Best Value Assessment (Appendix 3) found the disposal at less than best consideration was reasonable due to the proposal's contribution to Economic Development, Regeneration, Social and Environmental Wellbeing.

7. Human Resources Implications

7.1 The Council currently employs a part-time Caretaker, on a temporary contract, to look after the Hall and toilets. If the transfer is agreed the temporary contract will not be renewed.

8. Risk

8.1 Risk Implications of Adopting the Recommendations

8.1.1 There is some opposition to the transfer proposal from within the community. If the Council agrees to the proposal, therefore, there is a risk of a negative reaction from that section of the community. Representations received in response to the CAT Public Notice, however, indicate a considerable majority in favour. Objections to the proposal focus largely on opinion or cite disagreement in the community as a reason for the proposal to be rejected, rather than material issues with the proposal itself.

8.2/

8.2 **Risk Implications of Rejecting the Recommendations**

- 8.2.1 Conversely, there is a risk that rejecting the proposal would solicit a negative reaction from the apparent majority of people in the community who want the transfer to proceed.
- 8.2.2 BCS can apply to the Council for a review of the decision to reject the proposal. Following this review, if BCS is still not satisfied with the decision, they have a right of Appeal to the Scottish Ministers.
- 8.2.3 Other risks of rejecting the recommendations emerge from the necessary adoption of an alternative proposal. Assessment of the alternative proposal (Council retains ownership and brings management of Hall in-house) is provided at Appendix 2. Potential benefit from BCS proposal found to outweigh alternative.

9. **Equalities**

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations – an Equalities Impact Assessment is attached as Appendix 11.

10. **Sustainable Development Implications**

- 10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. **Options Appraisal**

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. **Link to Council Plan**

- 12.1 The matters referred to in this report contribute to all 3 Priorities identified in the Council Plan 2023-28:
 - 12.1.1 Places and Spaces: Play, Sport and Recreation – proposal is to create a safe, well maintained, accessible facility for the community supporting a range of recreational activities.
 - 12.1.2 Live, Work, Learn: Work and Economy – proposal seeks to create new facilities for business and new employment opportunities.
 - 12.1.3 Civic and Community Pride: Community Engagement – proposal provides greater opportunity for Barr residents to influence and contribute to what happens in their community.

13. Results of Consultation

- 13.1 In accordance with Regulation 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016 – a Notice of the asset transfer request was published online and displayed at the Community Centre, inviting anyone with an interest to make representation on the proposal. The public consultation period for this ran from 9 May to 12 June 2024. In total, 119 valid representations were received: 93 For the transfer proposal, 24 Against and 2 were classed as Neutral. The representations received, comments from BCS and any response from the Council are shown at Appendix 4.
- 13.2 In accordance with s.27 of the Town and Country Planning (Scotland) Act 1959, the Council advertised the proposed transfer in local press for two consecutive weeks, during we 5 and 12 July, with an opportunity for interested parties to make representation. No representations were received.
- 13.3 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

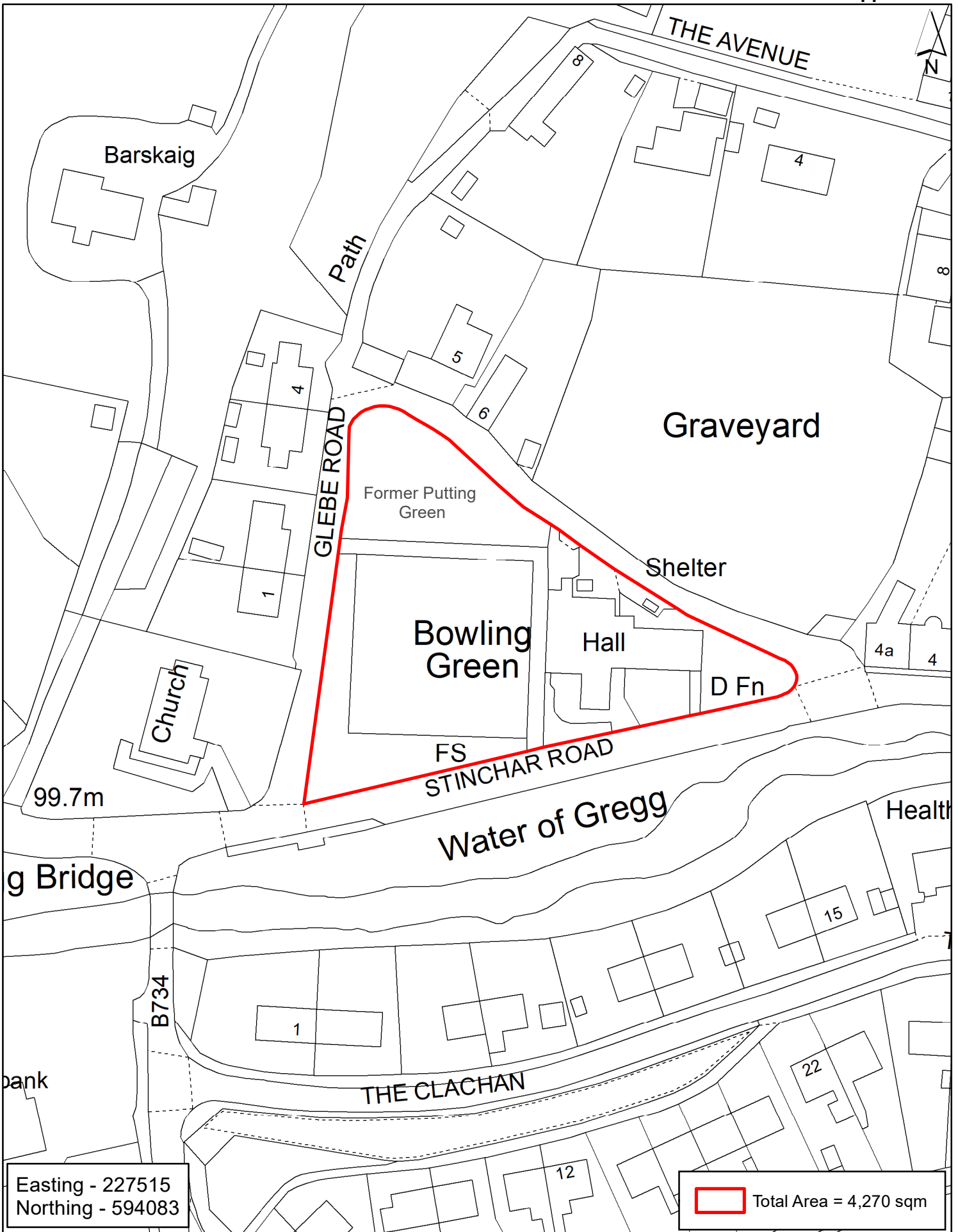
- 14.1 If the recommendations above are approved by Members, the Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the ‘Council and Cabinet Decision Log’ at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Issue Decision notice	21 September 2024	Chief Governance Officer
Conclude the sale in the event of an offer being received and in accordance with the recommendations of the report	21 March 2025	Chief Governance Officer/ Service Lead – Asset Management and Community Asset Transfer

Background Papers **Report to Cabinet of 14 March 2023 - [Community Centres and Village Hall Management Arrangements Update](#)**

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Date: 20 August 2024



Barr Community Centre and Bowling Green, Stinchar Road, Barr.

Scale 1:1000



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COMMUNITY ASSET TRANSFER REQUEST- ASSESSMENT

INTRODUCTION

Purpose

The Leadership Panel, at its meeting on 27th November 2018, adopted a process for dealing with Community Asset Transfer Requests under the Community Empowerment (Scotland) Act 2015. The purpose of the assessment by the Community Asset Transfer Advisory Group (CATAG) is to make recommendations to the Cabinet based on the conclusions of the assessment.

Evidence

The assessment will take into consideration evidence submitted in support of the request, representations received and comments on representations. Where necessary, further information will be requested from the applicants. The evidence required by the CATAG will be appropriate to the scale and nature of the project. More detailed information and assurances will be required if a request is for the transfer of ownership for example, than if it is for a lease or for the transfer of other, lesser rights.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

1. Proposal;
2. Community Benefit;
3. Community Support;
4. Ability to Deliver;
5. Local Authority Functions, Local and National Outcomes.

A separate assessment will be made of evidence under each of the key headings to provide an overall rating. Ratings vary from very strong to weak.

A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF COMMUNITY TRANSFER BODY (CTB)	Barr Community SCIO
ASSET REQUESTED	Barr Community Centre
WARD	Girvan and South Carrick
MARKET VALUE	£100,000
VALUE OF OFFER	£1
PROPOSED DISCOUNT	£99,999
DATE OF APPLICATION VALIDATION	21/03/24
DATE OF CAT ADVISORY GROUP MEETING	17/6 and 1/7/24
DATE OF CABINET MEETING	27/08/24

Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015				
	Assessment Criteria	Evidence from CTB	Additional Evidence/Information	Assessment Rating
1.	<u>Proposal</u>			
1.1	Are the aims and objectives of the proposal clearly defined?	Renovate Hall to create accessible, multi-purpose community hub. Reduce social isolation, boost community health and wellbeing, opportunities for community activities, projects, business, events and workshops.	1) CAT Stage 2 application section 4.1; 2) Business Plan (updated December 2023) section 2.6 & 3.	Very strong
1.2	Are the services to be delivered clearly described and has the CTB explained why the services are required?	Social & community events, sustainable asset, supporting tourism, supporting employability and supporting rural business. Barr is a rural village with very limited public transport. SIMD data zone for Barr falls within the most deprived decile	1) CAT Stage 2 section 4.1; 2) Business Plan (updated December 2023) 2.4-2.6; 3) BP Pt 2 Appendix 6 - Barr Parish Economic Dev Strategy;	Very strong

		for geographic access to amenities. Area is classified as "6. Remote Rural" - an area with a drive time of 30–60 minutes to a settlement of 10,000+. Census data shows 40.2% of pop are aged 60+ (Scottish average is 23.3%).	4) BP Pt 2 Appendix 11.1 - Barr Survey; 5) BP Pt 2 Appendix 11.3 - Community Workshops Report.	
1.3	Has the CTB explained the reasons for requesting the asset and what difference this will make to the delivery of services in the area?	Stage 2 CAT Request, section 4.1 - 'SAC's review of Halls - there is a risk that Hall could be lost to the community. 'Project is the best option for the community in terms of providing a sustainable community facility.' SAC's on-going review of Halls. Currently hall lets are managed by Barr Community Assoc with SAC covering all running and repair costs. Community ownership could enable longer/more flexible opening hours and investment through grant funding.	1) CAT Stage 2 section 4.1 2) BP Pt 2 Appendix 6 - Barr Parish Economic Dev Strategy; 3) BP Pt 2 Appendix 11.1 - Barr Survey; 4) BP Pt 2 Appendix 11.3 - Community Workshops Report.	Very strong
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	Removal of SAC's liability for running costs, maintenance and staffing/caretaker. Running costs for 2023/24 = £75,784 (incl £27k CRA) with unachievable income target as SAC do not generate any income. Offset by request from SCIO for discount on purchase price and ACAF grant.	See Appendix 2.1 – ACAF Grant Request Analysis included below.	Strong
1.5	Would there be displacement of similar services in the area if the Council agrees to the request? If so, what would be the feasibility and cost of relocating the services elsewhere? What might be the impact	1 PT Caretaker's post. Recruited on temp contract.	Confirmed by Service Lead – Facilities Mgmt.	Very Strong

	on those who use the services in terms of accessibility, cost, travel etc. if the services are relocated elsewhere?			
	<u>Summary Assessment of Proposal:</u>	Community ownership of asset leading to renovation to create flexible, accessible Hub offering a range of facilities and benefits for a rural community.		Very Strong
2.	<u>Community Benefit</u>			
2.1	<p>Would agreeing to the request be likely to promote or improve-</p> <ul style="list-style-type: none"> (i) Economic development; (ii) Regeneration; (iii) Public health; (iv) Social wellbeing; or (v) Environmental wellbeing? 	<p>Economic Development – provide community events and workshops, provide key facilities including a pub, café, public toilets and cover running costs.</p> <p>Rural Regeneration – secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr.</p> <p>Social Wellbeing – consultations identified residents want a hub; a focal point to bring the community together. Barr has a small and largely scattered population, it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues.</p> <p>Reducing Inequalities – Barr is isolated with poor public transport. Hall provides a focal point for activities that can include everyone. Geographic barriers will be broken down.</p> <p>Environmental - make the building more environmentally</p>	CAT Stage 2 application section 4.2	Very Strong

		friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system.		
2.2	Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?	Barr is a rural community with limited public transport. Proposal seeks to provide enhanced, accessible facilities in the village with potential to create new employment.	1) CAT Stage 2 application section 4.2; 2) Business Plan (updated December 2023) 2.4-2.8 and 6.2.	Very strong
2.3	Are there any other benefits that might arise from a grant of the request?	Ownership would allow community to apply for capital funding for renovations and for running costs from local windfarm funds and others. NB – receipt of grant funding is not guaranteed. There is opposition to the request within the community. The split in terms of For or Against is not clear but representations received in response to CAT request will provide an indication.	Business Plan (appendix 3)	Moderate
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset? <i>Note: In order to assess this, the CATAG should carry out a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal.</i>	Report by Dir Strategic Change & Communities from March 2023 proposed Barr Hall Lets and income to be managed by SAC (currently managed by Barr Community Association) – property costs for 2021/22 = £16,470. (2023/24 = £75,784 incl £17,500 FM and £26,989 CRA) Cabinet requested further discussion be had with Barr community and reported back to Cabinet.	Cabinet Report March 2023 Appendix 1 See – CATAG Assessment Form Barr Community Centre Alternative Proposal.	Strong

2.5	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	Greater benefit derived from 2.1 and 2.3. Council has no plans for significant capital investment in Hall. SAC income target for 2021/22 of £3,600 against running costs of £16,470.	Cabinet Report March 2023 Appendix 1 See – CATAG Assessment Form Barr Community Centre Alternative Proposal.	Strong
	<u>Summary Assessment of Benefits:</u>	Reduced running and maintenance costs to Council, increased investment in improved community facility, economic, social and environmental benefit for community. CAT request is not universally supported by community.		Very Strong
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	A number of surveys, reports and engagement events have been presented, from 2015 onwards, to evidence demand. Economic Development Strategy (appendix 6) survey identified the following areas of concern: 1) Poor public transport and road conditions 2) Village hall (and shop) need maintenance and refurbishment Letters of support indicating willingness to use the improved facilities from: Forestry & Land Scotland; G&SA Biosphere; Girvan Youth Trust; Barr PS; Biosphere Bikes; Girvan Living with Leisure and Barr Burns Club.	3) BP Pt 2 Appendix 6 - Barr Parish Economic Development Strategy; 4) BP Pt 2 Appendix 10 Letters of Support; 5) BP Pt 2 Appendix 11.	Very strong
3.2	Has the CTB demonstrated that there is sufficient support from the local community for the proposal?	SCIO was formed to progress Hall project (has over 120	Business Plan section 4.	Strong

	<p>Has the CTB followed the National Standards for Community Engagement- https://www.scdc.org.uk/what/national-standards to show their engagement has been effective and inclusive?</p> <p><i>Note: Evidence should be provided of widespread consultation with the local community, local stakeholders and community partners. Details should be provided of who was consulted, how the consultation was done and the responses received. If the CTB represents a community of interest such as an equality group or a sports club, evidence should be provided of how the CTB has engaged with local residents who are not part of the community of interest.</i></p> <p><i>If the proposal has attracted substantial opposition and has caused division in the community, it may be detrimental to community cohesion or resilience and may not have a net benefit.</i></p>	<p>members according to CAT application 5.1).</p> <p>Community Workshop Events Oct 2023.</p> <p>March 2022 – survey issued to all 120 households – 73% response rate with 98% in favour of proposal.</p> <p>Open Day November 2022.</p> <p>Survey issued to all households Nov 2020. Of 45 responses received (32%), 58% in favour of community ownership, 35% for a lease with option of ownership in future, 7% felt it should be left in Council ownership.</p> <p>There is some opposition to the proposal within the community. The extent of opposition will become clearer following receipt of representations – 119 received with 93 in favour of CAT proposal (24 Against, 2 Neutral).</p>	<p>BP Pt 2 Appendix 10 - Letters of Support provided</p> <p>BP Pt 2 Appendix 11.</p>	
3.3	<p>Has the CTB provided details of any partnership arrangements required to deliver the proposal?</p>	<p>Not required to deliver proposal. Proposal provides overview of discussions with potential partners and funders.</p>	<p>CAT Stage 2 application (5.2); BP Pt 2 Appendix 10 - Letters of Support.</p>	<p>Strong</p>
3.4	<p>Has the CTB demonstrated how it will take account of the different needs of the community? Does the proposal demonstrate that the proposal may reduce inequality?</p>	<p>Barr is rurally isolated - SIMD shows Barr in most deprived decile for geographic access to amenities;</p>	<p>CAT Stage 2 application (4.1).</p>	<p>Strong</p>

		<p>Elderly population - 40.2% of pop are aged 60+ (Scottish average is 23.3%);</p> <p>Long-term health issues - 27% of population of Girvan and South Carrick have at least one long-term health condition (Girvan and South Carrick Locality Profile).</p>		
	<u>Summary Assessment of Community Support</u>	<p>A number of exercises have indicated substantial community support. There are clearly some in the community who are opposed to the proposals, however, representations show clear majority in support. Objections are largely opinion with little evidence to counter what has been put forward by SCIO. Some cite division in the community as a reason to reject the proposal but disagreement isn't necessarily a valid reason to reject.</p>		Very strong
4	<u>Ability to Deliver</u>			
4.1	Do members of the CTB have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the CTB have plans to engage people who do?	<p>SCIO Board demonstrates range of knowledge and experience. Professional input from architects and surveyors to develop and cost plans for building. Engagement with DTAS and COSS. Plan to employ staff to run new Hub day-to-day.</p>	<p>1) CAT Stage 2 section 4.1; 2) Business Plan (updated December 2023) section 3</p>	Strong
4.2	Has the CTB demonstrated that it has a clear understanding as to what will be required to	Some areas have been explicitly included in proposals but others	1) CAT Stage 2 application 4.4;	Moderate

	manage the asset? For example, has it taken into consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	are not mentioned. Table of Income v Expenditure (BP pg 29) includes utilities, rates, insurance and small allocation for maintenance. Does not include compliance checks.	2) Business Plan (updated December 2023) 3.7, 8; 3) E-mail from Secretary Barr Community SCIO 26/4/24	
4.3	Does the CTB have suitable governance arrangements in place for decision-making to manage the asset and deliver the project, taking into account the scale and nature of the project?	Registered with OSCR as 2 tier SCIO – will retain ownership and ultimate responsibility for running of the Hub. Finance, Maintenance and Fundraising sub-groups will report to monthly SCIO Board meetings. SCIO will establish a wholly owned trading subsidiary to deliver non primary purpose trading. Subsidiary will be a Co Ltd by Shares with SCIO as sole shareholder. Subsidiary will donate profit to SCIO and claim gift aid tax relief. Subsidiary will appoint a Hub Manager. This model also reduces risk of financial loss or liability to SCIO.	1) CAT Stage 2 application 4.4; 2) Business Plan (updated December 2023) section 6.	Strong
4.4	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?	No specific succession plan included. Currently 7 Trustees and membership of 120. SCIO is a member of and receiving support from Development Trust Association Scotland.		Moderate
4.5	Has the CTB provided details of its projected income and expenditure and cash flow forecasts? Has the CTB demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Overview of income and expenditure provided – not full cash-flow forecasts. Small projected deficits in Years 1 & 2 met through fundraising. Small surpluses forecast from Year 3 onwards. Forecasts for income look optimistic but with support	Business Plan (updated December 2023) section 3.7.4. E-mail from Secretary Barr Community SCIO 26/4/24	Moderate

		from the community may be achievable.		
4.6	<p>Has the CTB identified all the resources required to deliver the benefit? The following should be considered:</p> <ul style="list-style-type: none"> • Funding obtained; • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	<p>All these areas are covered in the Business Plan. Identified grant funding sources may need updated/re-prioritised due to changes in funding landscape e.g. Community Ownership Fund has ended and RCGF paused. Any ACAF grant awarded by Council is likely to be significantly less than £258k requested. Following a review of the ACAF request by Asset Mgmt, an ACAF grant value of £118,826 has been proposed, subject to Cabinet approval.</p>	<p>Business Plan (updated December 2023) 6.3-6.5 and Appendix 3.</p> <p>Appendix 2.1 – ACAF Grant Request Analysis included below.</p>	Moderate
4.7	Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	<p>Business Plan has been provided.</p> <p>Income from: Hall Hires, Bowling Club Lease, Public Toilets (SAC), interpretation space and trading subsidiary. Over 5 year business plan – small deficits in years one and 2 leading to small surpluses from year 3 onwards.</p>		Moderate
4.8	Where relevant, has the CTB identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	<p>Renovation works will be grant funded. Running costs will be met through earned income – lets, café/bar and events supplemented by grant funding as required.</p> <p>As described above, projections for income are optimistic but may be achievable. Significant future staff costs but scope to reduce if actual income does not meet</p>	<p>Business Plan (updated December 2023) appendix 3.</p> <p>E-mail from Secretary Barr Community SCIO 26/4/24</p>	Moderate

		expectations and increase volunteer hours. Produced with input from Project Development Officer and external consultants (funded through SAC's Community Wealth Building).		
4.9	Has the CTB provided details of the monitoring arrangements to be put in place to ensure the project delivers its key objectives and the timescales in which they will be delivered?	Monthly meetings of SCIO board to review progress. Finance, Maintenance, Events & Fundraising sub-groups provide updates to Board. Make-up of Trading Subsidiary Board and arrangements for reporting back to SCIO Board are not clear.	Business Plan (updated December 2023) 3.8, 6.5	Moderate
	<u>Summary assessment of Ability to Deliver</u>	Proposal looks credible with volunteers supported by paid employees and external consultants. Monitoring relationship between SCIO and Subsidiary needs clarification.		Moderate
5	<u>Local Authority Functions, Local and National Outcomes</u>			
5.1	Would agreeing to the request have an adverse effect on the Council's ability to deliver any of its statutory functions? For example, would the community activities physically interfere with the Council carrying out its functions, or require the Council to put alternative arrangements in place that would substantially increase costs? Do the CTB's proposals conflict with any Council policy? Would the cost of agreeing to the request affect the Council's budget to the extent that it would reduce the Council's ability to deliver its functions, even after taking account of the benefits?	No adverse effect on Council functions or budget.		Very strong

5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the request, whether arising from legislation or otherwise? For example, if the asset forms part of the Common Good, court authority may be required to dispose of the asset; there may be title or planning restrictions which state that the asset may only be used for certain specified purposes. Removal of such restrictions may involve additional costs- should these costs be met by the CTB?	Title check undertaken by SAC's Legal Team indicates asset is not Common Good. Areas of open space mean Town & Country Planning (Scotland) Act 1959 S27 2A may apply. Title may constitute a Public Trust, with SAC as Trustee – approach tbc with Legal.	Title Report	Pending: external legal opinion; confirmation of title; representations received to Town & Country Planning Notice.
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?	Contribute to all 3 SAC Plan Priorities: 1) Spaces & Places: Play, Sport & recreation; 2) Live, Work, Learn: Work & Economy 3) Civic & Community Pride: Community Engagement		Very strong
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	No adverse impact on Council functions. Contributes to Council Priorities.		Very Strong (pending Legal)
	<u>Final Assessment/ Recommendation:</u>	The proposal and the reasons put forward by the SCIO for requesting ownership are clear. Proposal offers potential for significant additional community benefit and investment. Removal of Council responsibility for running costs. Best Value Assessment indicates discount is justifiable to deliver all of the above. ACAF grant will reflect		Approval subject to conditions

		value of works Council might realistically expect to deliver on asset.		
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Note: If recommending approval of the request, the CATAG will also require to consider:

(i) Where the CTB has offered a price that is below market value, an assessment will be required following the process in the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as to whether the asset should be transferred to the CTB at the price requested; and

(iii) The Subsidy Control rules (formerly the EU State Aid rules)- <https://www.gov.scot/publications/scottish-public-finance-manual/subsidy-control/subsidy-control/>; and

(iv) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

COMMUNITY ASSET TRANSFER REQUEST- ALTERNATIVE PROPOSAL ASSESSMENT

INTRODUCTION

Purpose

The Leadership Panel, at its meeting on 27th November 2018, adopted a process for dealing with Community Asset Transfer Requests under the Community Empowerment (Scotland) Act 2015. The purpose of the assessment by the Community Asset Transfer Advisory Group (CATAG) is to make recommendations to the Leadership Panel based on the conclusions of the assessment.

Evidence

The assessment will take into consideration evidence submitted in support of the request, representations received and comments on representations. Where necessary, further information will be requested from the applicants. The evidence required by the CATAG will be appropriate to the scale and nature of the project. More detailed information and assurances will be required if a request is for the transfer of ownership for example, than if it is for a lease or for the transfer of other, lesser rights.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

6. Proposal;
7. Community Benefit;
8. Community Support;
9. Ability to Deliver;
10. Local Authority Functions, Local and National Outcomes.

A separate assessment will be made of evidence under each of the key headings to provide an overall rating. Ratings vary from very strong to weak.

A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
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Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF COMMUNITY TRANSFER BODY (CTB)	NA – Assessment of Alternative Proposal for Change to Mgmt Arrangements - Lets managed in-house by SAC, Hall
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	remains in SAC ownership. (Lets currently managed by Barr Community Assoc)
ASSET REQUESTED	Barr Community Centre
WARD	Girvan & South Carrick
MARKET VALUE	£100,000
VALUE OF OFFER	NA
PROPOSED DISCOUNT	NA
DATE OF APPLICATION VALIDATION	NA
DATE OF CAT ADVISORY GROUP MEETING	01/7/24
DATE OF CABINET MTG	27/8/24

	Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015			
	Assessment Criteria	Evidence from CTB	Additional Evidence/Information	Assessment Rating
1.	<u>Proposal</u>			
1.1	Are the aims and objectives of the proposal clearly defined?	Yes. SAC retains ownership and brings management of Lets in house. Barr Community Assoc (BCA) no longer responsible for managing lets. Income from Lets would then come to SAC to partially offset running costs.	Cabinet Paper 14/3/23. Minute – ‘Further discussions to take place with community in Barr and be reported back to Cabinet’.	Very Strong

1.2	Are the services to be delivered clearly described and has the CTB explained why the services are required?	No or little change to current services is likely.	No plans for additional investment or increase in resources.	Moderate
1.3	Has the CTB explained the reasons for requesting the asset and what difference this will make to the delivery of services in the area?	Income target of £3,599 unachievable as SAC currently derives no income from asset.		Strong
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	No savings and likely increase in costs as management of Lets would need resourced.		Weak
1.5	Would there be displacement of similar services in the area if the Council agrees to the request? If so, what would be the feasibility and cost of relocating the services elsewhere? What might be the impact on those who use the services in terms of accessibility, cost, travel etc. if the services are relocated elsewhere?	No displacement of services. BCA's role and purpose going forward is unclear.		Strong
	<u>Summary Assessment of Proposal:</u>	No deterioration in service, increased income and SAC remains responsible for (increased) costs.		Strong;
2.	<u>Community Benefit</u>			
2.1	Would agreeing to the request be likely to promote or improve- (vi) Economic development; (vii) Regeneration; (viii) Public health; (ix) Social wellbeing; or (x) Environmental wellbeing?	There would be limited, attributable benefits from this proposal as Hall and services would remain largely as is. CAT proposal from SCIO has led to conflict in the community. This	CAT Consultation Representations.	Moderate

		alternative may help resolve some of that leading to Social Wellbeing benefit for locals.		
2.2	Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?	No impact.		Weak
2.3	Are there any other benefits that might arise from a grant of the request?	No		Weak
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset? <i>Note: In order to assess this, the CATAG should carry out a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal.</i>	<p>CAT proposal from Barr SCIO argues for:</p> <p>Economic Development – provide community events and workshops, provide key facilities including a pub, café, public toilets and cover running costs. Rural Regeneration – secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr.</p> <p>Social Wellbeing – consultations identified residents want a hub; a focal point to bring the community together. Barr has a small and largely scattered population, it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues.</p> <p>Reducing Inequalities – Barr is isolated with poor public transport. Hall provides a focal</p>		Weak

		point for activities that can include everyone. Geographic barriers will be broken down. Environmental - make the building more environmentally friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system.		
2.5	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	Potential benefits from Barr Community SCIO proposal appear greater.		Weak
	<u>Summary Assessment of Benefits:</u>	Little benefit derived from this proposal other than potential to reduce conflict. Supporters of Barr SCIO proposal would be disappointed and Council's reputation may suffer amongst that section of the community. Does not resolve Hall's long-term future.		Weak
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	A number of surveys, reports and engagement events have been presented, from 2015 onwards, which evidence demand for improved services and facilities. This proposal will have limited impact on that.	BP Pt 2 Appendix 6 - Barr Parish Economic Development Strategy; BP Pt 2 Appendix 10 Letters of Support;	Weak

			BP Pt 2 Appendix 11.	
3.2	<p>Has the CTB demonstrated that there is sufficient support from the local community for the proposal? Has the CTB followed the National Standards for Community Engagement- https://www.scdc.org.uk/what/national-standards to show their engagement has been effective and inclusive?</p> <p><i>Note: Evidence should be provided of widespread consultation with the local community, local stakeholders and community partners. Details should be provided of who was consulted, how the consultation was done and the responses received. If the CTB represents a community of interest such as an equality group or a sports club, evidence should be provided of how the CTB has engaged with local residents who are not part of the community of interest.</i></p> <p><i>If the proposal has attracted substantial opposition and has caused division in the community, it may be detrimental to community cohesion or resilience and may not have a net benefit.</i></p>	<p>CAT Consultation representations indicate there may be some support for this proposal in the community for Council to retain ownership and oversee a gradual transition to community control. This has not been formally tested. Likely also to be significant opposition.</p>	<p>CAT Consultation Representations</p>	Moderate
3.3	<p>Has the CTB provided details of any partnership arrangements required to deliver the proposal?</p>	<p>On-going partnership with groups and individuals putting on events in the Hall. Community empowerment will be adversely impacted.</p>		Weak
3.4	<p>Has the CTB demonstrated how it will take account of the different needs of the community? Does the proposal demonstrate that the proposal may reduce inequality?</p>	<p>Some – proposal will enable continuation and availability of current services.</p>		Moderate

	<u>Summary Assessment of Community Support</u>	Demand from SAC. Some evidence of support from community.		Moderate
4	<u>Ability to Deliver</u>			
4.1	Do members of the CTB have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the CTB have plans to engage people who do?	Resourced and managed by SAC.		Very Strong
4.2	Has the CTB demonstrated that it has a clear understanding as to what will be required to manage the asset? For example, has it taken into consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	Yes – knowledge of running similar facilities.		Very Strong
4.3	Does the CTB have suitable governance arrangements in place for decision- making to manage the asset and deliver the project, taking into account the scale and nature of the project?	Yes		Very Strong
4.4	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?	Yes		Very Strong
4.5	Has the CTB provided details of its projected income and expenditure and cash flow forecasts? Has the CTB demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Costs for 2023/24: Elec, Water, Tele, Refuse & Rates = £31,264 FM = £17,531 CRA = £26,989 TOTAL = £75,784	Income from Lets insufficient to cover costs.	Weak

4.6	Has the CTB identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding obtained; • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	Based on running of similar facilities.		Strong
4.7	Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	NA		NA
4.8	Where relevant, has the CTB identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	NA		NA
4.9	Has the CTB provided details of the monitoring arrangements to be put in place to ensure the project delivers its key objectives and the timescales in which they will be delivered?	On-going monitoring and recording of use, income and expenditure.		Strong
	<u>Summary assessment of Ability to Deliver</u>			Strong
5	<u>Local Authority Functions, Local and National Outcomes</u>			
5.1	Would agreeing to the request have an adverse effect on the Council's ability to deliver any of its statutory functions? For example, would the community activities physically interfere with the Council carrying out its functions, or require the Council to put alternative arrangements in place that would substantially increase costs? Do the CTB's proposals conflict	No effect.		Very Strong

	with any Council policy? Would the cost of agreeing to the request affect the Council's budget to the extent that it would reduce the Council's ability to deliver its functions, even after taking account of the benefits?			
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the request, whether arising from legislation or otherwise? For example, if the asset forms part of the Common Good, court authority may be required to dispose of the asset; there may be title or planning restrictions which state that the asset may only be used for certain specified purposes. Removal of such restrictions may involve additional costs- should these costs be met by the CTB?	Community Empowerment Act Part 5 – presumption in favour of CAT request from community.		Weak.
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?	Limited impact		Moderate
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	No adverse impact but does not offer potential for investment and enhanced facilities offered by alternative.		Moderate
	<u>Final Assessment/ Recommendation:</u>	Moderate		Refusal

Note: If recommending approval of the request, the CATAG will also require to consider:

(i) Where the CTB has offered a price that is below market value, an assessment will be required following the process in the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as to whether the asset should be transferred to the CTB at the price requested; and

(iii) The Subsidy Control rules (formerly the EU State Aid rules)- <https://www.gov.scot/publications/scottish-public-finance-manual/subsidy-control/subsidy-control/>; and

(iv) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

Appendix 2.1 - ACAF Grant Analysis & Running Costs

Barr SCIO – ACAF Request Analysis

- 1.1 Barr Community SCIO has requested a grant from the Advancing Community Assets Fund (ACAF) of £258,500. This is based on the Schedule of Estimated Costs (£243,700) identified in the Condition Report carried out by Avison Young in June 2023, plus a 6% adjustment for inflation amounting to £14,800.
- 1.2 ACAF Guidance for Applicants states: 'The Council expects that requests for capital costs (through ACAF) would not exceed £100,000; however the Leadership Panel will consider grant requests in excess of £100,000 on a case by case basis.
- 1.3 The full Schedule of Estimated Costs is included below at 1.5. The items highlighted are those proposed for removal on the grounds that: a) they are recommended to be undertaken 6 years or more into the future; or b) they are beyond the scope of works the Council would routinely undertake on its operational estate. **The proposed grant award from the ACAF, therefore, is £118,826** (comprising £112,100 based on the remaining items on the Schedule of Estimated Costs + an additional 6% for inflation/contingency).
- 1.4 This proposed grant offer, to cover the works identified, will enable the continued operation of the facility. The proposed grant value of £118,826 is significantly higher than any previous ACAF awards.
- 1.5 Edited Schedule of Estimated Costs

Schedule of Estimated Costs

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

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

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.
Overheads, profit and preliminaries included
Professional fees excluded.
Statutory fees excluded.
Inflation and/or extraordinary expenses excluded.
VAT excluded.
Figures quoted at 2Q2023
Day to day cyclical maintenance excluded unless otherwise stated

2.0 Running Costs - Barr Community Centre

2.1 Community Centre Usage Evaluation Report identifies running costs for Barr Community Centre for 2023/24 as £75,784.48 broken down as shown in table 2.2 below.

2.2 Barr Community Centre Running Costs				
Community Centre	Property Costs Total 2023-24	Sum of FY Budget	Sum of YTD Actual	Sum of Total Spend
170130-Barr C E Centre	221000-Electricity	2,831.00	15,477.08	15,477.08
	223000-NonDomestic Rates	9,468.23	9,468.23	9,468.23
	226000-Water & Sewerage Metered	1,394.00	5,996.86	5,996.86
	228100-Refuse Collection	710.00	203.98	203.98
	359200-Telecomms Recurring Charges	0.00	118.33	118.33
	FM Costs	15,824.00	14,479.00	17,531.00
	CRA Costs			26,989
170130-Barr C E Centre Total		30,227.23	45,743.48	75,784.48

2.3 The proposed ACAF grant of £118,826 and requested discount on sale value of £99,999 = a combined offer of £218,825 of financial support to Barr SCIO. If running costs continue at the level of 2023/24, the Council would realise a net financial benefit within 3 years.

Best Value Assessment

Adventure Centre for Education

INTRODUCTION

Background

This document assesses the extent to which a disposal of South Ayrshire Council land and buildings at less than best consideration that can reasonably be obtained can be justified.

Under the Local Government (Scotland) Act 1973: Section 74 it is a legal requirement that local authorities sell land for the best consideration that can reasonably be obtained, unless section 74(2A) applies, or the disposal is made in accordance with regulations made under section 74(2C).

The legislation recognises that there may be circumstances where local authorities consider it appropriate to dispose of land for a consideration less than the best consideration that can reasonably be obtained. The procedure applies to every disposal of an interest in land including but not limited to sale or lease, or grant of a servitude or other interest over land. It applies whether the disposal is managed on the open market or by private treaty or dealt with internally or by external consultants.

Under The Disposal of Land by Local Authorities (Scotland) Regulations 2010, Local Authorities can dispose of land and assets for a consideration less than the best that can reasonably be obtained provided that:

- a) the local authority is satisfied that the disposal for that consideration is reasonable, and
- b) the disposal is likely to contribute to any of the following purposes:
 - i) economic development or regeneration;
 - ii) health;

- iii) social well-being; or
- iv) environmental well-being.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

1. Proposal;

Assesses of the principles of the proposal, the extent to which it has clear aims and objectives and the reasons why a disposal at less than best consideration can be justified.

2. Community Benefit;

Assesses how the disposal at less than best consideration that can reasonably be obtained will contribute to one or more of the following: (a) economic development or regeneration; (b) health; (c) social well-being; or (d) environmental well-being. And, any other benefits including possible reductions in socio-economic inequality.

3. Community Engagement

Assesses evidence of demand, need and support in the community and the results of any community engagement and statutory consultation carried out. Should also detail any objections or opposition to the proposals.

4. Ability to Deliver;

Assesses the viability of the proposals and capability of the proposer to deliver sufficient benefits to justify a disposal at less than best consideration.

5. Local Authority Functions, Local and National Outcomes

Assesses the extent to which a disposal at less than best consideration supports the delivery of National and Local objectives and any possible negative impact on these.

6. Financial Implications

Assesses the extent to which a disposal at less than best consideration would impact positively or negatively on SAC's finances and if other benefits proffered outweigh this impact

Assessment scale

Each of the headings above is rated from very strong to weak. An overall assessment rating is also given. A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF PROPOSER	Barr Community SCIO
ASSET	Barr Community Centre, Stinchar Road, Barr
WARD	Girvan and South Carrick
MARKET VALUE	£100,000 (2021 – awaiting updated valuation)
VALUE OF OFFER	£1.00
PROPOSED DISCOUNT/BEST VALUE CONSIDERATION	£99,999
DATE OF ASSESMENT MEETING	10.06.2024
DATE OF LEADERSHIP PANEL	
ASSESSMENT BY	Colin Love, Team Leader Community Asset Transfer

	Assessment Criteria	Notes	Assessment Rating
1.	<u>Proposal</u>		
1.1	Are the aims and objectives of the proposal clearly defined?	<p>CAT Stage 2 application (4.1) details Strategic Aims as</p> <ol style="list-style-type: none"> 1) Renovate Hall to create accessible, multi-purpose community hub 2) Reduce social isolation, boost community health and wellbeing, opportunities for community activities, projects, business, events and workshops. <p>Form goes onto list objectives of the proposal with evidence of need from SIMD, Census, Locality Profile and community engagement exercises undertaken over several years.</p> <p>Business Plan section 2.6 and 3 expand upon proposal outlining: existing facility, proposed redevelopment, drawings and capital costs, running costs, income streams and governance.</p>	Very Strong
1.2	Has the proposer explained the reasons for requesting the asset at less than market value and what difference this will make to the delivery of services in the area?	<p>Yes - CAT Stage 2 application (3.2A) identifies 3 reasons/justifications. Valuation undertaken by DM Hall in 2021 (awaiting updated valuation)</p> <ol style="list-style-type: none"> 1) Resulting community benefits - CAT Stage 2 application (4.2), Business Plan 2.4-2.8 & 6.2. 2) Value of works/repairs required as evidenced by Condition Survey at £243k (includes £79,300 fall into long-term 6-10yr requirement and works which SAC would not carry out unless required eg. £50k replacement of 	Moderate

		<p>fixtures beyond guide design life but which remain in serviceable condition)</p> <p>3) SCIO argues that Title Deeds show facility is held in trust for benefit of the Barr community and was acquired by SAC at no cost. External Legal opinion is being sought.</p>	
1.3	Would there be displacement of similar services in the area if the Council agrees to the proposal?	Proposal includes establishment of a new café/bistro. The existing community shop runs a café so arguably there may be some displacement. There has been some opposition to SCIO proposal from some on the shop committee. Existing café has limited opening hours and food/drink offer. Relocation of existing shop into new hub with enhanced café/bistro would appear to offer better service and sustainability. Some signs of improved relations between SCIO and shop.	Strong
	<u>Summary Assessment of Proposal:</u>	Proposal is clear on reasons for requesting ownership, what the SCIO will do with the asset and the benefits that could deliver. Community Benefits offer strong argument for reduced sale price.	Strong
2.	<u>Community Benefit</u>		
2.1	<p>Would agreeing to the disposal be likely to promote or improve-</p> <p>(i) Economic development or regeneration</p> <p>(ii) Public health;</p> <p>(iii) Social wellbeing; or</p> <p>(iv) Environmental wellbeing?</p>	<p>CAT Stage 2 application section 4.2 sets out the benefits as:</p> <ol style="list-style-type: none"> 1) Economic Development – provide community events and workshops, provide key facilities including a pub, café, public toilets and cover running costs. 2) Rural Regeneration – secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr. 3) Social Wellbeing – consultations identified residents want a hub; a focal point to bring the community together. Barr has a small and largely scattered population, it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues. 4) Reducing Inequalities – Barr is isolated with poor public transport. Hall provides a focal point for activities that can include everyone. Geographic barriers will be broken down. 5) Environmental Development - make the building more environmentally friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system. 	Very Strong
2.2	Would agreeing to the disposal be likely to reduce inequality	CAT Stage 2 application section 4.2; Business Plan (updated December 2023) 2.4-2.8 and 6.2 -	Strong

	resulting from socio-economic disadvantage?	Barr is a rural community with limited public transport. Proposal seeks to provide enhanced, accessible facilities in the village with potential to create new employment.	
2.3	Are there any other benefits that might arise from the disposal?	Business Plan (appendix 3) – Ownership would allow community to apply for capital funding for renovations and for running costs from local windfarm funds and others. NB – receipt of grant funding is not guaranteed. There is opposition to the request within the community. The split in terms of For or Against is not clear but representations received in response to CAT request will provide an indication.	Moderate
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset?	Current arrangement cannot continue. Report by Dir Strategic Change & Communities from March 2023 proposed Barr Hall Lets and income to be managed by SAC (currently managed by Barr Community Association) – property costs for 2021/22 = £16,470. A lease would be offered on FRI terms meaning community group would be liable for all costs but less attractive to funders. No credible alternative proposal has been put forward.	Strong
2.5	How would any benefits identified under paragraphs 2.1, 2.2 and 2.3 above compare to the benefits of an alternative proposal?	Greater benefit derived from 2.1 and 2.3. Council has no plans for significant capital investment in Hall. SAC income target for 2021/22 of £3,600 against running costs of £16,470.	Strong
	<u>Summary Assessment of Benefits:</u>	Proposal has potential to deliver a range of benefits for the community. Reduced running and maintenance costs to Council, increased investment in improved community facility, economic, social and environmental benefit for community. CAT request is not universally supported by community.	Strong
3	<u>Community Engagement</u>		
3.1	Has the proposer demonstrated that there is sufficient demand and support for the disposal in the local community?	BP Pt 2 Appendix 6 - Barr Parish Economic Development Strategy; BP Pt 2 Appendix 10 Letters of Support; BP Pt 2 Appendix 11. A number of surveys, reports and engagement events have been presented, from 2015 onwards, to evidence demand.	Strong

		<p>SCIO was formed to progress Hall project (has over 120 members according to CAT application 5.1).</p> <p>Community Workshop Events Oct 2023.</p> <p>March 2022 – survey issued to all 120 households – 73% response rate with 98% in favour of proposal.</p> <p>Open Day November 2022. Survey issued to all households Nov 2020. Of 45 responses received (32%), 58% in favour of community ownership, 7% felt it should be left in Council ownership.</p>	
3.2	Has SAC undertaken appropriate public consultation?	CAT public notice published. At 1 st June 65 representations rec'd – 57 For, 8 Against. Consultation closes 12/6.	Strong
	<u>Summary Assessment of Community Engagement</u>	Evidence from engagement and consultation exercises indicate considerable support within community.	Strong
4	<u>Ability to deliver</u>		
4.1	Does the proposer have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the proposer have plans to engage people who do?	<ol style="list-style-type: none"> 1) CAT Stage 2 section 4.1; 2) Business Plan (updated December 2023) section 3 <p>SCIO Board demonstrates range of knowledge and experience. Professional input from architects and surveyors to develop and cost plans for building. Engagement with DTAS and COSS. Plan to employ staff to run new Hub day-to-day.</p>	Strong
4.2	Has the proposer demonstrated that it has a clear understanding as to what will be required to manage the asset?	<ol style="list-style-type: none"> 1) CAT Stage 2 application 4.4; 2) Business Plan (updated December 2023) 3.7, 8; 3) E-mail from Secretary Barr Community SCIO 26/4/24 <p>Proposal covers some areas but others are not mentioned.</p>	Moderate
4.3	Does the proposer have suitable governance arrangements in place for	<ol style="list-style-type: none"> 1) CAT Stage 2 application 4.4; 2) Business Plan (updated December 2023) section 6. 	Strong

	decision- making to manage the asset and deliver the project, taking into account the scale and nature of the project?	Registered with OSCR as 2 tier SCIO – will retain ownership and ultimate responsibility for running of the Hub. Finance, Maintenance and Fundraising sub-groups will report to monthly SCIO Board meetings. SCIO will establish a wholly owned trading subsidiary to deliver non primary purpose trading. Subsidiary will be a Co Ltd by Shares with SCIO as sole shareholder. Subsidiary will appoint a Hub Manager.	
4.5	Has the proposer provided details of its projected income and expenditure and cash flow forecasts? Has the proposer demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Business Plan (updated December 2023) section 6. E-mail from Secretary Barr Community SCIO 26/4/24. Overview of income and expenditure provided – not full cash-flow forecasts. Small projected deficits in Years 1 & 2 met through fundraising. Small surpluses forecast from Year 3 onwards. Forecasts for income look optimistic but with support from the community may be achievable.	Moderate
4.6	Has the proposer identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	Business Plan (updated December 2023) 6.3-6.5 and Appendix 3. All these areas are covered in the Business Plan. Identified grant funding sources may need updated/re-prioritised due to changes in funding landscape.	Moderate
4.8	Where relevant, has the proposer identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	Business Plan (updated December 2023) appendix 3. E-mail from Secretary Barr Community SCIO 26/4/24 Renovation works will be grant funded. Running costs will be met through earned income – lets, café/bar and events supplemented by grant funding as required.	Moderate

		As described above, projections for income are optimistic but may be achievable. Significant future staff costs but scope to reduce if actual income does not meet expectations and increase volunteer hours. Produced with input from Project Development Officer and external consultants (funded through SAC's Community Wealth Building).	
	<u>Summary assessment of Ability to Deliver</u>	Governance and management arrangements appear credible. A comprehensive business plan has been produced. Income projections are optimistic but there is flexibility to reduce costs and scope to attract grant funding for revenue. Securing the required capital funding may be challenging in the short term.	Moderate
5	<u>Local Authority Functions, Local and National Outcomes</u>		
5.1	Would agreeing to the disposal have an adverse effect on the Council's ability to deliver any of its statutory functions?	No adverse effect on Council functions or budget.	Very Strong.
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the disposal, whether arising from legislation or otherwise?	Title check undertaken by SAC's Legal Team indicates asset is not Common Good. Areas of open space mean Town & Country Planning (Scotland) Act 1959 S27 2A may apply. Title may constitute a Public Trust, with SAC as Trustee – external Legal opinion sought.	Moderate
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes? To what extent the proposal compatible with the Council's Asset Management Plan?	Contribute to all 3 SAC Plan Priorities: 1) Spaces & Places: Play, Sport & recreation; 2) Live, Work, Learn: Work & Economy 3) Civic & Community Pride: Community Engagement	Strong
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	Positive impact on budgets and contribution to Council Priorities. There is opposition in the community so may negatively impact Council if proposal is agreed to.	Strong

6	Financial Implications		
6.1	What might the financial impact be on the Local Authority over relevant timescales (e.g. lease period)	CTB has requested significant discount on sale price and ACAF grant. Council no longer responsible for running costs, repairs and investment in improvements.	Strong
6.2	To what extent, if any, do the benefits proposed outweigh any negative financial impact of the disposal?	Benefits outweigh negative impacts.	Strong
	<u>Summary Assessment of Financial Implications</u>	Quantifiable saving to the Council. Opportunity for SCIO to secure funding not available to Council.	Strong
	<u>Final Assessment/ Recommendation:</u>	Overall the proposal is strong. Evidence from previous engagement exercises and the on-going consultation in relation to the CAT indicate considerable support and this is what the community wants. Securing funding for the proposed physical works will be a challenge but it doesn't have to happen immediately, once they have secured ownership, the community can work over time to find funding. Requested discount on sale price will facilitate the transfer. Building remains 'in trust' for community and Council makes a financial saving on running costs. Any ACAF grant offered would reflect the value of works the Council might realistically be expected to undertake on the building.	Strong
	<u>Any additional comments or conditions which are relevant</u>		

Note: *If recommending approval of the proposal;*

(i) The Subsidy Control rules https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1117122/uk-subsidy-control-statutory-guidance.pdf ; and

(ii) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

Best Value Assessment – Barr Community Centre **Alternative Proposal**

Adventure Centre for Education

INTRODUCTION

Background

This document assesses the extent to which a disposal of South Ayrshire Council land and buildings at less than best consideration that can reasonably be obtained can be justified.

Under the Local Government (Scotland) Act 1973: Section 74 it is a legal requirement that local authorities sell land for the best consideration that can reasonably be obtained, unless section 74(2A) applies, or the disposal is made in accordance with regulations made under section 74(2C).

The legislation recognises that there may be circumstances where local authorities consider it appropriate to dispose of land for a consideration less than the best consideration that can reasonably be obtained. The procedure applies to every disposal of an interest in land including but not limited to sale or lease, or grant of a servitude or other interest over land. It applies whether the disposal is managed on the open market or by private treaty or dealt with internally or by external consultants.

Under The Disposal of Land by Local Authorities (Scotland) Regulations 2010, Local Authorities can dispose of land and assets for a consideration less than the best that can reasonably be obtained provided that:

- c) the local authority is satisfied that the disposal for that consideration is reasonable, and
- d) the disposal is likely to contribute to any of the following purposes:
 - i) economic development or regeneration;
 - ii) health;
 - iii) social well-being; or
 - iv) environmental well-being.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

7. Proposal;

Assesses of the principles of the proposal, the extent to which it has clear aims and objectives and the reasons why a disposal at less than best consideration can be justified.

8. Community Benefit;

Assesses how the disposal at less than best consideration that can reasonably be obtained will contribute to one or more of the following: (a) economic development or regeneration; (b) health; (c) social well-being; or (d) environmental well-being. And, any other benefits including possible reductions in socio-economic inequality.

9. Community Engagement

Assesses evidence of demand, need and support in the community and the results of any community engagement and statutory consultation carried out. Should also detail any objections or opposition to the proposals.

10. Ability to Deliver;

Assesses the viability of the proposals and capability of the proposer to deliver sufficient benefits to justify a disposal at less than best consideration.

11. Local Authority Functions, Local and National Outcomes

Assesses the extent to which a disposal at less than best consideration supports the delivery of National and Local objectives and any possible negative impact on these.

12. Financial Implications

Assesses the extent to which a disposal at less than best consideration would impact positively or negatively on SAC’s finances and if other benefits proffered outweigh this impact

Assessment scale

Each of the headings above is rated from very strong to weak. An overall assessment rating is also given. A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

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NAME OF PROPOSER	SAC
ASSET	Barr Community Centre, Stinchar Road, Barr
WARD	Girvan and South Carrick
MARKET VALUE	£100,000 (2021 – awaiting updated valuation)
VALUE OF OFFER	NA
PROPOSED DISCOUNT/BEST VALUE CONSIDERATION	NA
DATE OF ASSESMENT MEETING	1/7/24
DATE OF LEADERSHIP PANEL	27/8/24
ASSESSMENT BY	Colin Love, Team Leader Community Asset Transfer

	Assessment Criteria	Notes	Assessment Rating
1.	<u>Proposal</u>		
1.1	Are the aims and objectives of the proposal clearly defined?	Yes. SAC retains ownership and brings management of lets in house. Barr Community Assoc (BCA) no longer responsible for managing lets. Income from lets would then come to SAC to partially offset running costs.	Very Strong
1.2	Has the proposer explained the reasons for requesting the asset at less than market value and what difference this will	NA - continuation of existing services.	Moderate

	make to the delivery of services in the area?		
1.3	Would there be displacement of similar services in the area if the Council agrees to the proposal?	No displacement of services. Future role and purpose of BCA unclear.	Strong
	<u>Summary Assessment of Proposal:</u>	Proposal is clear.	Strong
2.	<u>Community Benefit</u>		
2.1	Would agreeing to the disposal be likely to promote or improve- (v) Economic development or regeneration (vi) Public health; (vii) Social wellbeing; or (viii) Environmental wellbeing?	Continuation of existing useage and services. No or little additional benefit.	Moderate
2.2	Would agreeing to the disposal be likely to reduce inequality resulting from socio-economic disadvantage?	No impact	Weak
2.3	Are there any other benefits that might arise from the disposal?	May reduce conflict in the community.	Moderate
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset?	Potential for additional investment and improved facilities.	Weak
2.5	How would any benefits identified under paragraphs 2.1, 2.2 and 2.3 above compare to	Benefits from alternative are far greater.	Weak

	the benefits of an alternative proposal?		
	<u>Summary Assessment of Benefits:</u>	Proposal would result in Hall continuing in its current condition and use – no additional community benefit.	Weak
3	<u>Community Engagement</u>		
3.1	Has the proposer demonstrated that there is sufficient demand and support for the disposal in the local community?	CAT Consultation Representations indicate there is some support for SAC to retain control and oversee gradual transfer of control.	Moderate
3.2	Has SAC undertaken appropriate public consultation?	CAT Consultation open for 20 working days. Review of Halls on-going and SAC has indicated that current arrangement cannot continue.	Moderate
	<u>Summary Assessment of Community Engagement</u>	SAC has made community aware that current arrangement cannot continue.	Moderate
4	<u>Ability to deliver</u>		
4.1	Does the proposer have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the proposer have plans to engage people who do?	Yes	Very Strong
4.2	Has the proposer demonstrated that it has a clear understanding as to what will be required to manage the asset?	Yes – experience of running similar facilities.	Very Strong
4.3	Does the proposer have suitable governance arrangements in place for decision-making to manage the asset and deliver the project,	Yes	Very Strong

	taking into account the scale and nature of the project?		
4.5	Has the proposer provided details of its projected income and expenditure and cash flow forecasts? Has the proposer demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Hall costs for 2023/24 = £75k including CRA. Value of Lets/income is unclear.	Moderate
4.6	Has the proposer identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	Yes – department budgets and resources.	Moderate
4.8	Where relevant, has the proposer identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	No	Moderate
	<u>Summary assessment of Ability to Deliver</u>	SAC can deliver proposal. Some additional resource would be required.	Strong

5	<u>Local Authority Functions, Local and National Outcomes</u>		
5.1	Would agreeing to the disposal have an adverse effect on the Council's ability to deliver any of its statutory functions?	No adverse effect on Council delivery.	Very Strong.
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the disposal, whether arising from legislation or otherwise?	Presumption in favour of alternative CAT proposal (Community Empowerment Act Part 5)	Moderate
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes? To what extent the proposal compatible with the Council's Asset Management Plan?	Limited contribution.	Weak
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	No adverse impact on functions but presumption in favour of CAT.	Moderate
6	Financial Implications		
6.1	What might the financial impact be on the Local Authority over relevant timescales (e.g. lease period)	Avoid payment of ACAF grant. On-going responsibility for asset's costs offset partially by income.	Moderate
6.2	To what extent, if any, do the benefits proposed outweigh any negative financial impact of the disposal?	Long-term financial benefits from alternative are greater.	Moderate

	<u>Summary Assessment of Financial Implications</u>	Asset currently costs more than it earns – SAC would continue to be responsible for running costs. Limited scope for external funding.	Moderate
	<u>Final Assessment/ Recommendation:</u>	Proposal will meet SAC requirement in short-term but not resolve long-term future of Hall. Limited additional income to offset on-going running costs. Benefits of alternative CAT proposal are far greater. Appears significant support in community for CAT proposal.	Moderate
	<u>Any additional comments or conditions which are relevant</u>		

Note: *If recommending approval of the proposal;*

(i) *The Subsidy Control rules https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1117122/uk-subsidy-control-statutory-guidance.pdf ; and*

(ii) *The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.*

Appendix 4 - Barr Community Centre CAT – Representations on Public Notice

Following receipt of a Community Asset Transfer (CAT) request under Part 5 of the Community Empowerment (Scotland) Act 2015 for Barr Community Centre, Stinchar Road, Barr, the Council gave notice of the asset transfer request being made and invited representations on the request from any interested groups or individuals. In addition, under s.27 of the Town and Country Planning (Scotland) Act 1959, the Council was required to advertise in local press, the proposed transfer of land which forms part of public open space.

The CAT proposal seeks to take ownership of the asset and carry out renovations to create ‘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.’ The bowling green and other outdoor space, including the war memorial and fountain, will continue in their current use.

The opportunity to make a representation was available between 9:00am on Thursday 9th May 2024 and 5:00pm on Wednesday 12th June 2024 (1st to 12th July for the press advert). A Notice of Asset Transfer Request, providing details on how to make a representation, was erected at the site in Barr, it was hosted on the South Ayrshire Council website at [Current Asset Transfer Requests](#) and it was published in the local press for two consecutive weeks. A copy of the Notice of Asset Transfer Request was circulated to known user groups of Barr Community Centre. Elected members for the Girvan and South Carrick ward were also notified.

As detailed in the table below, a total of 131 representations were received. Following a review, 12 representations were removed from the final list as they were considered to be duplicate responses of where the identity of the sender could not be verified. Of the remaining 119 validated representations: 93 have been categorised as **For** (in favour of) the CAT request, 24 are categorised as **Against** the request and 2 as **Neutral** (neither For nor Against).

The organisation submitting the Community Asset Transfer request (Barr Community SCIO) was given the opportunity to respond to the representations made, where they felt this was appropriate. Their response is included at the end of this document (pages 62 and 63).

ID	Representation	For/ Against/ Neutral	South Ayrshire Council response (if appropriate)
01	<p>I am a resident of Barr Village and I would love to see the Barr Community Hub become a Village and Community asset. I know that it would finally bring the Community together and would be a great place to meet and make friends and would definitely help to bring visitors back into the Village. The Hall is a vital part of the community with many organisations making use of it's facilities but it is very dated and would need a massive upgrade to bring it up to spec. In the Village's ownership funding could be applied for as well. It would also be a legacy which later generations will be able to enjoy.</p>	For	
02	<p>Visited the Hub project open day and was very impressed. The existing clubs that use the hall already is good with potential to grow and the Monday Club could operate every Monday especially bank holidays when more people would have the opportunity.</p> <p>I <i>(text removed)</i> are involved in putting on events at the hall and around the village and could do so much more if we had 24 / 7 access.</p> <p>Also the fact that the shop lease runs out March 2025 means we need to move the shop cafe and post office into the Hub and would need asset transfer for this to happen. For the first time ever we have BCA and shop working with SCIO to drive the project forward and hope we can reach our goal of running the Hub by the community for the community.</p>	For	
03	<p>I am 100% in favour of this asset transfer of the village hall to the community. It will provide the village with a much needed community space open to all for many functions, visitors and groups alike</p>	For	
04	<p>A very necessary asset for the community as we are in a very rural area</p>	For	
05	<p>I have lived in Barr for <i>(text removed)</i> yrs it's a beautiful part of Ayrshire. I attend any functions held at the hall & I also go to <i>(text removed)</i> evenings I also go to the adjoining <i>(text removed)</i> on Sunday. Without the hall I wouldn't see anyone it's a vital part of the village for locals and is</p>	For	

	<p>used by people from further afield. There is a small cafe inside the current community shop which proves expensive on a pension & ideally it makes sense to house the community shop/cafe etc in the hall. I totally support SCIO in taking on the hall on behalf of the village. It would be open a lot more as hours are limited at the moment with having a council employed caretaker. The more it's open the more people like me could use it even just to drop in for coffee & a chat. Definitely needs to be community owned for community use. We have quite a lot of tourists here for the trails etc even in winter. They could be offered a warm friendly space too if SCIO had it on our behalf as it would be open all day. I support SCIO in this venture. Thank you</p>		
06	<p>The creation of Barr Community Hub is necessary for the future of the community as a whole, in my humble opinion.</p> <p>I am aware that there has been some resistance to the Hub by a loud minority, who for whatever reason best known to themselves, have until now created discord within the population of Barr Village in relation to the Hub and ancillary matters.</p> <p>I firmly believe that the majority of the population of Barr are fully supportive of the Hub and will utilise the facility to its full when complete.</p> <p>The creation of the Hub will also create an atmosphere of ownership of such a fantastic facility, which will undoubtedly cement previously broken Community relations.</p>	For	
07	<p>The hub project is a needed facility for the village of Barr. The present hall is not being used to its full potential this is due to it needing updating and bringing into the 21st century so all ages can use it.</p>	For	
08	<p>I fully support the Barr Village SCIO, with their application to develop the Barr village hall into a community hub.</p>	For	
09	<p>The hub project is a must for the village of Barr . The position of the hall sitting in the middle of the village means it is accessible to all but it needs</p>	For	

	modernised to make it a perfect place for people to meet up come together on a daily basis.		
10	To have a new Hub in Barr would be a asset and the community and visitors could use after long walks! Once all renovation done cost effective and easier maintained hopefully and people of Barr proud that they have been part of the process to make this happen.	For	
11	I think this will be a massive boost to the village. I can be used by villagers & visitors to the villages alike in a more up to date fit for purpose building. In a village with so few things to do this will allow the building to be used belt people of all ages whether from the village or visiting. It is a great space which just needs to be brought back to life & the plans the SCIO have will certainly do this & can be utilised by various community groups, children's clubs, etc.	For	
12	Would love Barr to gain a community hub with all facilities in one place. It would hopefully bring the village closer together and create a space for everyone to gather. Please look favourably on this application	For	
13	This project is not viable, it requires an unsustainable amount of funding with a factually questionable business plan. For a small village with no passing trade, little public transport and nothing to see the income is completely unattainable. I support improving the hall but not at this cost. What happens to the building when/if this project fails?	Against	
14	Having a social hub in Barr would be of great use as it gives somewhere local to meet up with family and friends when visiting and catch up with locals and being able to just socialise with people without having to travel a massive distance. It would also give a great relaxing place as there is not many other places where this can be done in Barr, where people can get together in a stress free environment	For	
15	It would be lovely to have a cafe or hub in Barr so when we visit family in the area we can meet friends there. We feel this would be such an asset to the Barr area.	For	

16	A cafe or something along that line would be great in Barr. We visit Barr to see family and think that a cafe or hub would be supported by alot of locals and visitors like us.	For	
17	<p>This application does not make any sense as the business plan and its projected income is ludicrous. How is a small village hall meant to have a £191K turnover? Why on earth should there be a full-time manager running the place when it is currently run by a group of volunteers, and the business plan also includes a range of paid staff. The village has about 100 households with about 250 people in the Parish. Why should there be a facility which is open 12 hours per day, seven days a week? The roads are very bendy, there is only public transport 4 days a week and only during the day (with only 3-4 people on it when its busy), there are no B&Bs, hotels and only 2 self catering facilities. It is not a touristy place and the people who move to Barr move there because it is quiet. The current population is simply not able to sustain a business like this. The village hall does not need an overhaul of about £750K (at its lowest estimates) to create a \minimum viable product\". A minimal viable product is what we have at the moment with some repairs and a replacement of the kitchen. Just because there is wind farm money available does not mean it should be spent on one building. Why not give the villagers money towards fuel bills instead?</p> <p>Quite a few CATs have taken place in South Ayrshire in the last few years. Anticipated turnovers for CATs near us (Barrhill Ballantrae Pinwherry) are modest as they are rural places like Barr. The predicted income from the cafe/bar/bistro is ludicrous considering there is a cafe in Barr (which is conveniently left out of the proposal!). This cafe has a turnover about £10K per year and has been sustainable with small grants and income generated from local residents and some visitors. What they are proposing is an increase of 1900%! Granted the current cafe has limited opening hours but just increasing opening hours does not mean visitors. Why are the shop and cafe not integrated in the plans? Because the only proposal they made to the current Barr Community Shop and Café which has been running for 12 years is to dissolve their company in order for</p>	Against	

	<p>the SCIO to start a new subsidiary trading company under full control of the SCIO. There was never any consideration of a potential lease to the Barr Community Shop and Cafe. And because the Barr Community Shop was not able to 'handover the company' a small group of SCIO trustees and supporters (approx 10 people in total) vilified its Directors on social media platforms. They even went so far as to thwart an effort by the shop and cafe to explore a move to the church grounds. Furthermore the <i>(text removed)</i>. Surely there is a conflict of interest there when the SCIO benefits if the shop and cafe would go under financially. This same <i>(text removed)</i> who has ended the lease for the community shop and cafe in March 2025. SCIO trustees do not use the shop. They go so far as to dissuade newcomers to the village to use the shop and cafe.</p> <p>There are clearly 2 communities in Barr. Those who support the efforts of the SCIO and those who do not agree to spend such an huge amount of money on a vanity project which is clearly not sustainable. South Ayrshire Council has shown clear bias towards the Barr SCIO by supporting the application so far. I know they have to by law but the Community Empowerment Act for Scotland was set up to bring communities together not divide them. And Barr is undeniable divided because of the Community Asset Transfer. A community asset transfer which would never have been proposed in its current format if there had been no community wind farm money. Please do not pass this application."</p>		
18	<p>PLEASE SAY NO TO THIS APPLICATION. WE DO NOT WANT ALL THE COMMUNITY WIND FARM MONEY TO BE WASTED ON THE VILLAGE HALL. MANY BARR SCIO COMMITTEE MEMBERS AND THEIR SUPPORTERS FREQUENTLY CONDUCT THEMSELVES DISGRACEFULLY. ANYONE WHO HAS ANY CRITICISM OF THEIR PLANS GETS IGNORED OR BULLIED. THIS IS NOT HOW A COMMUNITY PROJECT SHOULD BE</p>	Against	
19	<p>I would love Barr to have one hub with everything in as a way to unite the village and draw in visitors. It would be a great asset for the village.</p>	For	
20	<p>I have visited my daughter in Barr many times from <i>(text removed)</i>. I was pleased to attend the Coronation lunch in 2023 and it was very well organised. The hall has a wonderful charm and I'm not sure why so much</p>	Against	

	<p>money needs to be spend on a village hall. I have heard the plans are extensive and while I congratulate those who have all these ambitions, would that work in the small village like Barr. I hear that there are regular events and clubs in the village hall so it is clearly functioning as a hub already. It would be lovely to have a bistro in the village but it is not easy to travel to the village and there is very little accommodation available and there already is a lovely cafe in the community shop.</p>		
21	<p>I support the CAT application from Barr SCIO for the asset transfer of Barr Community Hall.</p> <p>I believe this will be a fantastic opportunity for the village of Barr to be able have this building in the care of the present community and for the future generations. Barr is a very rural community and the hall is ideal for social get togethers, especially in winter months when people may not want to travel out of the village. It will be also attractive to the many who walk the trails, cycle \the screws\" and as tourism is building in Girvan and Ayrshire. It is a multifunctional building which I am sure the facilities may evolve over time but it should always be there for the community and visitors. There are some great people in Barr fully able to help the community create this Hub and there are probably some newcomers who will come forward with further ideas as it evolves.</p> <p>I am sure people looking to move to the village would view this as an asset. It should bring younger people with families and that would help the primary school to stay open. House prices would not drop.. This building would ensure the quality of community life..</p> <p>It will maintain social health physical well being cultural interests. Everyone would be welcome a place to socialise a place to play a place to craft a place to ask for help if needed a place to make friends and learn new skills. What is not to like about this . The community would make this work."</p>	For	
22	<p>I would like hall to be given the go ahead so me and my family (<i>text removed</i>) can meet all villages of all ages have some social activities as Barr is a great place to live and many cycling and people walking in the</p>	For	

	trails would welcome somewhere to go as well. This would be great for the future of the village and the people in it or new people who would like to live there.		
23	The village of Barr is currently lacking a fully functioning community hub to enable community involvement and engagement by all ages and interests. The extensive work of the Barr SCIO trustees has enabled a significant majority of Barr villagers to voice their support for the designs and purposes of the proposed hub. To fail, indeed fail, at this stage would be an affront to the expressed interests of the vast majority of this community. It is to be hoped that the delivery of a successful project will enable those with less enthusiasm currently to be able to see some benefits for their interests and for this village to be able to heal ancient wounds that pre dated our arrival in Barr. There is a groundswell of positivity led strongly by some very committed and knowledgeable villagers in this form of the SCIO. I trust that their efforts can be supported by SAC.	For	
24	The community hub in Barr will be a great asset to this beautiful village, aswell as the residents wanting somewhere where we can meet in groups, have social events, music, theatre productions the visitors will benefit too. Somewhere to get changed after a long walk, toilet facilities and a place to get a drink and snack.	For	
25	I fully support the Barr SCIO's CAT request which, when approved, will allow the updating and refurbishment of the Village Hall to proceed in accordance with the Business Plan, and thus establish a community hub to the benefit of all Barr villagers and parishioners. It will be a gathering place for all ages with facilities for entertainment, socialising, refreshment, sport, training and support for local business: it will provide a focal point and base for visitors' further enjoyment of Barr's special environment.	For	
26	Barr Village needs to have a hub where all the villagers and families and friends can meet and spend time together, everything under one roof.. hall, cafe/pub, bowlers, hopefully a shop it's so important to stay connected as a community .	For	

27	I visit Barr regularly as a driver of (text removed), and walking with my children. Barr is a lovely wee village with great community spirit. There is always something happening in Barr! A Community hub with improved facilities would be a great asset to the village for the locals, for cyclists, walkers and anyone taking a drive out for the day .	For	
28	On behalf of above association we would like to be able to have a facility in our local area to hold our meetings in,unfortunately Barr lacks this kind of facility but hopefully in the future this could be possible SA nursery assoc fully support the project	For	
29	I think it would be great to have a modern facility in Barr where people can gather especially after having been out walking or biking around the area. The hall currently is in poor state and to bring up to modern standards would be great.	For	
30	On behalf of Barr sheepdog trials we would like to offer our full support of the scio hub project.We have to hold our meetings outwith our area due to no facilities in Barr. If Barr had a bar/evening cafe we would be able to use it for these purposes and if we did have a more modern state of the art facility to hold a function then we could also hold an event on evening of trial for the competitors and spectators ,this would also add to the image of the village and trial alike.	For	
31	The current facility is dated and not useful in present format and condition. Its good to see a proactive community hub with a good plan to develop the old hall into a modern community hub which the village and community deserve. I would enjoy stopping at a modern fit for purpose to socialise with my good friends in Barr for food and a drink. Barr used to have 2 pubs and shop which were the heart of the village, it would be good to have a modern facility for all to use.	For	
32	The Wee hoolies were started two years ago as a means for locals to meet up socialise enjoy a few drams and help build community spirit and further better communication between locals.	For	

	<p>This event has taken of big time going from around a dozen people at first couple of night to peaking at 65 this year,This shows a great need of having a facility to meet up in ,the hall at present serves a purpose but lacks atmosphere and is outdated ,we badly need modern facilities to attract both local and further afield events in Barr.</p> <p>For this reason the wee hoolies fully support the hub project</p>		
33	<p>As <i>(text removed)</i> our village Burns Club we hold our annual supper in the hall. The condition of the Hall is poor, kitchen facility is terrible and how our caterer manages to provide a 4 course meal for 90 guests is amazing to her skills. If the community had a facility which was modern and comfortable and proud to invite prominent speakers and entertainers from all over Scotland to would astounding. Last January it was an embarrassment that we nearly had to cancell the supper at the last minute due to failures of the management system looking after the hall, the poor kitchen facilities that are not fit for purpose were patched up at last minute to allow the supper to go ahead. If the SCIO can provide a modern facility to make us proud to invite prominent speakers and performers to want to come to. If it fails 65 years of suppers in Barr will come to an end as our committee will have to look for a new venue and this will be a great shame.</p>	For	
34	<p>The hall would be great if it was used for somewhere to go after exploring the trails around Barr. If you could get food or a drink & bring your dogs along too</p>	For	
35	<p>I am a regular user of the walks around Barr & the few occasions I have been able to get in to use the toilets I have thought it would be a great place if it was used better. I really hope the transfer goes ahead & there is something better there when we are up in the future</p>	For	
36	<p>It would be great to have somewhere to visit and relax in when we come to Barr. It would also create a friendly place for the older generation to visit who would otherwise be lonely</p>	For	
37	<p>I support the plans for a community hub. We need a place to gather together as a community and also welcome others to the area. One place</p>	For	

	with everything there. Hopefully one hub would bring the village together.		
38	Barr is a stunning village with a vibrant crowd on a night out. It has very little and no social life. A hub gives us a chance for. place to meet and laugh. It's the very least any community could ask for. Please give us this one thing and make it ours. We will make is a happy successful place. <i>(text removed)</i>	For	
39	I support the Barr SCIO purchase of the Community Hall for the benefit of the people of Barr parish. There are risks particularly with regard to how successful the business plan will be - however this has to be balanced against the high probability that without this action the future of the hall will be in jeopardy. This would have a serious impact upon the community and hence it is worth pursuing the purchase in order to provide a revitalised facility which can be used by the current parishioners and be a legacy for future generations. The hall has been the focal point of the village for generations and it is crucial to village life that it is maintained and enhanced. In addition the project to revitalise the Community Hall could act as a catalyst to bring the community closer together and provide some employment which would be a secondary benefit.	For	
40	I fully support Barr SCIO's asset transfer request for Barr Community Village Hall from South Ayrshire Council. The transfer of the Hall, in my opinion, is in the best interest of the community as a whole and majority of its residents. It is evident with the increased and invaluable voluntary work of the Monday Club, Barr Community Association and various hobby/exercise clubs that The Village Hall is a vital asset for the mental and social benefit of the community. Achieving a successful income stream with a cafe and/or shop plus hall lets will allow for volunteer groups to flourish and benefit the community further.	For	
41	Having lived in the rural village of Barr for <i>text removed</i> yrs, nothing highlighted the need for community more than the lockdowns for Covid 19, making it for for some a lonely and isolated place in which to live and	For	

	<p>myself not realising just how much the contact and socialising with friends and other villagers was so important.</p> <p>With many groups and clubs re introducing their activities since, it has shown the value and need for a building such as the hall in which to do this.</p> <p>That is not to just maintain the level of activities and support but with the ownership of the hall would come the opportunity to bring the space up to date and customise it for all the community, not just for future activities and events but also the everyday social contact that would come with a cafe/bar/shop etc.</p> <p>I therefore wholly support the asset transfer request and purchase of the Barr Community Centre.</p>		
42	<p>Barr is a great place to live. It has many attributes but needs a hub for the many activities that take place. The village hall is the ideal location and is essential to community life. At present it is well used and hosts many activities, most of which would cease to function without the hall.</p> <p>Having lived in Barr for the past <i>text removed</i> years, I have enjoyed many a function in the building, they have all been very well attended.</p> <p>My wife and myself have many friends locally, people we see on a regular basis but as we no longer have a pub, it would be difficult to meet more people without the various functions and activities held in the hall.</p> <p>Barr needs the hall.</p>	For	
43	<p>I support Barr SCIO CAT application. I lived in Barr for <i>text removed</i> will be back to visit. The Hall is an integral part of the village community. It is important for a small very rural village to have a place to socialise and have a place for physical recreation.</p> <p>Through time I am sure even nhs services may be able to offer certain services from the building. It is important for all ages to have this facility which will cover many uses. People need to socialise for their well being and everyone has access to this building and the grounds are an added attraction as you come into the village. I believe there is enough talent and ability in the village to see this project to fruition and the opportunity</p>	For	

	should not be missed. This hub would be there for generations to come and would be able to evolve in the course of time as necessary. It would be a great asset for Barr villagers, visitors and tourists. Thus should be Barr's legacy.		
44	Barr needs somewhere that the residents can meet and socialise. We would like the shop in the hub too. That way we can have a cafe where people can have lunch. Our Monday Club is very successful and we can do that every day of the week and have more visitors to our village.	For	
45	I agree whole heartily with the community transfer of Barr village hall to the Barr SCIO for the community of Barr also with the strategic aims and outcomes that Barr SCIO that are set-out in the business plan.. 1. just get on with it.. 2.just get on with it. 3. just get on with it please... <i>text removed</i>	For	
46	Letter of support for Barr Community Hub: As a resident of Barr and a parent <i>text removed</i> children at Barr school, I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall / Community Centre. Barr is a great place to live and bring up children. The vast majority of the community are positive and friendly and go out of their way to be helpful. The Village has a beautiful rural setting with great walking and cycling on our doorstep. However, like many rural towns and Villages Barr has lost both its pubs and the community shop and cafe is struggling in this era of supermarket and Amazon home deliveries. I strongly believe this project is the best approach for the Barr community to move forward. The hub will provide a modern central facility where the community can gather for activities and events. An inviting space with a shop / cafe / bar that the community can take pride in and it can also help attract visitors to the Village. The value of having such a focal point for the well-being of both the community and	For	

	<p>individuals in it, cannot be overstated. The centralisation of services under the management of a democratic and open community organisation seems the best way to secure the future of the village and the welfare of its residents.</p> <p>The possibilities for all age groups in the community are endless and will, thanks to the positive attitude of our community, be taken full advantage of. This will allow older residents to remain in their homes for longer, encourage new people to move to Barr, and support the continued development of our fantastic primary school by encouraging more families to join us.</p>		
47	<p>Letter of support for Barr Community Hub: I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall / Community Centre.</p> <p>I grew up in the Village and attended the local primary school, <i>text removed</i>. There are not many people left in the Village that I grew up with, but Barr remains a fantastic place to live and bring up children. The whole community is friendly and positive. Although the school has fewer pupils than in my day, the facilities and teachers provide a first-rate learning environment, and my children are extremely happy there.</p> <p>With the rising opportunity for remote work, Barr's relatively affordable house prices and a great natural environment, I believe that Barr could attract more people with young families to choose to live here. However, Barr no longer has any pub / restaurants and the community shop and cafe is only able to remain open for 6 hours per day due to the tireless efforts of some very capable and enthusiastic volunteers. The Village Hall remains an essential place to hold larger social events and clubs, but to make it a more inviting space for smaller evening gatherings of locals or visiting family and friends, it does require alteration / modernisation. I believe a warm, inviting cafe/ bar with longer opening times (including evenings), would both improve the quality of life of existing residents but</p>	For	

	<p>also make Barr a more attractive proposition for new families wanting to move here.</p> <p>It is my hope that the hub will provide a modern, comfortable and cost-effective central facility. The hub would combine the current Village Hall function for hosting larger community events, clubs and activities with the community shop / post-office including a cafe/ bar operating longer business hours. I understand that such a vision cannot be sustainable without passionate local volunteers along with some additional grant funding, similarly to how the community shop currently operates. However, I believe a tight knit, confident and forward-looking community such as Barr is up to this challenge. Creating a sustainable, inviting space that both the current community and future generations can take pride in is an exciting and energising goal, and I believe it will ultimately galvanise the whole community behind a common objective. The value of having such a focal point for the well-being of both the community and the individuals in it, cannot be overstated.</p>		
48	<p>As a resident of Barr for the past <i>text removed</i> years I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall/Community Centre and its development as a community hub.</p> <p>I have enjoyed the beautiful location and setting whilst bringing up my children here. There is so much to value in this community BUT it also extremely vulnerable to the pressures that exist for all isolated rural communities. Watching the slow decline of village amenities and facilities under a succession of elected/self appointed groups that have ultimately achieved very little, has been extremely disheartening.</p> <p>The hub project will breath new life into this community whilst demonstrating the value of a genuinely open and democratic processes for future planning, as outlined in the submitted planning/business documents.</p>	For	

<p>The community has to become independently sustainable, not relying on wind farm cash and SAC funding. Both of which are finite and in the case of the council extremely limited.</p> <p>The development of the hub will promote sustainability and whole community involvement in line with the priorities expressed in the SAC_Council_Plan_2023-28. As this document shows, South Ayrshire has an aging population that is above the national average. The creation of the hub can begin to address this by providing services centred around the Age Well campaign that maintain a healthy, independent older population.</p> <p>Rural depopulation is also a significant factor and the improvement of local facilities that do not require additional transport can only be of benefit both the people and the community aspirations of lower carbon emissions moving forward.</p> <p>I believe this project is the only practical solution for the whole community whilst moving forward to the address multiple issues experienced in our isolated rural community.</p> <p>The hub will provide a vital social hub with the possibility for a wide variety of clubs/services/activities for all ages to take place in a clean, warm central facility. The value of these projects to the mental health and well-being of the community is well documented and from my own experience, working in the field of community wellbeing, crucial for the sustainability and development of the community and individuals in it.</p> <p>The level of support for older residents could be vastly improved with the provision of Barr based services operating from the hall e.g. a chiropody clinic, dispensary service, hair dressing, benefit/welfare surgeries. The possibilities are endless and will, thanks to the positive attitude of our</p>		
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	<p>community, be taken full advantage of. This will allow older residents to remain in their village homes for longer, encourage new people to move to Barr and support the continued development of our fantastic, recently improved, primary school by encouraging families to join us.</p> <p>The activities available for children and young people similarly could be expanded to make use of the sports and leisure amenities already available in the village. Barr is being increasingly recognised as an accessible location for out door activities by schools, business and the third sector and we should capitalise on this.</p> <p>The pressure on rural businesses is clear, and threats to shops and services must be addressed now.</p> <p>Without a viable, well resourced shop, social facility and health facility (Yoga, Active Schools groups, badminton etc.) this will become a very sad collection of houses and not the community that I value so much.</p> <p>The centralisation of services under the control, of a democratic, open community organisation seems the only possible way to secure the future of the village and the welfare of its residents. The vast majority of whom have demonstrated/voted for/ and overwhelmingly supported the project over the past 3 years and are now keen to just get on with it.</p>		
49	<p>I would like to support Barr Scio in their venture to take on and run the community hall. It is such an important meeting place for the community and can provide the space for lots of different activities and various interest groups. It is so important in a rather remote small village that such spaces keep going, otherwise it is very easy for people to become isolated. I have every confidence that the Scio has, in its membership, people with the experience, skill and enthusiasm to run this project.</p>	For	
50	<p>I am a resident of Barr Parish although not Barr Community Council area, which is a shame as I tend to find Barr a more attractive village than Barrhill, which community council I do fall into. Nonetheless, I <i>text</i></p>	Against	

	<p><i>removed</i> have seen first-hand just how divisive the so-called Community Benefits Payments can be. In Barrhill, for example, enormous sums of money have been, frankly, wasted by, no doubt, well-meaning people with little experience of dealing with such sums. When the money runs out there is little prospect of most of these projects continuing.</p> <p>I have two particular concerns about your project: Firstly, with such a divided community as Barr appears to be, the question is whether community support for the SCIO, (which seems to be limited), can actually be turned around on the question of this project alone when animosity seems to be so entrenched. That would be something I would wish to see resolved before any precipitous decision is taken.</p> <p>Secondly, and I am a retired <i>text removed</i> and have examined your proposal; I cannot understand how your business plan is viable, especially if you plan to set up in competition with the already very successful, existing community shop. A Community Hub requires the support of the community, does it not? It should function on the basis of anticipated community use rather than the assumption that Barr can become some sort of tourist Mecca sponsored by continuing wind farm payments. It should, in my view, also be for the benefit of the community rather than an expensive white elephant. This sort of problem is being repeated all over Scotland with communities firmly divided between those who will put up with any amount of collateral damage in order to obtain short term funding for their pet projects, councils which are desperate to cut costs and those who actually care more about preserving the natural environment. The result is division, entrenched views and short termism.</p>		
51	I will support the project and hope it goes well. I would be happy to with planning and rallying other folk in the village to help get them involved.	For	

52	<p>CAT Feedback</p> <p>Your name (optional)</p> <p>[REDACTED]</p> <p>Email address (optional)</p> <p>[REDACTED]</p> <p>Your feedback</p> <p>I will support the project and hope it goes well.</p> <p>I would be happy to with planning and rallying other folk in the village to help get them involved.</p>	For	
53	Duplicate - removed		
54		For	

CAT Feedback

Your name (optional)

Email address (optional)

Your feedback

I support the CAT request because I agree with the strategic aims and outcomes of the Community Hub as set out in the Business Plan:

Strategic Aims

To purchase and renovate the Community Hall to provide a multi-purpose, 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 and beyond.

Outcomes

A series of aims, which align with the SCIO's charitable purposes, will determine the strategy for the Hub, including:

Social and Community Events – Engaging with the 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. Reducing social isolation and increasing opportunities for 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 targeting training, life, and workplace skills for young people.

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.

Please add other comments here and overleaf (if any):

Accepting that the shop is not excluded from the hub should the shop have requested this move.

55	I support the hall turning into a hub as we need somewhere the community can come together. We use the Monday Club, go to events in the hall. It helps to socialise people.	For	
56	I use the hall on a Monday as it's a way of meeting new people and mixing. The hall run a Monday Club for the whole village. We really need the hall as a hub so it can progress and run more events.	For	
57	When I was young (I am <i>text removed</i> years old) the Hall was used as a Reading Room and for public meetings. I would like to endorse the CAT process.	For	
58	I fully support SCIO CAT application to take on running of Barr Hall on behalf of the community. It's a valuable asset for the village. Shop, café and Post Office to be in the Hall also is the sensible answer.	For	
59	Hub project is a must for the village of Barr the Hall as it stands is not being used to its full potential.	For	
60	I moved to the village at <i>text removed</i> and enjoyed growing up. I used to use the shop and pub as social places when I grew up. If the village doesn't have these 2 places for people to meet and spend time then it doesn't have it's heart. There does not seem to be a possibility of the old pub reopening and the shop facilities could do with some investment. The hub seems to offer both of these outcomes so I believe it is what is best for the village	For	
61	This is another proposed project to spend wind farm funds that is impractical and ultimately a misuse of resources. It seems that these funds are being funneled into grandiose schemes without a clear purpose, simply to demonstrate that the money is being used, regardless of its actual benefit to any community. The village of Barr has been embroiled in ongoing disputes regarding the proper use of these funds. The community is divided, and tensions are high as different factions push for their own agendas. Given this climate of discord, it is perplexing to see such an ambitious project being proposed. How can anyone expect to undertake a large-scale initiative in such a small village when they cannot even reach a consensus on smaller, day-to-day decisions?	Against	

	It feels as though the essence of these funds is being overlooked. Instead of focusing on meaningful ways that would genuinely benefit everyone in the village, there is a rush to spend money for the sake of spending. This approach not only risks wasting the funds but also exacerbates existing conflicts within the community.		
62	This is an unrealistic project and a waste of time. Wind farm money is being wasted on these big ideas in little villages to spend the money for spendings sake. Everyone knows that the village of Barr is fighting about this so why do a big project when everyone is falling out over it?	Against	
63	The Hub will encourage families to come and live in the village which in turn will boost the school and the community shop/post office. It will be a lifeline for the village a much needed social space for the community and any visitors or visiting family can enjoy. Once the Hub is up and running it will be amazing what other cottage industries and businesses start up and thrive. I can't wait for this exciting venture to commence, it definitely has my vote to go ahead.	For	
64	My wife and I have lived in Barr for the last <i>text removed</i> throughout much of which there has been discussion on improving the facilities in the Village Hall. We commend the initiative by the SCIO and support the proposed asset transfer. Many of the social objectives of the so-called Hub would be achievable without that transfer but the building needs a major upgrade, something that is unlikely under present conditions. The CAT will lead to a revitalisation of the community and provide an opportunity for innovation. We are grateful to the members of the SCIO for their diligence and wish the project well.	For	
65	See Representation 65 below (pg 58-66)	Against	
66	E-mail 1 <i>Text removed</i> , having recently returned <i>text removed</i> and getting my to do list completed, I read with dismay that the comments from members must be completed with private details included. Having been on the receiving end of some of SAC redacted communications I together with many individuals have grave concerns with the possible dissemination of information . Having examined this	Against	SAC response to e-mail 1 Apologies, I'm not sure what you're asking – can you clarify please?

	<p>issue in more detail I see that the Barr SCIO is not signed up and therefore not compliant with GDPR, further increasing my concerns. Given the very divisive situation that this asset transfer has created, I would like to request that village members be able to express their views without fear of any adverse reactions. Your assistance in this matter is greatly appreciated</p> <p>E-mail 2 Sorry I thought it was fairly clear. As you will be aware the asset transfer has caused a particularly toxic split in the village with individuals views being attacked on both social media in some extreme cases in person (albeit verbally). There is a real concern by many that any legitimate concerns that they have will only exacerbate this already tense situation. To that end there are many individuals who feel they cannot express their feelings about the project without some anonymity. To my mind this will ultimately mean that any feedback will not be a true reflection of feelings on the project.</p> <p>E-mail 3 <i>Text removed</i>, thank you for your response, it was frankly as much as I could expect from the process. Having experienced the toxicity brought about by the conduct of the SCIO at first hand, I can see that many people will continue in their silence. The result of which will ultimately be another set of feedback that is in no way representative of the people in this village. Sadly</p>		<p>SAC response to e-mail 2 The Council require representations to be submitted with the names and contact details of those making them. Names and addresses are used internally to demonstrate a connection to the asset or community in question, help identify situations where the same individuals or groups make multiple, vexatious submissions and to provide some traceability where submissions are offensive or libellous. Our CAT process has been applied and has worked effectively for asset transfers in other communities. In the case of Barr, the Council will not share or publish the names or personal details of people making the representations to ensure anonymity.</p>
67	<p>In my view the council should reject the request for an asset transfer. The business plan is flawed, full of inaccuracies and is not a realistic business plan for the area. It does not match the requirements of the local area and the idea of developing into a tourist hot spot is laughable. Millions have already been spent over the years trying to improve Girvan</p>	Against	

	<p>which has historical recognition and better transport links with little or no impact.</p> <p>I feel that the proposed project is divisive for the community and South Ayrshire Council would be handing over a liability, not an asset. It will lead to increased difficulties and problems for Barr on a background of bad feelings and suspicion on the whole decision process.</p>		
68	See Representation 68 below (pg 67-69)	Neutral	
69	See Representation 69 below (pg 70-72)	For	
70	See Representation 70 below (pg 73-78)	Against	
71	The hub will be fantastic for the Barr community.	For	
72	<p>I had lived in Barr village for <i>text removed</i>. I grew up in the village, a Hub is necessary to ensure a good social life and that the residents of Barr can come together to interact in a friendly environment.</p> <p>It will draw people to the village and ensure people enjoy their surroundings and the people in it.</p>	For	
73	See Representation 73 below (pg 79-80)	Neutral	
74	<p>As a resident of Barr for almost <i>text removed</i> years I have attended a great many events in Barr Hall and enjoyed a lot of time spent there but I do realise that the time has come for our community centre to move forward into the 21st century and have a makeover under new ownership.</p> <p>I have watched and taken part in the long and arduous road that it has taken to get to the point where the Asset Transfer Request is now in the hands of South Ayrshire Council. This of course due to the establishment of Barr SCIO and the hard work of those who have served as trustees over the years and many will have little idea the work they have put in over the years to reach this point.</p> <p>This parish has been questioned, surveyed and asked for ideas so many times now it was quite a relief when at the last SCIO open day we were able to see the possibilities of what this village could achieve if the Asset Transfer happened. My abiding memory from that day is of the number of people who said stop talking and let's get on with it.</p>	For	

	<p>It would be impossible to get 100% agreement but the overwhelming majority of people are in favour of the project. I am sure when the last big project undertaken on the hall in the 1960s when the “big hall” was built there were people who shook their heads and lamented it was wrong but over the years look at the great events to the more mundane meetings that have happened and been enjoyed by residents and visitors alike.</p> <p>The SCIO is a group of trustees who since formed have come and gone as the residents come and go to the village but are all people who believe in the project and bring a wealth of experience to the table. These trustees now and those who have gone before have put in an extraordinary amount of work and I believe realise the job they are taking on if the transfer is approved.</p> <p>Finally Barr is in the enviable position of having money in the bank carefully looked after from money given to Barr when the first windmills were built. Using either some or all of this money could help us to secure the funds required to take forward our project.</p> <p>This community hall is so important to our small remote village and the change of ownership would allow us to do so much with it to make it fit better with life in the 21st century. We have the people willing to take the project forward, the residents willing to give their all to make it a success and make it work for the needs that this village has today I hope you will look favourably on the Asset Transfer Request and I give it my full backing.</p>		
75	<p>I support the CAT. I feel this will bring about great benefits for the village to optimise the use of the hall by including facilities which are currently separate. In addition, an upgrade to the hall will improve the accessibility needs of older hall users and provide comfortable, modern areas to meet and mix with others. I am concerned about the potential for continued confrontation and potential impact on operating the hall profitably as relations across groups is strained.</p>	For	
76	<p>Having lived in Barr all my life I know how important it is to have a thriving community hall for all to use in so many different ways. I totally</p>	For	

	back the Asset Transfer Request and feel we have a good team in the SCIO who would be able to put it into action.		
77	<p>when i attended one of the open sessions to discuss the proposals <i>text removed</i> confirmed to me in a 121 conversation that if the hall was to be transferred to the Scio there would be a public vote organised to ensure that, that was indeed the wishes of the majority of the people in Barr. Can you confirm that this is indeed the case before any transfer takes place.</p> <p>My personal view is that given the size of the population in Barr the proposed changes do not stack up financially with regard to income that will be generated locally and that income generated by visitors has been over estimated.</p> <p>I accept that the proposals the Scio have put forward are really good and that most people in the village would like to see them happen but we have to be realistic. We are in the middle of a cost of living crisis which as a Council you will know will deepen even more in the coming years regardless of who comes into power.</p> <p>So in my view the safest option for the hall is for it to stay under the control of South Ayrshire council but with a view to the Scio working with the Council to develop some of the exciting plans they have put forward</p>	Against	<p>SAC response</p> <p>The Council will consider organising a public vote if deemed necessary to assist our evaluation of the asset transfer proposal.</p>
78	<p>Barr is a very divided village with very opposing opinions on the way forward for the Community Hall. I believe the hall needs to be updated, new kitchen improved heating and windows, however the proposed new layout of the hall reduces the letting space considerably.</p> <p>We already have a shop and cafe which half the village don't use for a variety of reasons. This is not going to change just because it's relocated to the hall.</p> <p>On average 20-30 people attend event's quite a few of these are children. Again how is this going to change.</p> <p>The cost of a total refurb and redevelopment of the hall far outweighs any benefit.</p> <p>The business plan over exaggerates income and it would appear that one group in particular are getting a much better deal than others. The</p>	Against	

	<p>majority of the groups using the hall are small in number, we are a small village, the proposed increases will put renting the hall well outside affordability. It is not acceptable to advise groups that they should just apply for grants to help with the increased costs.</p> <p>The net profit predicted from a new cafe/bistro/bar is ridiculous and quite laughable. I have concerns about the predicted income from all sources indicated in the business plan.</p> <p>I don't believe that all our local resources should be located in one building, if this venture fails then we will lose our hall, shop, cafe and post office. Everything that makes it worthwhile for visitors as we are well off the beaten track. We have already lost the pub/restaurant due to lack of use.</p>		
79	Removed at sender's request.		
80	<p>I think the transfer of the hall would be a great asset to the village currently i work and have lived in the village for <i>text removed</i> yrs and have a partner and <i>text removed</i>, for the past 2yrs things have got a lot better regarding groups formed in the hall Barmade is a lighthearted brilliant group i attend once a week where it is a meet-up on a Tuesday evening where people have a interests in craft sewing arts and learning new skills we have a cuppa and a chat. We have the Monday Club which caters freshly home cooked food for 40 plus folk weekly in just a few hrs where all ages attend and catch up eat and be in company with other people. For me it is the only interaction i have with other adults during the week and i know it the same for others who live alone. We also have the wee Hoolies which is another interaction within the community on a weekend evening where family's are welcome i think its great how younger ages can go and mix with adults and have a good time socialising with each other. With the transfer of the hall maybe all these events can become more frequent which can only be a positive thing for the village and everyone that lives in it.</p>	For	
81	<p>I was born and lived in Barr Village for <i>text removed</i> of my life attending many events in the local hall and also frequently visiting my family (who still reside <i>text removed</i>) and friends in the years since.</p>	For	

	<p>During my childhood I attended many social events in the hall including birthday parties, school events, Flower Shows, youth club, badminton club, whist drives and the very well known Barr Generation Quiz. In my teenage years the hall was a regular host for dances including the annual Herds Fair, Burns Nights and Gala events.</p> <p>The first job I ever had was at the famous Barr Village Tearoom which was located in the village hall.</p> <p>In the years since leaving the village, the importance of the village hall has increased considerably when you take into account the sad closure of both local pubs (Jolly Shepherd and Kings Arms). The hall is the only venue where residents can get together and celebrate occasions such as New Year.</p> <p>As an ex-resident of the village I fully support the community transfer and hope that the hall will continue to remain an important community and social asset to the villagers of Barr.</p>		
82	<p>I fully support this venture and I am so excited by the vision, let's get this project started. A modern hub will benefit Barr and the wider community. Having lived in Barr for many years and seen what enjoyment visitors get from the village, having a refurbished centre will give me so much pride to host their visits.</p>	For	
83	<p>BarrMade craft and social group have all had the opportunity to give their views. This is a summary of them.</p> <p>After many years of talking about what we could do with the hall, and now having seen proposed plans the fact the cat transfer plan is now with the council is very exciting.</p> <p>The possibility of the project actually beginning gives Barr the chance to move into the 21st century and I know the residents of Barr will do everything in their power to make it a real success.</p> <p>It will be positive for the village to thrive, and grow. Bringing with it the popularity of coming to events and socialising with everyone</p> <p>This focal point is needed where everyone feels welcome,</p> <p>We think it makes perfect sense to use the hall for this purpose.</p>	For	

	<p>The hall is needed as a central point for socialising and learning in the community, it is in need of substantial upgrading like many older buildings.</p> <p>The village hall hosts many important life events. wedding receptions to funeral teas in Barr hall. We have had ladies lunches , which we will do again. We are organising a breast cancer afternoon tea too. We have held willow making days , where we bring in experts to teach us how to make obelisks , bird feeders and willow baskets.</p> <p>We have also organised basic life support trainers to come along to teach vital basics in life support when needed.</p> <p>There will be opportunities to expand our knowledge and training when bringing in more experts in the future. Felt craft, wreath making and baking days.</p> <p>We all collectively use it for BarrMades group, social gatherings, people have used it for special birthdays and christening teas.</p> <p>BarrMade is a well attended group where it has flourished over the last year and where there are now up to 18 members who currently attend. It is a social group where we have fun and is a safe place where we can all talk and open up. Anything goes and we are proud of the rapport we have with each other.</p> <p>Having the hall has made all of our mental well-being better, improved social skills, shared each others achievements and sorrows too. We support each other and we are there for each other</p> <p>The Village hall is vital for all of us in a fairly isolated wee village in the middle of the countryside.</p> <p>It's a social place where for some of us we only get out one night a week. It's good for the soul and we all support the SCIO in their hard work in securing the CAT transfer into this community.</p>		
84	See Representation 84 below (pg 81-82)	Against	
85	<p><i>text removed.</i></p> <p>I use the village hall regularly.</p>	For	

	<p>I volunteer at The Monday Club which I enjoy. It's such a happy place for people to come, interact and join in with friends and relatives and have a hearty meal and catch up.</p> <p>This makes me feel better having a place to go and help out on a Monday.</p> <p>I also attend the BarrMades craft evenings on a Tuesday night and enjoy learning new crafts with has been given to me and taught to me as a result of funding.</p> <p>I also enjoy baking and cooking in the hall kitchen although it does need brought up to today's standards and modernised.</p> <p>I feel the hall is at the heart of the village where people can come and be together. It makes me feel better going and I enjoy the variety of people I have met and am getting to know.</p> <p>I fully support the Barr SCIO, in all the hard work they have already undertaken and SAC in their efforts to make this happen.</p> <p>I hope the CAT transfer takes place and I will help in any way I can in the future of the village hall</p>		
86	<p>I am a resident in the parish of Barr and regularly use the village hall, for socialising in many ways.</p> <p>I am part of a team of volunteers who run the Monday Club for the residents of Barr. Shopping preparing and serving food to them and hosting games afterwards in the afternoon.. Bob's Bingo has become increasingly popular.</p> <p>As has the Monday Club. Proving just how much it has been needed.</p> <p>I also run a craft and social night for 18 current meters of the BarrMade group. I saw a need for this and started our evenings in April 23. It's popular and we go along and do a variety of different crafts. Including sewing, quilting, knitting , crochet, needlework , barn quilt making , baking, 3 D art and it has shown there is also the need for younger people to attend as well as older.</p> <p><i>Text removed</i> the Wee Hoolies on weekends throughout the winter. It's a bring your own drink evening where we have a variety of entertainments out on for free.</p>	For	

	<p>We have also hosted Burns nights and trivia and games nights. To name but a few. These are always very well attended.</p> <p>As well as this I would like to see The Hub used where we can go for a coffee, relax on couches with friends and also sit in a community garden in the summer. There is so much to offer.</p> <p>It's a vital place to go which improves the mental health and well being of everyone who attends. It's fun and much needed by us all. It is clear that the Hub needs a facelift at the very least and money spent on it to improve facilities and services to the residents of the village. And also to attract people from outside the village too.</p> <p>I am In Full Support of the SCIO and the CAT process.</p> <p>Thank you for your time and efforts to all involved in making this better for the greater public and the greater good.</p>		
87	<p>In the few months it has been in operation it's given a great insight into how popular it would be for both the community and visitors to have the same facilities every day, week in and week out. We could cater for a far larger number of people with updated facilities and it's shown that it would really pull the community together. At present The Village basically shuts down through the winter months so an up to the mark Hub would provide Health and Mental wellbeing for the community both young and old all through the year.</p> <p>The Monday Club is a safe space for the community to go and catch up with friends old and new. For some, it's a freshly cooked meal that they can have for an affordable donation.</p> <p>A few of the elderly people who aren't able or bothered to cook a full meal for one, so they have a microwave meal every evening on their own.</p> <p>For that one day a week on a Monday a balanced nutritional meal cooked for them and they are having company while they eat it.</p> <p>Monday Club - “ the proof of the pudding is in the eating ! “</p>	For	

	<p>The hall literally buzzes on a Monday providing a warm & welcoming environment to enjoy a nutritious meal (with treat's of course) & for some , much needed social interaction.</p> <p>This is the views of the volunteers who come every Monday to shop, prepare and serve a three course meal to the residents, visitors, farmers, cyclists, walkers, holidaymakers and local workmen who are in and around the village of Barr.</p> <p>With an up to date kitchen and new facilities we can improve on this week by week. We will have a more user friendly kitchen We can then improve on and offer a wider range of foods too. The residents of this village need this hall to come to. To socialise and meet and interact. Improving the mental health and overall health of the people who use it. We currently serve between 35-45 people every week in a few hours and the visitors and residents enjoy a fun afternoon playing games and interacting with friends and neighbours.</p> <p>The Monday Club fully supports the Barr SCIO and all that has been done and will be done in the CAT process.</p>		
88	<p>I fully support the SCIO's plans to acquire the village hall from SAC with a view to developing a modern and multipurpose community hub. I have lived in Barr for over <i>text removed</i> and during that time I have witnessed a gradual decline in basic community services (e.g., loss of GP surgery) and in the condition of the village hall.</p> <p>There is no doubt that the village hall needs substantial upgrading and refurbishment. SAC's own condition survey found that the structure and fabric is in a poor state of repair with inadequate insulation. Parts of the property, and in particular external areas with external timbers and windows, require extensive maintenance or replacement. Roof coverings require replacement, electrical systems are outdated, and the heating systems are highly inefficient in terms of energy use. There is also no doubt that SAC will struggle to find the £250k or thereby needed to put this right leaving CAT as the only viable route towards sourcing this much needed capital investment as set out in the SCIO's business plan.</p>	For	

<p>The business plan also presents an ambitious but fundamentally realistic revenue model for longer term financial sustainability whilst providing much needed community benefit. During the early years as the building undergoes staged redevelopment, different elements will be open while others may be closed, depending on the refurbishment schedule. 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 hoped that the hub can eventually be open from early morning until 8pm on weekdays and later at weekends.</p> <p>Examination of current hall use has provided an understanding of who will use the hall facilities. Usage levels are predicted to increase once the essential repairs and redevelopment works have been carried out. Case studies of similar projects show that when a facility is fit-for-purpose, usage increases from both within and outside the community. Community ownership also gives a sense of pride and control which brings in additional support.</p> <p>Actual performance will be constantly monitored, and action taken when needed to respond to new challenges or opportunities. Flexibility will be key to ensuring that the hub is sustainable without continued reliance on grant funding. The current proposals seek to avoid reliance on a single income stream and over-reliance on volunteer time. Ultimately, staffing costs can be reduced if current income predictions prove to be overly optimistic.</p> <p>Fundraising activities will address deficits in the early years and raise additional monies to help fund future building maintenance and redevelopment. Sponsored events, crowdfunding, donor fundraising and corporate/private events will form the main part of fundraising focus, along with grant funding if and when needed.</p> <p>Fundraising will be supported by a 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</p>		
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	<p>also assist with the development of a hub marketing strategy, recruitment, and to source funding for the planned redevelopment. The results of extensive community consultations demonstrate that CAT and hub proposals are supported not only by the people who live and work in Barr but also by those who regularly visit the area to walk and cycle, to see friends and family, or simply to enjoy the beauty of the local countryside. This is a once in a lifetime opportunity for the residents of Barr to do something of real value for themselves and for future generations.</p>		
89	<p>As a resident of Barr Community for approx. <i>text removed</i> years or more I to fully support the Community Asset Transfer.</p> <p>I believe that this project is vital to this community not only for cohesion but also to bring new families to live here and thrive. We lost our only social space a few years ago, which was a shame as many a great idea was borne and fulfilled. Social gathering is lacking in the village. I truly believe that this is the most important thing that has happened in Barr since the first stone was put down to build the hall. And we all know that many a great night and gatherings have happened since then. Under community ownership it will give the residents a sense of pride in their hall and community for future generations.</p> <p>Something great can come from a modest beginning and we are at the beginning I believe we have the talent and resources in the village for a great future and beyond.</p>	For	
90	<p>As a resident of Barr for more than <i>text removed</i>, I strongly believe that the CAT Application represents a fantastic opportunity for the residents of the Parish and visitors alike.</p> <p>Since the closure of the Kings Arms, the community and its visitors have lacked a casual social space. The hall has provided a lifeline to a degree but always needs a formal arrangement with no opportunity to have a casual meet up for a coffee or a beer.</p> <p>Giving the village a real centre (Hub) also takes steps in supporting the smaller businesses in the parish, visitors to holiday let's, B&B and the</p>	For	

	<p>shop would all benefit from having somewhere that would keep visitors in the village rather than having to travel for food or drinks.</p> <p>While all the current activities can still be readily accommodated, modernisation of the facility will improve the comfort while offering potential for further activities, services and even employment.</p> <p>The proposed open and transparent management is also very welcome.</p> <p>Although clearly ambitious, I believe the project offers real potential and the opportunities are endless with community support and I fully support it.</p>		
91	<p>I believe the beautiful village of Barr really needs this hub, not only for the many tourists who already come to visit, but for the people of Barr as well. This hub will provide a place to socialise, connect and entertain; something greatly needed in this area especially since the closure of the local pub.</p>	For	
92	<p>Barr community hall is a fantastic facility providing so many community based things to do for all ages. There are a number of groups who use the centre weekly for various purposes and a large number of ad hoc events take place throughout the year which are widely attended by locals and people from further afield.</p> <p>I thourally recommend this application is approved.</p>	For	
93	<p>The Hall has made a great impact on our mental health providing the community and further a field linking our communities together bringing people together.</p> <p>The Community group which runs on a Monday has not only opened up a wide range of activities but provides lunch at small price. It's facilities means that all ranges of age groups can go. You get a warm welcome and and a chat and can look forward to joining the Monday group organizer's 'always something to look forward too.</p> <p>The hall can be used by the community for many activities groups which is great for everyone wellbeing. Then centre itself is a life line to this area for many with mental health becoming a big part in everyone's life today having a Break away and joining in on the many ranged activities the everyone can acess and works hard to bring a welcoming space to use.</p>	For	

	With a smile, laughs and respectable behaviour by all we would be losed without it.		
94	<p>I am fully supportive of the transfer of Barr Village Hall from the ownership of the South Ayrshire Council to the Community and of the plans which have been produced for its future use and viability in the years to come.</p> <p>Following the closure of the Public House in the village the community spirit has been deteriorating rapidly and the current plans for future ownership and use of the hall look set to help heal current breaches and set the village one a new path - one which can. be enjoyed not only by the community iitself but by. visitors from far and wide.</p> <p>I'm sure it will be, eventually, a big success and I pledge to give every help possible to ensure its future,</p>	For	
95	I fully support the CAT project securing the long term future of the Hall serving the whole of the community.	For	
96	I have some concerns over the cost of the hall hire if/when the CAT transfer goes ahead. It is important for community groups to be able to hire the hall for their activities at a reasonable price. The viability of the business plan underpins my main concern.	Against	
97	See Representation 97 below (pg 83-90)	Against	
98	See Representation 98 below (pg 91-92)	Against	
99	See Representation 99 below (pg 93-94)	Against	
100	<p>I would like you to tell me, through actions that make no sense whatsoever, why South Ayrshire Council has chosen to meddle in a village community by involving itself in what should be the Barr Community's business. This situation could easily be construed as an absolute waste of Council Tax Payers money during the ongoing cost of living crisis.</p> <p>Why is the Council:-</p> <ul style="list-style-type: none"> attempting to support a proposition for a village that makes absolutely no economic sense and could actually be detrimental to the future of the village as - based on the very over-optimistic 	Against	<p>Response from SAC</p> <p>South Ayrshire Council did not initiate the interest in a Community Asset Transfer of the community centre. A group within the community has submitted a request to take over ownership of the facility which they are entitled to do under Part 5 of the Community Empowerment Act (Scotland) 2015. In accordance with that legislation, the Council is required to assess that request.</p>

	<p>and unrealistic business plan figures - there is more of a chance that the village will be left with a derelict building in its central location in the not too distant future should the proposition go ahead - that is of course assuming there is a financial institution willing to throw money away.</p> <ul style="list-style-type: none"> • allowing unsubstantiated financial rewards to bring out, in some of the villagers who support the scheme, unprecedented animosity which is now clearly evident in village affairs - attendance at gala days, shows, fairs, etc are now considerably reduced. • appearing to give credence to supporters, to the nonsensical proposition, and yet appearing to sanction and turn a blind eye to the unwarranted hostilities meted out to opposers who are merely trying to fathom out why SAC is trying to resurrect a Barr Hall project that previously failed. <p>Is there an agenda the FULL village is unaware of - if SAC does have a legitimate irrefutable proposition can you please share with everyone.</p>		
101	See Representation 101 below (pg 95-104)	Against	
102	<p>I would like to put in my objection and significant concerns regarding the proposed transfer of the community hall from South Ayrshire Council to Barr SCIO.</p> <p>In the current climate with increased cost of living and with pubs and restaurants shutting down in many busier places it seems like this would be set up to fail in a tiny place with a tiny population. The figures in the business plan really do not add up.</p> <p>I would also like to highlight the significant divisiveness this has caused in the community. People can have differences in opinion but what it has led to is personal attacks and people deliberately avoiding certain events run by different groups for example the Barr Gala day which I attended</p>	Against	

	<p>had less numbers than previous years. It really has created a difficult atmosphere.</p> <p>There are far better ways for our community to utilise windfall money than a project which has been trying to get off the ground for many years without success and which seems very likely to fail. The divisiveness has also been very detrimental and needs to stop.</p>		
103	See Representation 103 below (pg 105-111)	Against	
104	<p>I strongly oppose the proposed CAT to the Barr SCIO under the business plan that was presented amongst several other issues.</p> <p>Firstly, the business plan is delusional insofar as usage and costings. There won't be the amount of usage as envisioned by the plan and the staffing costs are beyond potential revenue generated. How many visitors will come to Barr which is located on a road to nowhere other than Barr? The village was unable to sustain a Pub.</p> <p>Secondly, the proposed building changes are overly extravagant and are they needed or justified.</p> <p>Thirdly, the amount of disruption, inconvenience and annoyance to the nearby properties particularly Glebe Road and Stinchar Road along with parking constraints.</p> <p>Fourthly, this being the crux of the matter- there are more beneficial opportunities that the windfarm levies monies could be used and distributed within the community. A good example would be an annual sum to be given to each and every household in the Barr parish. This would help to end some of the petty rivalry between competing factions as everyone would benefit. Undertake a refurbishment of the Village Hall including a fit for purpose kitchen by all means as this would be of benefit to the groups currently using the hall.</p> <p>Please feel free to contact me for any further questions or clarification.</p>	Against	
105	<p>I am writing to express my opposition to the request for the Barr hall asset transfer currently under consideration. It is clear that this proposal is fundamentally flawed and should be rejected.</p> <p>The project has been a toxic subject within the community and is now becoming known across South Ayrshire. The fighting over the proposal</p>	Against	

	<p>has gotten worse over the past few years, there was even a boycott of the volunteer run shop due to the fighting.</p> <p>This fighting is all about the wind farm money. This project would waste the wind farm money and will make people angier than they already are. From what I can see the only benefit of going forward with the asset transfer would be that the council gets to palm off the running cost of the hall and I don't think this is right.</p> <p>I shudder to think how much tax payer money has been used on this project already.</p>		
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106

CAT Feedback - Asset Transfer Request - Barr Community Centre

Your name:

Email address:

Your feedback:

Letter of support

As a resident/ frequent visitor/ worker in Barr I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall/Community Centre.

I believe this project is the only practical solution moving forward to the multiple issues experienced in our isolated rural community.

The hub will provide a vital social hub with the possibility for a wide variety of clubs to take place in a clean, warm central facility. The value of these projects to the mental health and well-being of the community is well documented and, from my own experience, is crucial for the sustainability and development of both the community and individuals in it.

The level of support for older residents could be vastly improved with the provision of Barr based services operating from the hall e.g., a chiropody clinic, dispensary service, hair dressing, benefit/welfare surgeries.

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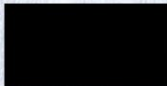
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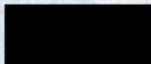
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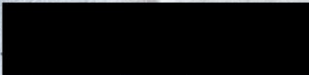
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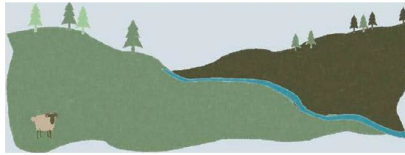
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Barr Community SCIO

Charity No.: SC049703
barrscio@gmail.com www.barrvillage.co.uk

16th July 2024

The Trustees of Barr Community SCIO would like to thank each and every one of the members of the public who took time to submit comments and feedback in relation to our proposed Community Asset Transfer (CAT).

Of the over 120 submissions which were received, we note that around 80% were supportive. The submissions included representations from individuals as well as stakeholder groups. When considering the submissions as a cross-section of our community, we recognise that there may be some double counting across submissions, with individuals also expressing their views as part of a group response. Despite this, we do consider this body of submissions to be a representative sample of our community and reflective of the degree of community support for the proposed CAT.

Many of the submissions were unequivocally supportive but there were also a number which posed questions or raised genuine concerns. These questions and concerns deserve considered responses. We have attempted to group these questions and concerns together by theme in order to provide concise responses.

On the Trading Subsidiary: A number of submissions expressed concerns over the projected revenue figures in later years of the plan. These concerns were principally based upon the size of Barr's target market of residents and the potential to attract passing trade from visitors.

Response: The modelling for the Trading Subsidiary shows aspirational levels of revenue that would be required to establish a commercially viable and sustainable business model. This modelling was designed to inform future decision-making. It is very difficult to model the future availability of grant funding or the number of skilled volunteers that can be mobilised to deliver services for the community of Barr. Whilst we would always aspire to establish a commercially viable business model, we also recognise that in the early years we are likely to adapt the model to account for the availability of grant funding, volunteer resources and community appetite for the services offered.

On the Scale and Ambition of Capital Works: A number of submissions expressed concerns over the scale and ambition of the project, questioning whether our community wanted or deserved such investment.

Response: The plan for Capital Works can be characterised by three types of expenditure: Firstly expenditure required to remediate existing problems and secure the fabric of the building. Secondly expenditure to renovate and reconfigure the building for the proposed usage. Thirdly expenditure that could enhance the existing building. Taken together, we recognise that the plans are ambitious and aspirational, for which we make no apology. We have a responsibility to strive to deliver the best for our community. It is not for us to decide what proportion of funding pots

the community of Barr are entitled to. It is our responsibility to strive to deliver the best possible product for our community. However, we also recognise that our immediate concern and the liability that we would assume responsibility for on the first day after a transfer is that for the existing building as it currently stands. Our immediate responsibility will be to ensure that community ownership of the building will not result in anything less than that which we currently enjoy. The plans submitted with the CAT application are at the concept stage and we would expect them to be tilted towards the visionary. As the plans develop and professional construction managers are engaged, we will be able to phase and modularise proposed works so that we can adapt them to the funding environment as well as the ongoing needs of our community.

On Interaction with other Social Enterprises and Initiatives: A number of submissions expressed their concerns over the effect that this project might have on existing Social Enterprises and initiatives within the community, notably Barr Community Shop and Café Limited.

Response: The Board of Trustees for Barr Community SCIO have three Trustee positions specifically allocated for other stakeholder groups to nominate trustees and enable them to shape the future direction of the project. We are pleased that the Chair of Barr Community Shop and Café Limited has recently taken up one of these Trustee positions, as has the Treasurer of the Barr Community Association. It is our intention to develop our future plans through collaboration and ensure that they are additive to the community, rather than dilutive. We have no intention to compete with or undermine the success of existing community initiatives that already deliver valuable services to our community.

On Community Discord: A number of submissions cited a state of community conflict and suggested that the fitness and conduct of the Barr Community SCIO Trustees had fallen short of the standards expected of them.

Response: We believe that the submissions as they have been received are a representative sample of our community and are reflective of the support which our project has garnered. We also recognise that there remains a small proportion of our community who have been unable or unwilling to engage productively with the extensive process of engagement. We recognise that in a community as small as ours, it is practically impossible to separate the personalities from the projects. Disappointingly, we believe that a small proportion of our community have been unable to separate their interpersonal conflicts from the interests of our community. Concerningly, we believe that some have become champions for conflict. We are clear that this project can unlock huge social value for our community and that constructive, supportive feedback will always be welcomed. Our door remains open, there are nominated and co-optable Trustee positions available for those who wish to take them up.

Finally, over the years that this project has been in the making, the composition of our Board of Trustees has changed, as have many of the members of our community. We cannot change the past, we can only look to the future and hold ourselves to the highest standards. If we have ever fallen short of these standards in the past then please rest assured that we have learnt valuable lessons.

The Trustees of Barr Community SCIO

Representation 65

Proposed CAT Transfer of Barr Community Hall.

Consultation response by Barr Community Council (BCC) - Steering Committee

For brevity we use the term “The Guidance” to refer to “Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities”

The term “The Act” to refer to “The Community Empowerment Act 2015”.

The terms “The Authority” and “SAC” to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as “The best value themes”.

Summary

BCC supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community council is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community council members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of “Social wellbeing” Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to de-escalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last two points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it in heroic terms as an organisation which seeks to deliver long standing aspirations of theirs, while there are others who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the prices points expected by the business plan are achievable.
- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social well-being. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

On this matter we ask you to take note that a community Council is unique in being specifically empowered by law to “ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable.” Local Government Scotland Act 1973 Sec 51

Alone among community organisations we have the authority of law to speak for Barr as a whole.

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community council that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.
- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create **a** hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village's problems and aspirations to be addressed "in toto" through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of "social well-being" by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an "alternative proposal". One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a "total solution" for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

Representation 68 - [REDACTED]

I am providing these comments as a resident of Barr. I request that my authorship of these comments not be redacted. For your information, I have also provided copies directly to [REDACTED] (The Shop), [REDACTED] (The SCIO) and [REDACTED] (The Community Council).

In my view the best outcome for the residents of Barr would be for the SCIO application to have the backing from the community as a whole. It does not have that support at present but everyone in Barr would benefit if that were to change.

This note sets out suggestions that could potentially bring about that outcome.

First, as many, but not all, in the village are aware, the SCIO requested a meeting with the shop's directors at which they said that they would in principle be willing to discuss the shop company (the Barr Community shop and Café Ltd or BCSC) being given a lease in the Village Hall were the SCIO to acquire the Hall. Such a lease would enable the BCSC to continue its current operations in the same way as they do at their current location in Glenginnet Road.

This was a major development as the SCIO had previously not been willing to consider this step. The tone of the meeting was, by all accounts, both pleasant and constructive. I believe that a door has been opened through which the SCIO's Asset Transfer request could potentially obtain widescale support in the village, my own included. However, I would suggest that there are three further steps that should be taken.

(1) A formal 'Heads of Agreement' between the SCIO and the BCSC.

This would not be legally enforceable (Heads of Agreement never are) but would set out the main elements of the potential lease were agreement to take this step reached and were the SCIO to acquire the village hall. This would require the commitment of significant discussion time from both the SCIO Trustees and the BCSC Directors. However, detailed discussions that led to a signed Heads of Agreement would largely remove the risks of fundamental issues arising later to the detriment of all.

A potential outcome as described above would, if it happened, show that 'the opposite sides' could work together. This would be a very big and healthy step forward for the community as a whole.

(2) Distribution of Windfarm payments to every household in the community

I am reliably informed, that

- (a) The money is available for each household within the community to receive an annual payment of +/- £500.
- (b) There are precedents where this use of windfarm revenue has already been agreed to in other communities.
- (c) There is a potential relationship between this distribution and the CAT request from the SCIO.

My concern would be that funders could be reluctant to advance very substantial funding in support of the SCIO's rebuilding plans where every household would be getting the substantial annual 'Windfarm Payment' described above. My first concern is that a plausible possible outcome could be that the windfarm distribution ended up being reduced as a condition for (and demonstration of community support for) the very expensive plans currently being put forward by the SCIO.

The effect of that would be that every household in the village effectively became part funders of the SCIO plan, whether they wanted that end result or not.

There is a second possible outcome namely that potential funders simply felt that Barr was just getting too much and that other applicants for funding support be the beneficiaries of the limited budgets available rather than the Barr SCIO.

If this were the case the whole SCIO exercise would fail.

(d) My personal view is that

- Most village residents would oppose a CAT transfer if that were to prevent either immediate and/or future distributions from occurring.
- There is a risk that this might be the case.
- This risk must be removed if the CAT is to be supported by the community.

The logical first step is for a petition to be circulated within the village asking residents to agree to this distribution being made. The Barr Community Council would be the obvious group to organise the petition.

Assuming support from the village residents an initial distribution should be agreed to **and implemented**, with a strong in principle agreement that this mode of use of windfarm payments be the standard way that these funds be utilised. As the precedent has already been established, this should be possible.

Both the initial distribution and its in principle continuance should occur before SAC's transfer decision in September. This would remove the risk that the funding of the SCIO would affect the windfarm distributions.

3) The financial projections in the SCIO business plan and the availability of the funding that would be sought.

The financial projections in the SCIO business plan and the availability of the funding that would be sought.

The SCIO business plan requires £1.25 million (or £750,000 on what the SCIO calls a 'Minimum Viable Product'). This is a huge sum of money. The business that would benefit is based on assumptions that are unsupported by evidence. As such there must be a significant risk that funding might not be available, setting everyone back to square one. Nobody in the village would benefit from this.

Secondly, I strongly suspect that the SAC would be reluctant to accept a request based upon such unsupported financial projections.

So, what should be done?

Let's go back to the discussions between the shop (the BCSC) and the SCIO. The Heads of Agreement requires detailed discussions as to how the shop would operate within the village hall. From this essential building works to accommodate the shop would emerge. To this should be added essential or very highly desirable building works. What would then be presented to funders would therefore be a request for funding where every penny was being spent on meeting objectives that had been minimised not maximised. Additionally, the ongoing income and running costs would be much less speculative to everyone's benefit.

SUMMARY

- (1) The SCIO and the BCSC negotiate a detailed Heads of Agreement that bottoms out the operation of the shop in the village hall and (in conjunction with advisers) the costs involved.
- (2) This provides a very big side benefit, namely that what were previously opposite camps would have established that they can work together for the common good.
- (3) The 'Windfarm distribution' gets agreed to for early distribution for (+/-) £500 per household per annum, within a process that effectively ring fences the windfarm payments to be spent very largely on direct payments to individual households.
- (4) The business plan gets revised to accommodate the village shop in the village hall.
- (5) The business plan finances become minimalistic and therefore far more likely to get SAC support and to be fundable. In particular, a minimalistic approach is far less likely to run into the Windfarm distribution issues referred to above. It leaves the way open for further later developments. In other words, start small and evolve over time.

Representation 69



Barr Community and Education Centre, Stinchar Road, BARR, KA26 9TW

[REDACTED]

The Barr Community Association (BCA) have existed in some form for over 90 years. In its current form, the BCA is a registered charity (SC020292) and an unincorporated association since 1992. As such, we do not have a formal membership who we would claim to represent, nor can we speak on their behalf; instead the views described in this submission are those of the current committee members and charitable trustees. This submission and the views presented within it are only those consistent with our existing charitable purposes and constitution.

We are supportive in principle of a Community Asset Transfer of the Barr Community and Education Centre.

For clarity, our charitable purposes are:

1. To promote the benefit of the inhabitants of the neighbourhood without distinction of sex or political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants in a common effort to advance education, and to provide facilities in the interests of social welfare, for recreation and for leisure time occupation.
2. To co-operate with the local statutory authority in the maintenance and management of a Community Centre where this exists for activities promoted by the Association in furtherance of the above projects.
3. To foster a community spirit for the achievement of these and other such objects as may by law be deemed charitable.

When considering points 1 and 2 of our charitable purposes, we note that the proposed Community Asset Transfer of the existing Community Centre could be consistent with our charitable purposes if we are content that it provides the best and most secure future for our main community facility. In this context we note that the existing facility is held in trust for the inhabitants of Barr by South Ayrshire Council, who are responsible for its ongoing maintenance, upkeep and operating costs. We also note the constrained funding for such community facilities and that difficult funding decisions could result in what we would describe as 'managed decline' associated with increasingly constrained access and limitations on the use of the facility. We also recognise that whilst Local Authority resources to maintain and upgrade our facility are constrained, there are other sources of capital which exist at a local and national level, which could be accessed to secure the existing fabric of our Community Centre and upgrade it for the needs of the 21st century whilst securing it for future generations. We believe that when balancing the probability of Local Authority funding to secure the future of the facility against our community's ability to access other sources of local and national funding for the same purpose, we believe that the other sources of funding are the most likely route to secure funding and are therefore supportive in principle of a Community Asset Transfer.

In relation to the specific details of Barr Community SCIO's plan, we note the scale and ambition of the capital works presented at this concept stage. As the incumbent organisation which currently manage bookings, we would expect to work with any future landlord to achieve the following:

4. A number of community groups utilise the existing facility. We would like to develop alternative arrangements, including phasing of works to deliver some level of service whilst construction works are ongoing. If continuation of service through phasing is limiting, then we will work with existing users to develop alternative arrangements utilising other communal spaces.
5. We would like to understand how works could be modularised, phased or scaled back in the event of funding shortfalls or delays.

In relation to the specific details of Barr Community SCIO's plan, we note that a trading subsidiary has been proposed which would be responsible for much of the day-to-day management of the upgraded Community Hub. In the absence of reports and accounts from an operating business with an existing track record, we do not feel that we are appropriately qualified to comment on the viability of this trading subsidiary. For this reason, we would like to propose working with any future landlord to develop the following:

6. The BCA, in collaboration with the Local Authority are the day-to-day operators of the existing facility. We would like to work with other social enterprises and voluntary initiatives to develop an operating model that minimises input costs by using one of Barr Community's key strengths: its rich seam of volunteers. We believe that developing a BCA led 'volunteer first' operating model is an important way to de-risk the existing plan.
7. In summer 2024, the BCA will leverage the existing Thriving Communities Place Plan, alongside primary market research to support the development of a 'volunteer first' operating model and understand to what degree this operating model might benefit from paid employees.

Finally, the BCA have recently taken up an available Trustee position with Barr Community SCIO. We believe that this will help us to contribute and shape the plan as it evolves over the coming years. Whilst this is a significant step forward, we recognise that community relations have not always been as constructive. We note also that Barr Community SCIO's charitable purposes overlap with our own and this could create the potential for future conflict. We consider the 3rd component of our charitable purposes to be the most important and our master principle. No initiative, no matter how worthy, is worth a potential breakdown in community cohesion. To this end, the BCA would like to propose that Barr Community SCIO continues to focus on the Community Asset Transfer and works to secure the future of the building and transitioning to the role of landlord once these works are complete. Rather than moving straight to a trading subsidiary, the BCA would like to propose that we continue in our existing role as lead tenant and operator of the facility on the basis of a "volunteer first" operating model; the advantage being that it continues to isolate the community asset from commercial risks, in much the same way that a trading subsidiary would but it has the added advantage of enabling the community to leverage the BCA's track record in mobilising volunteer support to deliver a sustainable facility.

[REDACTED]

[REDACTED]

on behalf of the Committee of the Barr Community Association

Representation 70

Dear Colin,

Below is my personal response to the Proposed Community Asset Transfer of Barr Community Hall.

██████████ ██████████ ██████████ ██████████ ██████████ Barr Community Shop and Café Ltd (BCSC), the company which operates Barr Community Shop. ██████████ I ██████████ ██████████ This response is informed by that experience but is not a response on behalf of BCSC.

The first point to note is that Barr has a successful and long-standing community shop and café operated by BCSC. It has served the village for 12 years, during which time it has paid more than £250,000 in wages into the local economy, has made 100s of thousands of transactions and has had its Covid relief work recognised in a motion on the floor of the UK parliament. While it has critics from a small section of the village it is widely loved and valued. The CAT proposal would kill that organisation.

BCSC is dependent on its café income to support the socially crucial convenience shopping and post office services it offers. Barr Community SCIO's (BSCIO) application envisions establishing a rival café. Any dilution of the trade experienced by BCSC would be fatal to it. I note that BSCIO says it does not wish to compete with BCSC, however this is exactly what its business plan envisions.

As I will show below on at least two occasions BCSC explicitly offered to bring its business to the proposed hub, these offers were rejected and on another occasion it offered a solution which would prevent the hub and the shop being in competition, this never received a response. BSCIO chose to exclude BCSC Ltd from this project.

However, whoever is responsible for the business model adopted by BSCIO, as currently conceived, the CAT application under consideration amounts to a request for South Ayrshire Council (SAC) to give free building and a grant to an organisation in order for it to set up in direct competition with an existing social enterprise in a community which can clearly not sustain both.

Whether or not things have changed between these organisations, and I don't know if they have, it is the application you are being asked to judge, not what the application could or should be. The application is based on direct competition with an existing community enterprise.

This alone is grounds to reject it.

I must also raise my profound concerns about the behaviour of Barr SCIO. The Asset Transfer Guidance for Relevant Authorities states that

"An organisation will show how it, and its partnerships, provides a collaborative approach to the challenges that communities face."

and

"An organisation will be able to demonstrate structures, policies and leadership behaviours that support the application of good standards of governance and accountability."

My experience is that BSCIO will work collaboratively with organisations and individuals with whom its leadership have existing social relationships (Barr bowling Club, The Monday Club etc)

where this is not the case it will attack those individuals and organisations or encourage others to do so.

It has also manifestly failed to demonstrate “leadership behaviours”.

As you read through what follows ask yourself if, most people would be willing to criticise and disagree with people who behave in this way knowing that you would be on the end of the same treatment. If not then you will understand why so few people in the village are willing to speak up against it – they are scared.

Incident One – On the 21st of June 2022 a couple who are resident in the village circulated a letter criticising Barr SCIO. [REDACTED] [REDACTED] was walking past the home of a SCIO Trustee when her husband discovered a copy of the letter. He wrongly believed that she had delivered the letter, he then approached her and screamed obscenities at her, repeatedly telling her to “F***k off” and to “take her f*****g s**t and F**k off”. Extremely distressed she fled the scene and wrote to the trustee and the chair of Barr SCIO stating she had no involvement with the letter.

Below is the full text of the Chair’s response

“[VICTIIM NAME] I’m sorry the attitude of some in this village can stir up unnecessary behaviour in others.

I for one may not agree with some peoples ideas but would never stoop to this type of behaviour, what has been gained out of [letter author’s] antics is beyond me.

I have been to a few events in village lately and really enjoyed meeting and having a laugh with many locals ,hopefully one day we will have a community hub to be proud of and one that everyone wants to be part of.

I sincerely hope [letter authors] reconsider their actions and apologise for any hurt or adverse reactions it has caused in the village.

Cheers and hope you are ok

[REDACTED]

In other words his response was not to apologise or to reflect on the harm being done by his project, or to condemn screaming obscenities at a lone woman in the street (which apparently is merely “unnecessary”), but instead to say that the authors of a letter criticising his organisation, but not the perpetrator of an assault should “reconsider their actions and apologise for any hurt or adverse reactions”.

This is not leadership behaviour. A failure to tackle grossly unacceptable behaviour by your own team and supporters is the opposite of leadership behaviour.

Incident Two – On February the 3rd 2023 Barr SCIO circulated a “project update” announcing the suspension of their CAT project. This was issued on headed notepaper and signed “Barr Community SCIO Trustees”

This Update was little more than a personal attack on people who had expressed concerns about the project and described criticism of the project as **“ill informed and at times malevolent”**. This statement was in bold.

A community organisation describing members of the community it serves as “ill informed” and “malevolent” is in my experience unprecedented. Use of this type of language is utterly inappropriate and set a new and appallingly low expectation of how people would talk to each other and how criticism of the project would be engaged with. In effect it gave consent to the tidal wave of abuse that has followed.

Copies of this letter were pushed thorough every door in the village.

Leadership seeks to raise the quality of dialogue not to actively lower it, leadership accepts fault and reflects, it does not launch attacks on the people it is supposed to serve.

Failure act collaboratively.

Example One

In September 2022 BSCIO published a “Governance Scheme” for its proposed hub. This envisioned the dissolution of BCSC and the establishment of a New Charitable Trading Company. I could see how such proposal would lead to absolutely awful community conflict. But in an effort to constructively engage I replied with an analysis of proposed structures.

This analysis (full copy available on request) scored various models including the BSCIO proposal to dissolve BCSC and set up its own CTC and various models involving collaboration and premises sharing. The highest scoring proposal in my paper was a collaborative one in which BCSC moved its business to the hub where it leased a space from BSCIO.

Not only was this ignored it was subsequently edited without my knowledge or consent, in the BSCIO edit the non-collaborative option was given top score and it was included in BSCIO's draft business plan. At no point was I or BCSC asked if this was OK, or even told it had happened. When it was brought to my attention I was very annoyed and told BSCIO to remove my material from their plan or to use it in full unedited form with credit. They still have not replied. Instead, they ignored this and included their non-collaborative proposal in their full proposal. At which point you intervened and removed it.

There are two points here, firstly that when offered a collaborative option (BCSC leasing space) BSCIO chose to reject it in favour of a non-collaborative one (their own CTC). Secondly that the type of behaviour demonstrated by Barr SCIO in this incident is the very opposite of acting collaboratively and is exactly how trust is lost and relationships are a damaged.

Example Two

Following a vote at the 2022/23 AGM of BCSC ltd to seek to develop new premises in collaboration with Barr Parish Church BCSC approached BSCIO with a proposal to allow both the Shop/Church and the Hub to go ahead without being in competition. In essence the proposal was that the organisations could collaborate by opening at different times (Shop by day, hub after 6pm) stocking different products (Hub not shop to sell tobacco) and by having different food service options (shop daytime café, hub evening restaurant/bistro and bar). This

collaborative approach never even received a response. Instead SCIO supporters sent abusive letters to the Church of Scotland, abused church elders in person, abused shop directors online and in the street – at no point did SCIO trustees exhibit leadership and seek to curb this behaviour.

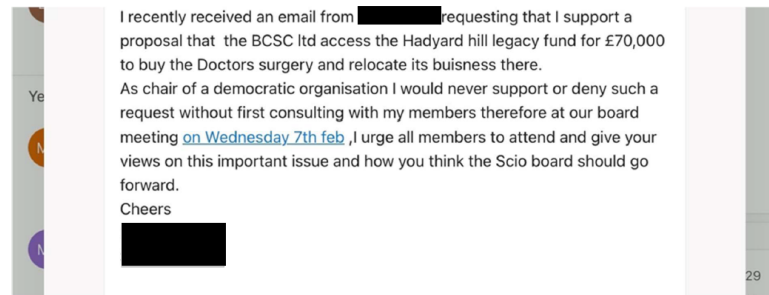
Failure to act collaboratively and to demonstrate leadership behaviours

In December 2023 the BCSC team became concerned that the current shop premises were becoming unsafe (issues subsequently addressed by a new team) and asking for BSCIO's support to access the Barr Legacy Fund.

[REDACTED]

"BCSC buying the Doctor's surgery certainly does not rule out involvement with the Hall project in the future. If BSCIO was to approach the board of BCSC in future with an offer to lease premises BCSC could potentially sell their building and bring approx £70K of cash into the hall project. This is a very good situation for everyone."

Unfortunately [REDACTED] chose to misrepresent what was said. Below is an image of his Facebook post. This was posted without telling us what he was going to do, what he had done or what he had said.



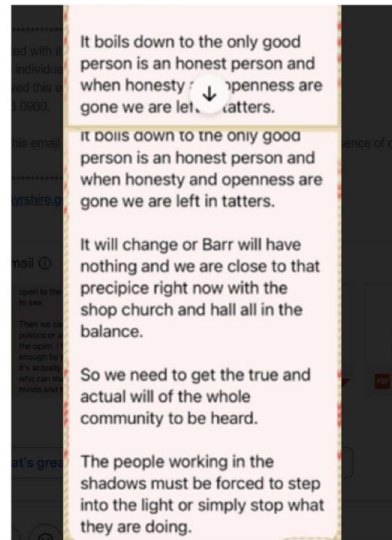
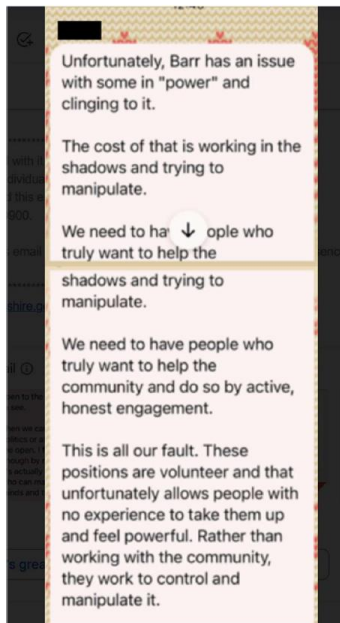
Crucially he left out the explicit offer to move BCSC's business to the hub and to bring a large amount of cash into the project. This was no mistake, if it had been, he had many opportunities to correct it – none of which he took. Below are some examples of what followed on a village Facebook group.





These are a few examples of the dozens and dozens of occasions on which this Facebook group has been used by a small group of Barr SCIO supporters, trustees and their family members to abuse other groups including BCSC and the BCA. I have seen no similar abuse directed at Barr SCIO. I have also never seen an example of a Barr SCIO trustee stepping in to stop or temper this abuse. This type of abuse along side the incidents mentioned below are why you have received so few responses criticising the proposed CAT transfer, people are intimidated by this behaviour.

What is worse is that it is actively encouraged by SCIO trustees, here is a SCIO trustee joining in the conversation



Not only has this trustee not intervened to calm the situation, but he has also chosen to describe people in other organisations as “clinging to power”. “trying to manipulate” implying they are not honest and claiming that they are “working in the shadows”. In other words to validate the abuse and encourage the hostility.

These are a handful of examples from hundreds of similar posts over the last two years.

I could go on and on, there have been many incidents, [REDACTED] was abused at work by the wife of a SCIO trustee, then a few days later by a SCIO trustee in person, then a while later a SCIO trustees called her a "fool" and an "idiot" online. I have been shouted at in the street on three occasions by the husband of a SCIO trustee. The online abuse has been awful and has meant that individuals from outside the SCIO social group are now almost universally unwilling to get involved with community life, because they know what they will get if they do.

I invite you to ask

Has Barr SCIO demonstrated that it is

"An organisation will show how it, and its partnerships, provides a collaborative approach to the challenges that communities face."

and

"An organisation will be able to demonstrate structures, policies and leadership behaviours that support the application of good standards of governance and accountability." ?

Unfortunately, all of this has worked. People are scared. Very few people are willing to suffer the online abuse or the threatening behaviour that criticising this project including by giving negative feedback to this consultation will bring to them. People don't want to be told "Knock my door and give me one reason..."

Please remember this is a very small village, everyone knows everyone, whatever steps you take nothing can truly be anonymised. Anyone (including me) who writes negative feedback will be identified and subject to the type of behaviour you see above.

In conclusion- there are many reasons to object to this proposal, based on my five years in community retail in the village I can truthfully say its cash flow projections are absurd, there is no scope for the level or value of sales it is based on and no market research to support the claims. It's fund raising will strip all other organisations bare and leave them unable to operate.

The "community support" case is paper thin, not least because people are too scared to speak against it.

Agreeing this CAT would be to give a free building to an organisation to set up in competition to an existing community organisation, it would be to say that in SAC's view a community organisation describing members of its own community as "malevolent and ill informed" is fine, that rejecting offers to collaborate is fine, that encouraging attacks on other community groups is fine and that it is not necessary for people planning to lead a £1million plus project to demonstrate that they can challenge and control inappropriate behaviour.

I ask you therefore to reject this application

Yours

[REDACTED]

Representation 73 - [REDACTED]

The current hall is a fantastic asset for a small community like Barr. The addition of a bar/pub type venue, eatery and more efficient space for groups to meet and participate in activities would be great for the village. However, I have reservations about whether this can be achieved under the current plans. This is not an objection to the CAT transfer in principle, more a desire that South Ayrshire Council make efforts to ensure that works are sustainable and can be operated fairly and equitably for all in the community.

The business plan.

There are several aspects of the business plan that don't seem to stand up to scrutiny and much of the income looks optimistic. For example, figures associated with the Bistro assume daily sales that are unlikely to be sustainable given the population in Barr, especially if it is operating in competition with the existing shop and cafe. It also assumes that a chef can be found to work every weekend. Experience of other establishments not too far away is that recruiting suitably qualified staff is difficult and at least two have closed citing this as the reason. Weekend figures for Bistro sales assume that the equivalent of 10% of the village will eat out every weekend. Bistro may be able to attract customers from outside of the village, the volumes of sales in the business plan still seem unlikely.

The current building plans.

The Hall definitely needs upgrading, becoming more energy efficient and cheaper to run. This alone will be expensive even without changing the layout of the building. It seems a shame to remove the stage and badminton court, although they are seldom used at present. Only having one kitchen to serve for the Bistro/cafe and general public use will be difficult to manage whilst complying with Food Hygiene legislation and having the main bar area in the centre of the building could restrict hall hirers for other users. Priorities may have changed over the years of developing these drawings and I think they will need to be re-visited.

The impact of the Bistro on the current shop and cafe including the Post Office.

At the recent Barr Community Shop AGM, the importance of Cafe income to support the sustainability of the Shop was raised. There is barely enough trade to run one food outlet in Barr (even the chip van won't visit!) it is unlikely to be able to sustain two in competition. If the current shop closes, Barr will lose its Post Office. (ie the Post Office needs the Shop, the Shop needs the Cafe - so no Cafe could mean no Post Office). Although a new shop could be created at a later date, once the Post Office is closed it is unlikely to ever re-open. Were the shop to move to the Hall, the current plans could not enable it to run as efficiently as it is now, as the shop space and the kitchen could not be run by the same person at the same time, this would double the existing staffing costs. Many in the community, especially those who don't drive due to age, disability or income, rely on the Post Office to manage their accounts, pay bills, post items and purchase electricity top ups. Without it, the most vulnerable in the community are at an even bigger disadvantage.

Divisions in the community.

It is no secret that Barr is a divided village, it has been mentioned in a recent report from South Ayrshire Council. However, the current plan and much of the rhetoric that goes with it claims that the Hall will be run 'by the village'. Until the animosity between different individuals and groups in the village are resolved it is difficult to see how this can be achieved. The default actions to people not getting support for a particular view seem to be boycotts, making formal complaints or even raising legal action rather than looking for solutions, negotiating compromises and supporting people to work together. There seems to be a view that 'if you're not with us, you are against us' which stifles sensible debate in the village and has led to disrespectful comments in meetings and online message groups and even some confrontations in the street. Because of this, I suspect the majority of people now remain silent and their views are unable to be represented. Until or unless these differences are resolved, I cannot see how the hall can be run to meet the needs of the whole community.

The risks are considerable as the Village could be left without a shop, cafe or Post Office and with a building that is too expensive to run with local groups and individuals unable to use it due to increased hire costs.

The opportunities are good too - with support to compromise and collaborate, Barr could have it all - hall, bar, bowling green, shop, cafe, occasional bistro, Post Office and probably things the village doesn't even know it wants yet! I am just not sure it is ready to take it on as things stand now.

Representation 84 - [REDACTED]

I would like to raise concerns about the application for an asset transfer of the Barr village hall to the Barr Village SCIO. I do not object to a CAT of the village hall per se, but the proposed business plan is not viable by any means.

The current proposed annual turnover in year 3 is £191,000. For a village with approx. 100 households with very little tourism, mainly due to a lack of tourist attractions and poor roads, this means that the bulk of turnover would be raised by the residents. Each villager, including children, has to spend roughly £750 on the premises each year. However, only a section of the residents use the hall on a regular basis. The turnover is planned to be generated mainly by opening a cafe/bar/bistro. The business plan does not mention nor recognises the existing community owned shop, cafe and Post Office in the village. This business has a turnover of about £135,000 per year of which approximately £12,000 is generated by the cafe. There is no way on earth that there is scope for a business with a 1600% increase in income. Simply extending opening hours to 12 hours per day does not mean such a huge leap of spending. Furthermore, it ignores that it will deprive the existing community shop and cafe of business.

The high turnover planned is largely to cover the staffing bill, which excludes single working staff (admirable, but not feasible), and includes a full time manager. Again, having a full time manager as well as all the staff required to run the cafe/bar/bistro, as well as cleaning staff, is disproportionate to the size of the village and low potential for commerce. There is no feasibility study included to determine what the possible turnover is for a village this size with poor infrastructure. The only known figures are those for the community cafe and shop, not to mention that the SCIO trustees do not use the current community business.

The argument is that the village is missing a social hub. This is a misrepresentation of the facilities already available in the village. The current village hall is available for lets and is used on a regular basis by several groups. None of these groups are impeded in their functioning by the current state of the hall. Fair enough that the kitchen could be upgraded, but there is a viable hall at present. Furthermore, the current community shop and cafe provide a social space many hours of the week, albeit not often in the evening.

However, the main reason for objecting to this proposal is the division caused by and the conduct of the Barr Village SCIO itself. For example, the owner of the premises of the Community Shop and Cafe is a SCIO Trustee and one of the main creators of the business plan. [REDACTED] provided the shop&cafe with a date by which time the lease would be ended, putting the community business in a precarious situation. Not only that, [REDACTED] then threatened to report the community shop and cafe for having an inadequate license for operating a cafe, no doubt with the intend of stripping the cafe element from the business. The timing of this threat was 6 months short of a retrospective change of use of the building. This was overcome by the Board of Directors, but it is odd that [REDACTED], a SCIO Trustee who was the [REDACTED] for the community shop at the time of the introduction of the cafe, should threaten with this, unless he had an ulterior motive.

When the community shop was looking for other premises, such as exploring moving into the church, it was supporters of the SCIO who verbally attacked Church Elders and the Community Shop Board on social media.

In the years of development of the CAT, the SCIO have approached the Community Shop and Cafe only to discuss dissolution of the Community company. At no point was a rental of space proposed to the shop and cafe which means that they are planning for 2 community businesses to run at the same time, with an overlap of a cafe. It just seems ludicrous. The SCIO Board currently consists mainly of Bowling Club members, who benefit most from the CAT.

It is true that the CAT is supported by part of the community, but the result of the current CAT application is a divided village with essentially 2 communities, those for the CAT and those with doubts.

The final point is the timing of suspension of the Community Council (an elected group of villagers) based on minor points (raised by SCIO Trustees and supporters) by South Ayrshire Council. At a time when SAC should be seen as completely unbiased and independent, this move seems to act merely to silence any objections or criticisms noted by the BCC, which seriously puts the independence of SAC in question. I am appalled that SAC appears biased in its support and actions of a business plan which is a pipe dream and will strip a large amount of windfarm funding for a white whale in a cost of living crisis.

Instead, give the windfarm money directly to the villagers, leave the hall as it is and end the division.

Representation 97

Dear Asset Transfer

I have chosen to provide some comments regarding this latest CAT request by Barr SCIO. These comment should be considered non supportive of this current request.

A suggested spend of £1.1 million priced at 2022 costs, supported by 20/21 running costs, RIBA 2 years out of date would suggest this group are making an assumption that SAC will just hand over this building.

Building costs, if you can actually get contractors, have risen by anything up to 38% over the last 3 years. I cannot see any fail safe in this business plan which will fund running the hall in its current state until funding/contractors can be arranged?

The suggested income "after" the first 2 years has so many unsustainable/unviable assumptions that it is truly alarming. There has been a year on year decrease in village volunteers, age and moving has played a part but in the main it has been the appalling conflict within this community. The income is based on 46 weeks per year of visitor/village spending. As the village has very few external visitors from Oct to May this seems an over inflated amount of income backed with high wage out goings for the same 46 weeks?

The supplied letters of support represent very few organisations/people, many are duplicates as they were written twice? Some are actually not still operating or unlikely to use the existing hall never mind a new white elephant. The latest consultation list with DTAS has groups listed who have not run in the village for over 12 years, one group listed twice yet same group, 2 "groups" that are actually subgroups of the SCIO themselves.

Many in this village have supported the idea of taking on the hall under a lease agreement, prove this is sustainable and supported before taking on a central building in this village. Which should it fail would be unsellable? Would SAC take the building back if it fails? Windfarm money grab, which seems to be basis for these plans, can be used for leased projects.

Prior and certainly since Covid very few events in the hall have attracted more than 30 attendees, in addition since 2019 there has been a large turnover of villagers and many who live/have moved here had done so with the knowledge of No Pub and few visitors. Why would they want 46 weeks of visitors to the amount listed on the SCIO income? There is virtually no unemployment and whilst Girvan records a poor score on the poverty index that cannot be true of Barr.

SAC must resist just offloading this asset to save such a small amount of money as the costs of this rural hall. There are more failed projects in rural areas than successful ones, the only businesses that ~~actually make money on these projects appear to be the third sectors~~ such as "project/development" [council#:~:text=Community%20Councils%20are%20voluntary%20bodies,entire%20community%20within%20its%20boundaries](#) SAC by rejecting the community council response has prevented the CC from performing one of our key functions and that is an affront to democracy. See copy of CC response attached which makes up part of this response.

[REDACTED], Barr Village Resident

Proposed CAT Transfer of Barr Community Hall. Consultation response by Barr Community Council Steering Committee (BCC)

For brevity we use the term “The Guidance” to refer to “Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities”

the term “The Act” to refer to “The Community Empowerment Act 2015”.

and the terms “The Authority” and “SAC” to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as “The best value themes”.

Summary

BCC supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general;

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community council is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community council members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of "Social wellbeing" Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to deescalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last to points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it near heroic terms as an organisation which seeks to deliver long standing aspiration of theirs, while there are other who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the prices points expected by the business plan are achievable.

- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social wellbeing. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

On this matter we ask you to take note that a community Council is unique in being specifically empowered by law to “ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable.” Local Government Scotland Act 1973 Sec 51

Alone among community organisations we have the authority of law to speak for Barr as a whole.

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community council that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.
- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant consideration here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create a hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village’s problems and aspirations to be addressed “in toto” through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of “social wellbeing” by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an “alternative proposal”. One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a “total solution” for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

Representation 98

To Whom It May Concern,

I wish to formally object to the proposed asset transfer of Barr Village Hall. I believe that this transfer would have significant adverse effects on our community for the following reasons:

Community impact

The proposed transfer relies on a significant increase to visitor footfall (which is arguably not achievable) but if it were to be achieved would lead to increased traffic and noise pollution which will disrupt the daily lives of residents. There is also limited parking within the village. The proposed 1.2 million pounds project (costed in 2021) will lead to considerable building works which would significantly impact upon residents living within the village, particularly, The Glebe, The Avenue and the Clachan. Currently the hall serves as a crucial venue for village activities including craft groups, children's sports activities and yoga classes etc. These activities would likely be halted for a considerable period of time to facilitate the proposed building works. This would have an adverse impact on the wellbeing of participants, marginalising older people and those with young families particularly as we live in a remote village served by no meaningful transport.

Economic factors

The financial viability of the project is at best questionable and more realistically fanciful. Barr is a very small rural community with no through traffic and an aging population. It also has extremely limited public transport opportunities. Although Barr is a beautiful village it has shown to be limited in attracting tourist footfall over the decades and conversely many local residents would find this extra traffic unwelcoming. Over the years the privately owned hotel and pubs have ceased to trade. The village shop/café and post office was saved from closure by willing volunteers and only exists due to the support of wind farm community benefit funding. To assert that a viable and profitable trading company can ever generate enough income from a café, bistro and bar sales to cover expenditure and staffing costs is delusional. Any SME owner can testify that since COVID energy and staffing costs have become the major risk to the operation of their enterprises so coupled with low visitor rates this venture cannot possibly succeed.

Environmental factors

Increased traffic will lead to increased air pollution, noise, erosion of the single tracked roads and habitat loss. There is a higher likelihood of road traffic accidents and the impact of a rise in vehicular traffic will lead to increased damage to roads with an increased burden on taxpayers with regards to repairs and maintenance.

Legal and procedural Issues

There have been significant procedural flaws in this process, including a lack of proper public consultation by the SCIO. This lack of transparency undermines community trust and confidence in the decision-making process at all stages. Barr Community Association considered all the options presented by South Ayrshire Council in 2017/18 when SAC approached BCA to explain the CAT transfer options of keeping the hall as it, taking a short or long term lease, or purchasing the hall. Since that date it has become apparent that communities within South Ayrshire who have sought to purchase their hall have experienced significant financial difficulties and have either closed or halted the transfer process. The BCA as custodians of the hall were always of the view that a long lease would allow the village to access the funding needed to upgrade the hall but also the opportunity to be able to return to the status quo should the long lease not be viable due to insufficient funding and volunteers. This approach would be fair and reasonable. There is obvious dissent within our village regarding this project, but South Ayrshire Council have facilitated and inflamed the situation by failing in their duties imposed by legislation. The Local Government (Scotland) Act 1973 empowered all local authorities to assist community councils, both with funding and administrative support. The Local Government (Scotland) Act 1973 provides that the

purpose of a community council is: "to ascertain, co-ordinate and express to the Local Authorities for its area and to public authorities the views of the community which it represents, in relation to matters for which those authorities are responsible." The way in which South Ayrshire Council have treated our democratically elected community councillors is abhorrent and shameful. SAC has given Barr Community Council absolutely no support and it raises the question whether SAC has deliberately done this to ensure that Barr CC cannot carry out their duties, in particular, consult with the community on this CAT transfer and carry out a proper ballot of residents.

The Community Empowerment (Scotland) Act 2015 section 82 (5), provides that "the authority must agree to the request unless there are reasonable grounds for refusing it". I believe there are reasonable grounds to refuse their request including:

-The SCIO have not identified how the project will be funded in the longer term.

-It is questionable whether the current trustees have the appropriate skills, experience and qualifications to deliver a £1million project or sufficient funds to employ those that may have such skills coupled with the actual cost running the hall as well.

-The Governance of the SCIO at present is non-existent and indeed the trustees' accountability to the membership ill defined. The very fact that the SCIO and its chair have had to complain to SAC about the alleged bad behaviour of BCC shows that in the current climate Barr requires a "higher authority" to help sort out what amount to petty squabbles – I can only imagine how difficult and damaging this organisation handling a large-scale project and this level of funding could become. The ongoing running of the facility and the relationship between the SCIO and Trading Company and other user organisations could also become matters of extreme concern. After all Barr is a community that can fall out over plastic ducks in a fund raiser duck race for the Primary School at Gala Day.

-The SCIO do not have succession plans in place to ensure new Board members / Trustees can be recruited in the future to ensure continuity of the proposed project. Since the SCIO's inception they have shown no ability to run any profit-making event regular or otherwise.

In accordance with the asset transfer guidance for authorities published by the Scottish Government 10.22 'one of the intended benefits of community ownership and community-led activity is to increase community cohesion and resilience. A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.' The basis for the current CAT application is a small group of less than 30 people most of whom are involved in other groups within the village, hence their claim about support for this project from lots of different groups. The views of residents who are not part of the SCIO or these other community interest subgroups should be considered and this has not happened because of South Ayrshire Council's failure to engage positively with our community council and enable our community council to fulfil their statutory role.

General comments

The fact that on a village Facebook media page a censured community councillor and a suspended community councillor are now inciting a small group of SCIO members to create their own 'steering group' and are planning to persuade SAC to allow them to become the new 'Barr Community Council' is evidence of the anarchy that has arisen.

Our community's well-being and future should take precedence over this asset transfer in its current format and any organisation submitting a CAT application should realistically be looking at a lease. Fundamental basic improvements to the hall would be beneficial but this can be carried out under a lease agreement thus benefitting South Ayrshire Council, the community and the hall.

Representation 99

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-It is questionable whether the current trustees have the appropriate skills, experience and qualifications to deliver a £1million project or sufficient funds to employ those that may have such skills coupled with the actual cost running the hall as well.

-The Governance of the SCIO at present is non-existent and indeed the trustees' accountability to the membership ill defined. The very fact that the SCIO and its chair have had to complain to SAC about the alleged bad behaviour of BCC shows that in the current climate Barr requires a "higher authority" to help sort out what amount to petty squabbles – I can only imagine how difficult and damaging this organisation handling a large-scale project and this level of funding could become. The ongoing running of the facility and the relationship between the SCIO and Trading Company and other user organisations could also become matters of extreme concern. After all Barr is a community that can fall out over plastic ducks in a fund raiser duck race for the Primary School at Gala Day.

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Representation 101

Proposed CAT Transfer of Barr Community Hall.

Consultation response by [REDACTED]

For this response I will not address the impracticable business case for this proposal as it has been covered elsewhere. Instead I will focus on the community element as the primary reason that South Ayrshire Council should reject the asset transfer request.

The process which has led up to this point has resulted in dozens of complaints. For a parish population of circa 260 people this is extremely high. It is likely the highest complaints per capita relating to any community asset transfer. The complaints have not been isolated to a short period. They have been lodged at the various organisations, including the General Assembly of the Church of Scotland, over the past 18 months demonstrating a persistent dispute.

Attempts to take the hall into some form of community ownership has been discussed for decades with large sums from community benefit funds being used to pay for various reports. None have been successful. Past attempts have failed due to significant opposition within the community and significant opposition remains, for reasons old and new.

The disputed process has deepened alienation within the community. Village events are poorly attended and groups are often of "a side". The majority do not wish to take a side and wish that the fighting would stop.

South Ayrshire Council are intimately aware of the toxicity within the village. To approve the asset transfer would require the Council to ignore the reality of the situation. Instead the Council should acknowledge the problems within the village and seek resolution of these deeply ingrained issues rather than enabling further wastage of resources.

Consultation response by Barr Community Council (BCC) - Steering Committee

For brevity we use the term "The Guidance" to refer to "Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities"

The term "The Act" to refer to "The Community Empowerment Act 2015".

The terms "The Authority" and "SAC" to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as "The best value themes".

Summary

BCC supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding, aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community council is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community council members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of "Social wellbeing" Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that:

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to de-escalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last to points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it near heroic terms as an organisation which seeks to deliver long standing aspiration of theirs, while there are other who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the prices points expected by the business plan are achievable.
- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social well-being. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

On this matter we ask you to take note that a community Council is unique in being specifically empowered by law to “ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable.” Local Government Scotland Act 1973 Sec 51

Alone among community organisations we have the authority of law to speak for Barr as a whole.

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community council that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.
- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create a hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for

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Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

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We believe this would offer additional benefits beyond those currently proposed particularly under the heading of “social well-being” by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an “alternative proposal”. One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a “total solution” for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

Representation 103

Proposed CAT Transfer of Barr Community Hall. Consultation response by Barr Community Group (BCG)

For brevity we use the term "The Guidance" to refer to "Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities"

the term "The Act" to refer to "The Community Empowerment Act 2015".

and the terms "The Authority" and "SAC" to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as "The best value themes".

Summary

BCG supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community group is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community group members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of "Social wellbeing" Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to deescalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last two points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it near heroic terms as an organisation which seeks to deliver long standing aspiration of theirs, while there are other who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the price points expected by the business plan are achievable.
- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social wellbeing. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community group that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.

- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create **a** hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village’s problems and aspirations to be addressed “in toto” through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of “social wellbeing” by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an “alternative proposal”. One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a “total solution” for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

NOTICE OF ASSET TRANSFER REQUEST

An asset transfer request has been made to **South Ayrshire Council** under Part 5 of the Community Empowerment (Scotland) Act 2015.

The request has been made by **Barr Community SCIO (SC049703)** and relates to the **Barr Community Centre, Stinchar Road, Barr, KA26 9TW**.

The request is for **purchase** of the community centre building, bowling green and grounds.

The **proposed use** is: as a multi-purpose, community centred hub providing a cafe/bar, snug area, meeting room, large hall, fully equipped kitchen, office space and public toilets. The bowling green will continue in its current use.

The documents relating to this request can be viewed online at <https://www.south-ayrshire.gov.uk/community-asset-transfer> or by contacting **cat@south-ayrshire.gov.uk**

Anyone may make representations about this request to **South Ayrshire Council**. Representations must be in writing, by e-mail or by online response as detailed below, and include the name and address of the person making it. A copy of the representation will be provided to the organisation making the request for comment.

A redacted copy of any representations and comments received will be published online at <https://www.south-ayrshire.gov.uk/community-asset-transfer>. Please note that all representations and comments are reviewed by Council officers before they are published on the Council's web pages. This is to ensure that all comments made are neither offensive nor libellous and that their publication also complies with the Data Protection Act.

Representations must be made no later than **Wednesday 12th June 2024 at 5:00pm**. They should be made via the **online response form**, e-mailed to **cat@south-ayrshire.gov.uk** or delivered for the attention of **Colin Love, Team Leader Community Asset Transfer, Asset Management, Housing, Operations & Development Directorate, County Buildings, Wellington Square, Ayr, KA7 1DR**.

General information about the asset transfer scheme is available at <https://www.gov.scot/policies/community-empowerment/asset-transfer/>

South Ayrshire Council's Asset Management and Community Asset Transfer Privacy Notice can be viewed on the Council's website at: www.south-ayrshire.gov.uk/Asset-Management-and-Community-Asset-Transfer-privacy-notice



Stage 2

Community Asset Transfer (CAT) request

IMPORTANT NOTES:

This form must be used by a community-controlled body wishing to formally request transfer of a Council-owned asset from South Ayrshire Council under Part 5 of the Community Empowerment (Scotland) Act 2015.

Before and during completion of this application you must refer to the [asset transfer guidance for Community Transfer Bodies provided under the Community Empowerment \(Scotland\) Act 2015](#). Throughout sections of the application, where applicable, relevant guidance page numbers have been provided to assist.

Council officers may require a number of follow-up meetings to discuss the proposal. This is with the aim of better understanding your proposal or to clarify information that has been submitted.

The sections in the form below are designed to inform the Council about the governance of your organisations, your detailed plans for the asset, support from the local community and other interested parties, financial plans and risk management. Information contained within the application form and any supporting documentation submitted will be shared with those involved within the decision-making process and data protection and commercial confidentiality arrangements will apply on such occasions.

If you are applying for a capital grant within your application, then please read the Advancing Community Assets Fund guidance before making your request. We also provide additional information on our website:

www.south-ayrshire.gov.uk/community-asset-transfer.

For assistance in completing this form or if you have any questions regarding a Community Asset Transfer and development grant, please contact:

Sarah Baird, Community Asset Transfer Team Leader
South Ayrshire Council

E-mail: cat@south-ayrshire.gov.uk **Telephone:** 01292 613072

**THIS IS AN ASSET TRANSFER REQUEST MADE UNDER PART 5 OF THE
COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

SECTION 1: ORGANISATION INFORMATION

Please provide details of the Organisation making the request	
1.1 Name of Organisation (Community controlled body):	Barr Community SCIO
1.2 Address of Organisation (this should be the registered address, if you have one):	1a, Glenginnet Road, Barr, KA26 9TU
1.3 Contact Name:	Ed Connon
1.4 Position in Organisation:	Trustee and Secretary
1.5 Correspondence address:	As above
1.6 Postcode:	As above
1.7 Telephone Number:	07711672827
1.8 Email address:	barrscio@gmail.com
Do you agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above?	YES
1.9 Website address:	https://www.barrvillage.co.uk/hall-project/

1.10 Social media links e.g. Facebook, Twitter	https://www.facebook.com/barrcommunityscio	
1.11 Please indicate what type of Organisation you are, along with the official number (if applicable): (see pages 11-15 of guidance)	Company Limited by Guarantee and its company number is:	
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is:	SC049703
	Community Benefit Society (BenCom) and its registered number is:	
	Voluntary or Unincorporated Organisation (no number)	
	Other: Please specify:	
1.12 Please indicate what type of Community controlled body you are (see pages 11-15 of guidance) Please tick only <u>one</u>		
Community Controlled Body (see pages 11-14 of guidance)	Yes	
Your Organisation is individually designated as a community controlled body by Scottish Ministers (see page 14-15 of guidance) <i>If yes, please give the title and date of the designation order:</i>		
Your Organisation falls within a class of bodies which has been designated as community transfer bodies by Scottish Ministers (See pages 14-15 of guidance). <i>If yes, what class of bodies does it fall within?</i>		

A copy of the our Constitution, is included with our application submission

SECTION 2: ASSET INFORMATION

<p>2.1 Provide the name (if it has one), address and postcode of the asset:</p>	<p>Barr Village Hall & Community Centre, Stinchar Road, KA26 9TW</p>
<p>2.2 Provide the name of the landlord or owner of the asset:</p>	<p>South Ayrshire Council (owner)</p>
<p>2.3 Is the asset for a building or land or both?</p>	<p>Village Hall including bowling green and grounds.</p>
<p>2.4 Provide the UPRN (Unique Property Reference Number) if known (this will be given in the Council's register of land)</p>	<p>000141052930</p>
<p>2.5 Map Reference /Boundary Plan</p> <p><i>Provide a map or boundary plan – this could be a google street view with the land and/or property you wish to enquire about indicated. This is to ensure all parties are clear on the nature of the request.</i></p>	

2.6 If there are any restrictions on the use or development of the land, please explain how your project will comply with these:

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Barr is a conservation village which will be considered in all plans.

Part of the land included in the asset is a bowling green, which will continue to operate.

There are two war memorials on part of the site (current access will be unaffected).

The land and buildings (which were acquired by Barr Parish Council for no consideration) are held in trust by SAC (as successor local authority) 'for the benefit of the residents of Barr Parish'.

There are listed buildings and a graveyard in proximity.

SECTION 3: TYPE OF REQUEST, PAYMENT AND CONDITIONS

<p>3.1 Please indicate what type of request is being made (see pages 30-31 of guidance):</p>	<p>For ownership (under section 79(2)(a)) go to section 3.2A below</p>	<p>Yes</p>
	<p>For lease (under section 79(2)(b)(i)) go to section 3.2B below</p>	
	<p>For other rights (under section 79(2)(b)(ii)) go to section 3.2C below</p>	
<p>3.2A – Request for ownership</p> <p>What price are you prepared to pay for the land and/or building requested (see parts 11 & 12 of guidance)</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p> <p>Have you sought an independent financial assessment of the value for the land/property?</p> <p><i>If so, please identify the source and the estimated value</i></p>	<p>Proposed price: £1 – in consideration of community benefit offered by the proposed use and cost of essential repairs – see supporting information in Business Plan.</p> <p>Source: DM Hall LLP (December 2021) instructed by SAC - Estimated Indicative Valuation: £100,000.</p> <p>This valuation was prepared without inspecting the Title Deeds and it was assumed that the property is “...free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value” i.e., it was pre-supposed that ‘clear title is available’.</p> <p>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.</p> <p>These assumptions are incorrect.</p> <p>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’.</p> <p>Whilst South Ayrshire Council has confirmed that the</p>	

	<p>property is not a ‘Common Good’ asset, it will insist on a restrictive condition being included in any sale or transfer to prevent any alternative use or purpose.</p> <p>Furthermore, the bowling green and putting green areas will continue in their current use as amenity land.</p> <p>The independent valuation, which was based on a limited visual inspection, also assumed that the property is in an adequate overall state of repair.</p> <p>However, with reference to a Condition Report instructed by SAC, much of the property requires essential repairs and in particular external areas with timbers and windows require extensive maintenance or replacement.</p> <p>Similarly, the building is poorly insulated and all electrical and heating systems require replacement. Core facilities, such as the kitchen, are also out-dated and unsuitable for purpose.</p> <p>The current estimated cost of essential repairs is £243,000 according to the latest condition survey by Avison Young (July 2023).</p>
<p>3.2B – Request for lease: What is the length of lease you are requesting?</p> <p>How much rent are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year (see parts 11 & 12 of guidance)</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p>	<p>N/A</p>

<p>3.2C – Request for other rights: What are the rights you are requesting?</p> <p>Do you propose to make any payment for these rights?</p> <p>If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year.</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p>	<p>Yes/No</p> <p>The public toilets will continue to be operated and maintained for South Ayrshire Council under the Council’s ‘Comfort Scheme’. Estimated revenue: £1,000 per annum.</p> <hr/> <p>The application is made on the understanding that:</p> <ul style="list-style-type: none"> i) The Community Hub will qualify for and be granted a full rates exemption by SAC. <i>Review of current SAC guidance indicates that this is appropriate.</i> ii) SAC confirming that there are no planning restrictions affecting the Community Hub development proposals. <i>Initial consultations with SAC Planning indicate that this is appropriate.</i> iii) Title transfer, when completed, will include a condition to the effect that the village hall will continue to be held in trust or equivalent ‘for the benefit of the residents of Barr Parish’. <i>Initial discussions with SAC indicate that this will be a condition of any transfer agreement.</i>
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SECTION 4: COMMUNITY PROPOSAL

4.1 Detail the reasons for making this asset transfer request and how the land and/or building will be used (see pages 30-33 of [guidance](#))

This section should include:

- Describe the vision, aims and objectives of your proposal to take on the asset
- Why there is a need for the particular asset requested and why this specific building or land being requested is necessary or particularly suitable for your proposal
- Please set out how the land or building will be used and what activities (in general terms) will take place there
- Detail any development or changes you plan to make to the land or building
- Any other information you consider relevant

The strategic aims of the project are:

- 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.

A series of objectives have been identified which both align with the SCIO's charitable purposes and determine the strategy for the Hub:

Social and Community Events

- Engaging with the village community to provide social events for all age groups, 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.
- Support and improve the health and wellbeing of everyone in the community through support, facilities and activities.

Supporting Tourism

- Networking and engaging with similar communities and active tourism organisations to develop a facility that will capitalise on Barr's outstanding natural environment.

Empowering Employability

- Supporting learning and training by working with higher and further education institutions and using established agencies who can offer targeted training, life and workplace skills for a wide range of people.

Supporting Rural Business

- Supporting local businesses by organising events and providing space for small businesses to use, as well as strengthening and supporting other businesses by bringing people into the village.

Barr suffers from rural deprivation, as reflected in the Scottish Index of Multiple Deprivation (SIMD) 2022 statistics for the data zone within which Barr resides (S01012419 – Carrick South).

The SIMD statistics show that the data zone for Barr falls within the **most deprived** decile for geographic 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+.

There is an elderly population; 40.2% are aged 60+, substantially higher than the Scottish national average of 23.3% and there is a low population of children/young people aged under 16 (Scotland’s Census).

At least 27% of the population of Girvan and South Carrick Villages have at least one long-term health condition (Girvan and South Carrick Locality Profile), the top five of which are arthritis, coronary heart disease, cancer, asthma and diabetes, whilst 25% of the population were prescribed with medication for depression, anxiety or psychosis, a trend which is increasing year on year.

Health issues in Barr are compounded by the lack of health services in the village, resulting in the need to travel to access all health services, such as pharmacy, A&E, dentist, hospital, mental health, and bereavement support.

The impact of the above challenges faced by the community is amplified by South Ayrshire Council’s review of all Council owned halls because, in Barr’s case, the current arrangement cannot remain in the longer term. Therefore, there is a risk that ultimately, the hall could be lost to the community if a more sustainable community-led solution is not found.

Additionally, the hall being under ownership of South Ayrshire Council limits the opportunity to successfully attract grant funding for any improvements.

The proposed solution, therefore, is to transfer ownership of the community hall from South Ayrshire Council to the residents of Barr. Much needed investment will then provide multi-use, flexible spaces including a café/bar & bistro, a hall and rooms for event hire. Communal seating areas, kitchens for food prep, public toilets, and an interpretation space will be used for several

purposes including exhibition space, pop-up shops, markets, and performance arts.

The community of Barr has come a long way in the journey to create a new community facility and has worked through other options to ultimately conclude that acquiring and redeveloping the community hall is the most achievable and suitable option for the community. Since the closure of the local pub, work has been carried out to determine the best use of village facilities.

A comprehensive Feasibility Study and public ballot carried out in 2015/16 recommended an amalgamation of facilities to form a central hub as a community asset and a visitor attraction.

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 financial sustainability and the potential to fulfil the community needs as identified in the study.

South Ayrshire Council Community Asset Transfer Team advised that, charitable status in the structure of a Scottish Charitable Incorporated Organisation (SCIO) or similar would be required to comply with asset transfer regulations. Barr Community SCIO was formed in November 2019 following discussions with SAC's Community Asset Transfer Manager and community stakeholders including the Barr Community Association.

The project is the best option for the community in terms of providing a sustainable community facility. There will be opportunities to bring in outreach services from outside agencies and organisations to benefit residents of the village. It will provide skills development and learning opportunities, provide increased, accessible social opportunities, and provide health and wellbeing services and opportunities.

Other examples include a pop-up cinema, touring music and theatre, fitness classes, healthcare outreach sessions, walking group meetings; education and training e.g., first aid, specialist talks.

There are also regular annual community events, many of which include a fundraising element, such as an annual Gala, Easter, Halloween, Bonfire Night, Christmas Fair, Hogmanay, Burns dinners, and a Trails Day, which ties in with the popular walking trails around the village.

Over and above this, community groups and will be able to hire parts of the building, providing clubs and activities that are fundamental to positive and inclusive community life. Private hires for meetings, events, parties and other family celebrations will also be promoted.

4.2 Set out the benefits that you consider will arise if the asset transfer request is approved (see pages 30-33,41-44 of [guidance](#))

This section should include:

- Describe the current use of the asset and detail the benefits that your proposal will bring that you consider will replace the benefits of its existing use
- How the project will benefit your community, and others including how it will promote or improve economic development, regeneration, public health, social wellbeing or environmental wellbeing and reduce inequalities

- Describe how your organisation intend to evidence the benefits arising from the proposal
- Any other information you consider relevant

Community ownership of the village hall will secure a much-needed community resource to benefit all sections of the village and surrounding areas.

The associated Community Hub will provide multiple benefits as summarised below.

Benefit 1) Economic Development

Community ownership of the hall will enable the community to utilise the asset and provide community events and workshops from the new facility, provide key facilities including a pub, café, public toilets and cover the running costs.

Benefit 1 assists South Ayrshire Council in meeting one of their priorities identified in the [South Ayrshire Council Plan 2023-2028](#): “Work and Economy: everyone benefits from a local economy that provides opportunities for people helps our businesses flourish” (p.15) because creating a venue in a rural location will make it easier to set up new enterprises, including social enterprises, by enabling potential entrepreneurs to access information, meeting facilities and support.

Additionally, this speaks to the key theme of “making sure people have the opportunity to improve their skills and enjoy inclusive growth”, identified as a strategic objective in the [Strategic Economic Plan: Vision 2030](#) (p. 14).

This benefit also relates to two objectives of “an entrepreneurial culture” and “a more dynamic rural economy” identified as priorities in SAC’s [Economic Development Strategy 2013-2023](#), (p. 11). While this strategy effectively ends in 2023, the SCIO’s business plan was developed during the lifespan of the strategy and in concordance with it.

Lastly, in 2021-2022, SAC undertook a series of Community Conversations with the community in Barr in relation to Place Planning. The survey identified Work and Local Economy as one of the three most pressing concerns. The hall project will answer this concern since the community will be able to use the building to its full potential, providing employment opportunities, increasing usage/hire of all the internal spaces and therefore increasing footfall of locals and visitors.

The future of rural Ayrshire communities is closely connected with maintaining facilities for local employment and ensuring access to key services. Community ownership will go a long way in achieving this and also reflects the dual pillars of “land and assets” and “employment” in relation to Community Wealth Building, a key part of the [Ayrshire Growth Deal](#) and the [Ayrshire Regional Economic Strategy](#).

Benefit 2) Rural Regeneration

The purchase of the hall will secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr. This benefit meets South Ayrshire Council’s objective of “[an attractive place in which to live, work, visit and invest](#)” (p. 12), as the development of this facility in Barr offers incentives for businesses to relocate and by having a fit-for-purpose

community facility, an opportunity is provided for commercial activity.

Again, though this strategy from the Economic Development Strategy 2013-2023 effectively ends in 2023, this document was created in alignment with it. It also aligns with the aim to “create vibrant communities and inclusive growth” identified as a priority in the [Strategic Economic Plan](#) (p. 18). The project will enable the community to invest in the fabric of the building, respond to the needs of the community and provide opportunities for local practitioners and businesses, such as art exhibitions, keep fit classes, dance lessons and similar.

Benefit 3) Social Wellbeing

The social impacts of the new facility will be substantial. The consultations have identified that residents wanted a hub; a focal point to bring the community together. With the loss of the last pub in the village, it was seen that the general lack of facilities for meeting others was having a detrimental effect on the village.

Community ownership provides buy-in from residents making it more likely that they will get involved as volunteers, supporters and users of the facility. Barr has a small and largely scattered population, and it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues. We will be able to reduce social isolation by providing events and activities in the accessible venue, in addition to developing networks with support groups and boosting health and wellbeing.

Current community groups’ membership will expand, and new organisations should develop, bringing programmes and services that will benefit the whole community. The community will be empowered to create opportunities and deliver services that are applicable to the requirements of the local residents.

The facility will improve the quality of life for residents, adding value to resident’s life experience by providing projects, events, experiences, or simply a ‘space’ in a purpose-built, warm and accessible environment, that meet the needs of the community. In this way, Benefit 3 goes some way to address one of three most pressing concerns identified by Barr community in the [Place Planning consultation 2021-2022](#), “Social Contact”.

Additionally, Benefit 3 meets Priority 3 (Civic and Community Pride) of SAC’s [Plan 2023-2028](#), “Community Engagement” where “everyone has the opportunity to influence and contribute to what happens in their local area”.

With a newly developed, purpose-built venue, activities and events for children, young people and families will be able to take place. We will provide a place where residents can go and ensure they are fully up to date with the community in its wider form, whilst also attending local surgeries, information days and support groups.

A new community resource will reinforce a sense of place and help bring people together, as they will be able to participate in a range of community events and access key services, such as the bistro/café and pop-up business opportunities.

Furthermore, if the community facility was ever under threat of closure in the future, the existing

public transport to events outside of the parish, for example to neighbouring villages, is extremely limited. Therefore, this creates barriers to participation for young people and old or elderly people without their own transport, or indeed for families/couples who only have one car, which is used during the day by the parent who goes to work, leaving the family members at home with no way of accessing community/social activities. The limited public transport infrastructure adds to the importance of maintaining a local community facility in Barr.

Benefit 4) Reducing Inequalities

Barr is an isolated community with poor access to public transport. The community hall provides a focal point for events and activities that can include everyone, including health and wellbeing, arts and music and social. Geographic barriers will be broken down by services and facilities on residents' doorsteps.

Benefit 4 correlates with Priority One: Spaces and Places from SAC's [Plan 2023-2028](#), primarily in reference to "Moving around and the environment", where everyone can access streets, places and spaces that make a positive contribution to wellbeing, are well connected, well designed and maintained.

Rural care is not easy, particularly with a very dispersed elderly community across a sometimes remote and not easy to access location. The Hub will enable a larger number of elderly people to be collected to and from their homes and attend a central focal point for activities. This will reduce inequalities, isolation and improve care opportunities, and also responds to the issue raised by SAC of "[Our Ageing Population](#)" (p. 18), wherein services and facilities which cater towards our increasing elderly population are becoming more stretched.

A community Hub in Barr could become a centre for regular visits from the Health and Social Care Partnership partners, and some NHS services, thus providing easier access to health services to a growing elderly population within a very rural area. This also speaks to the [Ayrshire Regional Economic Strategy](#) regarding "helping people of all ages to live healthy and happy lives", and "extending opportunities for healthy ageing" (p. 42).

The aim is to deliver a facility for the improvement of both physical and mental health.

Benefit 5) Environmental Development

A large part of the redevelopment work is to make the building more environmentally friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system.

A renewable energy team within the SCIO is already investigating ways in which the building (and the SCIO's other activities) can be more environmentally friendly. Benefit 5 correlates with the Scottish Government's commitment to [reach net zero emissions by 2045](#).

Furthermore, where possible, local produce and suppliers will be used, reducing the carbon footprint of the business. The community will also have a vested interest in keeping the building and grounds in good order, adding to the aesthetics of the pretty conservation village and the

visual environment will be enhanced by a thriving building that is well maintained.

In these ways, Benefit 5 also meets SAC's Plan 2023-2028 relating to "[Sustainability, climate change and biodiversity](#)" (p. 18) wherein the commitment to be net zero by 2045 is reiterated, and to promote local solutions to the global climate crisis, as well as Priority Theme 6 identified in the [Ayrshire Regional Economic Strategy](#): "Enhancing Natural Capital" (p. 60).

Evidence of the benefits that will arise from the project will be collected. For example, our financial records will show the income raised through events and activities. We will also record numbers of users of the building at regular groups, one-off and new events and activities such as pop-up restaurant evenings.

Our heating and lighting bills will show the energy efficiency of the building and regular audits will identify areas for improvement. We will also collect feedback from those that hire and use the hall to identify the benefits they are gaining from its use.

4.3 What negative consequences (if any) may occur if your request is agreed to and how would you propose to minimise these (see page 33 & 45 of [guidance](#))

This section should include:

- Detail any potential negative consequences identified for the local economy, environment, or any group of people and explain how you will reduce or remove these
- Any other information you consider relevant

No negative impacts on individuals have been identified because the proposal is designed to support all members of the community with input from the community at all stages of development.

The local environment will be improved by ensuring that the building is well used, often this will be simultaneous use of different sections of the hall which will reduce the environmental impact. A multi-use Community Hub will reduce the need for residents to travel elsewhere for essential services. Similarly, the local economy will benefit from increased employment opportunities.

Although discussions have been taking place with a view to accommodating the local community shop and post-office within the Community Hub, it is understood that the current shop Directors have decided to develop an alternative facility. The Community Hub will seek to avoid operating in direct competition with the current community shop and post-office whilst it continues to operate and is supported by the community.

In October 2023, a series of independently facilitated workshops allowed residents and other village groups 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 the accompanying Business Plan (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.

4.4 Describe how your organisation will be able to manage the asset and achieve your objectives (see pages 32-33 of guidance)

This section should include:

- Provide detail of the structure of your organisation
- Evidence the strength of leadership, skills, experience and capacity to deliver of your Board and staff of your organisation to maximise the prospects of the asset. If the skills are not currently in place, describe how you intend to address this
- Detail the business fit between the core objectives of your organisation and the proposed use of the asset
- Describe how you operate your organisation including how often meetings are held, how you communicate with members and stakeholders etc.
- Evidence of track record of previous project delivery
- Whether you intend to use professional advisers, etc.
- Any other information you consider relevant

Barr Community SCIO trustees have a diverse skills base, offering experience and knowledge across a broad section of industries and all live within the village or outlying farms. The Trustee Board currently includes a Financial Manager, an IT expert and businessperson, a local farmer, a retired Civil Engineer and NHS Clinical Administration Staff.

Overall expertise ranges from finance, business management, tourism and catering, to farming, administration, health and wellbeing and IT, supported by local volunteers and an experienced Community Development Officer.

Crucially, all trustees are a strong presence in the community and have a deep knowledge of the local area and the needs and wishes of the local community. They are actively involved in

community life and most of the trustees are involved in other community groups and volunteer at community events.

Currently there are 7 trustees on the SCIO Board, 4 elected trustees, 2 co-opted and 1 appointed (group representative). The SCIO Constitution allows for a total of 12 trustees: 7 elected charity trustees, 3 appointed charity trustees, and 2 co-opted charity trustees.

The SCIO constitution was formally amended at the AGM in 2022 to allow representatives of other key community organisations to join the SCIO Board if they so wished, to ensure transparency and communication within the community and other groups. Our current membership is over 120.

The SCIO was formed to benefit the community of Barr, to protect the Barr Community Hall asset as the rural heart of the community, and to establish a viable and sustainable facility for all ages and abilities in Barr village and the wider rural residents. As such, the proposal to transfer the asset of the village hall to the SCIO matches our charitable purposes.

SCIO trustees meet regularly, and membership is open to anyone aged over 16 who live or work in the community and support the SCIO's charitable purposes. Matters arising are discussed and decisions are agreed upon by the trustees at Board meetings (which are open to the public). Decisions are then communicated to the members for further discussions and review if required.

Minutes and reports are published on the village website. In this way, the community is fully involved with the operation of the charity and are actively engaged in the decision-making process.

Barr Community SCIO frequently communicates with the community in the Barrometer Community Magazine, which is distributed to every household in the parish and the SCIO produces regular update newsletters, leaflets and questionnaires to consult with residents. Online communication is also used via the community Facebook page and website which has recently been revamped and all trustees are contactable by phone, email and face to face.

Public meetings are held 2-3 times per year, often with refreshments provided, to encourage community members to attend and ask questions, review ideas/plans/drawings/documents and put forward proposals.

Other projects currently being carried out or supported by Barr Community SCIO are:

- The development of a community 'Greenspaces' volunteer group, which has undertaken the refurbishment of the community mosaic sundial sculpture, and created a Fairy Trail in the woodlands, incorporating workshops in the village hall and in Barr Primary School.
- Barr Trails waymarking improvements and updating the maps/signage in cooperation with SAC's Access Officer and Scottish Forestry.
- The Barrometer – Publication of a community magazine and newsletter which is hand-delivered to every household. The Barrometer Groups aims to publish Spring, Summer, Autumn, and Winter editions.

A professional team including architects and designers from Graven Creative Design and surveyors from Armour Construction Consultants, have worked with the SCIO trustees to develop the layout

plans and will manage the capital phase of the project in conjunction with the SCIO trustees.

Barr Community SCIO is also a member of DTAS (Development Trust Association Scotland), which is an independent, member-led organisation which aims to promote, support and represent development trusts in Scotland, providing training, advise and support where required.

We are also supported by Social Enterprise Scotland, a representative body for social enterprises in Scotland and Just Enterprise, a Scottish Government-funded programme providing expert advice, support, training and information for the Third Sector organisations.

Previously, the SCIO has also received Project Officer support from Creetown Initiative. Creetown is a social enterprise and consultancy business, providing support to other communities, projects and charities. Experienced community practitioners, the team at Creetown Initiative deliver their own projects, hence have on-going practical experience to offer to other community organisations.

Since July 2022, the SCIO has been supported by a directly employed Development Officer from the local area to help bring together plans and coordinate partnerships with stakeholders and other community groups. This has been enabled and supported by local wind farm funds administered by Foundation Scotland.

SECTION 5: SUPPORT

5.1 Provide evidence of how you know that your proposals are supported by and meet the needs of the wider community and South Ayrshire. You should describe the level and nature of support for the asset transfer request from your community and, if relevant, from others (see page 33-34 of [guidance](#))

This section should include:

- Evidence from a range of activities undertaken to engage with your community, such as public meetings, community surveys, community action planning or charrette etc.
- Detail evidence of any support from local Councillors, Community Council, other community leaders and other relevant parties
- You are encouraged to include information on the total number of people in the community and how many of them are members of the organisation to provide context for the level of support.
- You may also wish to include other support you are receiving for example from another local community or organisations or national organisations.
- Details of any identified concerns or objections within your community in relation to the proposal that you are aware of and what steps have been taken to address and overcome these.
- Any other information you consider relevant

Evidence of support is included in the accompanying Business Plan

Barr Village has a population of approximately 110, while the total for the Parish of Barr is in the region of 260. The SCIO has a membership of 120, plus 7 Trustees, which represents over 60% of those eligible to join either as an Ordinary (age 16 and over) or Junior Member (age 12 to 15). However, to ensure inclusion, community consultations are open to the entire community.

In 2015, a feasibility study funded by South Ayrshire Council Ambition Fund was carried out to determine the needs of the village in relation to the community hall and facilities. The need for the feasibility study was influenced by the closure of the King's Arms, the village pub, and 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 - with Barr Parish residents comprising surveys and formal community engagement events.
- Regional/Stakeholder Engagement – surveys and community event.
- 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 and a ballot arranged to gauge public opinion (ballot results shown in brackets).

- Option 1: Do nothing (38 votes – 20.2%)
- Option 2: Purchase existing Pub/Shop and develop (44 votes – 23.4%)
- Option 3: Purchase suitable building for community hub (99 votes – 52.7%)
- Option 4: Purchase Dinmurchie to creating an outward-bound centre (7 votes – 3.7%)

The ballot demonstrated a substantial majority support for Option 3 i.e., to purchase a suitable building for a community hub. 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.

During the following 4 years the Barr Community SCIO was formed to progress the hall project and a Community Asset Transfer Stage 1 application was submitted to South Ayrshire Council and approved to move forwards to stage 2. Funding was secured from Scottish Land Fund Stage 1 application for architectural scoping costs for the hall, which was carried out in January 2020.

With the onset of the Covid-19 pandemic with key funders prioritising Covid resilience funds over capital grants, a scaling-back of the project was considered to include only essential repairs and minor upgrades to make the building more efficient and usable, without major structural changes.

The community raised concerns over this proposal, primarily because the project was moving away from the community's core wish of creating a multi-functional community hub. As Barr Community SCIO is completely community-led, the Trustees paused development of the project during the pandemic to allow further consultation.

In December 2021, the SCIO conducted consultations with community groups, interested parties and key stakeholders. An open public meeting was also held to provide opportunity for any community member to speak with the SCIO, raise any concerns or put forward any ideas. Feedback was extremely useful and informed the continued development of the proposal.

In early 2022, a variety of architectural concepts were produced for the hall redevelopment, 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 in January, February and March 2022 with the SCIO trustees, a representative from each community group or organisation in the village and SAC Community Asset Transfer Officer, SAC Thriving Places and Councillor Alec Clark.

In March 2022 a leaflet and survey were distributed to every household in the parish, with a return rate of 73%, 98% of those returned pledging 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. Of the 120 households balloted, 70% therefore pledged their continued support for the project.

In July 2022, a public meeting was held to discuss potential governance structures with support from the Plunkett Foundation. Feedback from the meeting was used to refine the proposed Hub

management structure.

In November 2022, an Open Day event was held by the SCIO and included a representative from DTAS, officers from the Social Enterprise team and Community Wealth Building teams in SAC, local councillors, a representative from the Scottish Land Fund, and project designers. The meeting showcased all the work done to date providing clear information and a proposed pathway towards completion.

Community members were encouraged to ask questions and leave feedback via postcards. All feedback was responded to in a document which was shared online and in person. The feedback was overwhelmingly positive. Additionally, we have continued to receive support from village groups and from elected members Cllr Alec Clark and Cllr Peter Henderson (prior to his retirement in June 2023).

In March 2023, at the SCIO's AGM, members were again asked if they supported the project. 64 votes were cast (23 by proxy and 41 in person). Of these, 7 votes were cast in favour of pausing the project, 48 members voted to continue with the project, and 9 abstained – 75% of members (excluding trustees) voted to proceed with the project, showing continuing strong support.

The SCIO Board has since consulted further with DTAS and COSS, specifically to take account of their advice in relation to ensuring that the Business Plan is robust and sustainable and in delivering further community engagement workshops to ensure that all residents are represented, and their opinions heard. 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 Workshops Report is included as an appendix in the Business Plan and key feedback can be 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.

5.2 Provide details of any current or proposed partnership working arrangements with other organisations in developing and/or delivering your proposal.

This section should include:

- Detail at what stage the partnership is
- Who are the partners
- Are there written agreements in place, if so, please provide a copy with the application
- Any other information you consider relevant

We are working and consulting with the following individuals, groups and organisations:

- Social Enterprise Development Officer, South Ayrshire Council
- Community Wealth Building Officer, South Ayrshire Council
- Local elected councillor Alec Clark
- Local elected councillor Alan Lamont
- Development Trust Association Scotland
- Community Ownership Support Service
- Scottish Land Fund
- Foundation Scotland
- Barr Bowling Club (current tenant)

In addition to the organisations above, 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 by supporting other organisations.

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, Biosphere Bikes 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.

Letters of support for the acquisition of the village hall by the community and creation of a Community Hub have been received from:

- Jeanne Freeman MSP
- Councillor Alec Clark
- Barr Community Council
- Forestry and Land Scotland (South Region)
- Barr Bowling Club
- Barr Primary School
- Living with Leisure Group, Girvan
- Ayr and District Rambling Club
- Galloway and Southern Ayrshire Biosphere
- Girvan Youth Trust
- Barr Bikes
- Biosphere Bikes
- Barr Sheepdog Trial Association
- Adventure Centre for Education (ACE)
- Outdoor Access, SAC
- Barr & District Burns Club
- South Ayrshire Community Transport
- South Ayrshire Paths Initiative

We also have numerous letters of support from community members, local business owners, and stakeholders. We expect that when the facility is in community ownership, new individuals, groups and organisations will build partnerships with the SCIO, thus increasing use of the building.

SECTION 6: FINANCIAL INFORMATION

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land and/or building, and your proposed use of the asset (see page 33 of [guidance](#))

This section should include:

- Your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, on-going maintenance, and the costs of your activities.
- Provide an explanation how you have established the cost e.g., estimates, quotes etc.
- All proposed income and investment should be detailed, including volunteer hours and donations/fundraising activities.
- Are the sources of income sustainable, i.e., likely to persist over the next few years, or are short-term, or will there be a need for subsidy from another source for example public funds?
- If you intend to apply for grants or loans, you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants. Please indicate whether grant fund applications have been secured or are currently pending.
- If your organisation has ever been investigated for poor financial management or failure to demonstrate good organisational governance, please provide details.

Barr Community SCIO submitted a successful Scottish Land Fund stage 1 application in 2020. However, based on the present condition of the building and the social benefits provided by the Hub when completed, the community will offer £1 to purchase the Community Hall and grounds from South Ayrshire Council.

We have engaged architects and QS to produce outline drawings and costings for the redevelopment of the building into a multi-purpose hub. They have also identified initial works that should be carried out to ensure the building is wind and watertight, during the period of transition between Council ownership and the completed refurbishment. Based on a condition survey instructed by South Ayrshire Council, these costs will be in the region of £250,000. We will apply to the Advancing Community Assets Fund to carry out these essential repairs.

A funding strategy for capital redevelopment is outlined in Appendix 3 of our Business Plan. This includes applications to SAC's Advancing Community Assets Fund, the Community Ownership Fund, Swire Charitable Trust, CARES, and the Regeneration Capital Grant Fund.

The Barr Legacy Fund, currently held and managed by Scottish & Southern Energy, has also been identified as a key source of capital funding. The Legacy Fund contains monies allocated for a single large-scale community project as part of the Hadyard Hill Wind Farm development. Additionally, we have access to other windfarm community benefit funds, including Kilgallioch, Carrick Futures and Barr Community Fund, which we may apply to if required.

Further details on operational matters, including details of projected revenue and running costs for the first 5 years of trading, can be found in Section 3 of the Business Plan.

6.2 ONLY for organisations formed within the last twelve months unable to submit accounts:	
6.2a When was the organisation formed?	The SCIO was registered on 5 Nov. 2019
6.2b What is you projected annual income for 2020/2021?	N/a
6.2c What is your projected annual expenditure for 2020/2021?	N/a
6.3 Does the organisation hold a bank account? If so, please provide full details (name of bank, address, sort code, account number etc.)	
Bank name:	Bank of Scotland
Bank address:	PO Box 17235, EH11 1YH
Sort code:	80-22-60
Account number:	19907869

6.4 Is your organisation currently in receipt of funding from <u>any</u> public body, South Ayrshire Council, The National Lottery funding or similar organisations? If so, please list these here with the amounts awarded and dates (last three calendar years only)		
<i>Funder</i>	<i>Amount of award</i>	<i>Period of award</i>
Scottish Land Fund Stage 1 (architects fees - paid to BPDC as responsible organisation prior to formation of the SCIO)	£15,000	2020/21
Foundation Scotland (development officer costs – community engagement and project scoping)	£25,000	2020/22
Foundation Scotland (development officer costs – further community engagement and business plan)	£20,000 (£13,500 spent to date)	2022/23
Community Wealth Building, South Ayrshire Council (business plan accountancy support)	£3,500	2022/23

Barr Community Council - Small Grants (Community Open Day materials and catering)	£150	2022
DTAS – Community Engagement Workshops –independent facilitator fees	£960	2023

6.5 How do you plan to finance any development or refurbishment costs, on-going repairs, caretaking, cleaning, maintenance, insurance, rates and other running costs?

This section should include:

- Details on any works you plan to undertake post-acquisition and information on your plan for sustaining the asset
- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- How you intend to continue to operate should any income related to the proposal not be generated as planned.
- What your plans for the proposed asset would be should your organisation incur operational difficulties or ceases trading.
- Any other information you consider relevant

The village hall will be developed into a Community Hub, 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 an interpretation space.

Without redevelopment, the village hall could remain a financial liability rather than a community asset. To address this, consideration has been given to the minimum requirements for a viable social enterprise facility providing a range of social and recreational activities and with sufficient income to cover running costs.

The estimated capital cost of £725,000 for a 'Minimum Viable Product' 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. Funding would be sought from a variety of local and national funders.

Potential income sources for the Hub are through 'hall hires (Lets)' and longer-term rental (Leases)'. Community events, such as dances, fundraising nights and seasonal gatherings provide a good source of income, supplemented by private hires. Catering for community and private events will provide additional income for the SCIO's Subsidiary Trading Company.

The 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.

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. Additionally, we have identified key geographic markets for tourism to the area, based on information provided by local and national Destination Marketing Organisations (DMOs).

The Trustees are confident that sufficient revenue can be generated to maintain and develop the Community Hub, but also have security that funding bodies will be able to provide support if needed on occasion. Use of the hall is forecast to increase once the essential repairs have been carried out, and community ownership gives a sense of pride and control, and village events held throughout the year will continue to help ensure the Hub's long-term sustainability. SCIO trustees are committed to be flexible and adapt to meet any challenges in relation to financial projections.

6.6 Please provide details of contingency plans that you have in place.

This section should include:

- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- How you intend to continue to operate should any income related to the proposal not be generated as planned.
- What your plans for the proposed asset would be should your organisation incur operational difficulties or ceases trading.
- Any other information you consider relevant

Income predictions are 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. It is important therefore, 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.

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. Fundraising will be required to address initial trading deficits and to raise additional monies to help fund future building maintenance and redevelopment where and when required. Our development officer has had discussions with funders such as Foundation Scotland who have indicated that policy relating to funding applications is shortly to be reviewed to better support community projects which provide great benefit and positively impact community members.

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.

A Risk Assessment has been 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. No risks with a high likelihood of occurrence or potential impact were identified. However, 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.

SECTION 7: ADVANCING COMMUNITY ASSETS FUND – CAPITAL GRANT REQUEST

APPLICANTS MAY APPLY TO THE ADVANCING COMMUNITY ASSETS FUND FOR CAPITAL WORKS, RELEVANT TO THE CONDITION OF THE ASSET BEING REQUESTED ONLY

7.1 Do you wish to apply for a capital grant?	Yes
--	------------

7.2 How much capital grant are you applying for?	£258,500
---	-----------------

Item	Cost (£)	Have estimates/quotes been sought?
<i>Provide a <u>detailed</u> cost breakdown itemising expected expenditure that you require the development grant for:</i>	<i>Please advise if each cost is inclusive or exclusive of VAT</i>	<i>If yes please submit copies with the application</i>
Structure & Fabric	£200,700 (excluding VAT)	No
Building Engineering Services	£57,800 (excluding VAT)	No
Total	£258,500 (excluding VAT)	

A fully itemised breakdown of the above is included in an updated Condition Report prepared by Avison Young for SAC (dated June 2023). The updated report is based on an inspection carried out on 20th June 2023. As noted in the A-Y Report, these are budget costs.

Detailed specifications will be required to obtain competitive prices from suitable contractors. Overheads, profit, and preliminaries have been included but professional and statutory fees are excluded.

The figures provided by Avison Young were current at Q2 2023 (VAT and extraordinary expenses are excluded). The £258,500 capital grant figure being applied for includes an inflation adjustment of £14,800 based on forecast average tender price increase of 3.0% annually from Q2 2023 to Q2 2025 when we anticipate that these works to be carried out.

A full copy of the updated Avison Young report is included in the accompanying Business Plan in Appendix 7 together with a copy of a previous Condition Report prepared by Avison Young for SAC in March 2021.

SECTION 8: RISK/SOCIAL IMPACT

8.1 Please outline whether any other organisation/business in your area will be affected by your proposals and what barriers or challenges to your project succeeding you have identified.

This section should include:

- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- Any other information you consider relevant

We have assessed the potential for displacement and concluded that there is little or none. The proposal is to buy an asset that is already operating. Any new activities and events will be organised in collaboration with the community and will not compete with anything else happening in the vicinity.

There are so few amenities in the village that community ownership of the hall will only enhance the area, rather than detract from it.

The nearest other villages are over six miles away (Pinmore to the south-west; and Dailly to the north) and the nearest major town, Girvan, is 8 miles away. As Barr is so isolated and poorly served by public transport, we will not be displacing any organisations or businesses in these areas either.

Our business plan outlines the expected income and expenditure, along with a funding strategy for delivering the project. In addition, the SCIO board meet at least monthly and will monitor cash-flow to ensure that the project is sustainable in the long-term.



Challenges to the project succeeding could include securing the funding to purchase the building and for essential repairs. A robust funding strategy has been devised based on a thorough, specialist knowledge of the funding opportunities available and support and expertise is provided by the Community Development Officer.

Another potential challenge is related to the capacity of our Board of Trustees, in terms of time given and relevant skills to manage the project. Though our trustees have an impressive range of abilities and experience to take the project forward, we are acutely aware that trustees are volunteers and should not be wholly depended upon. To mitigate this risk, we will continue to employ a dedicated Development Officer and as the project progresses, increase employment positions as needed.

In time, volunteers will be sought to help take forward different aspects of the project. Volunteer support has been strong in the village in the past in terms of organising events and so on. Success breeds success so when the community hall has been transferred and being run well, this will encourage other volunteers and board members to become part of its success.

DECLARATION

We, the undersigned on behalf of the community-controlled body as noted at section 1, make an asset transfer request as specified in this form.
We confirm that we have read and understood the Scottish Government Guidance for Community Transfer Bodies under the Community Empowerment (Scotland) Act 2105 .
We declare that the information provided in this form and any enclosed accompanying documents are correct.
We confirm that if there are any significant changes to the application or the proposal, South Ayrshire Council will be informed immediately.
Where the Organisation provides any personal data (as defined in the Data Protection Act 1998) to South Ayrshire Council in connection with this, the Council will use that personal data for such purposes as outlined here. It may share that personal data with other regulators (including the Council's and Organisation's external auditors, HMRC and law enforcement agencies) as well as with the Council's Elected Members and Senior Officers. The personal data may be checked with other Council Services for accuracy, to prevent or detect fraud or maximise the Council's revenues. It may be shared with other public bodies for the same purposes. The Organisation undertakes to ensure that all persons whose personal data are (or are to be) disclosed to the Council are duly notified of this fact.
Where the Organisation processes (or will process) personal data (as defined in the Data Protection Act 1998), it hereby confirms that it has (or will acquire) a valid Notification with the Information Commissioner covering its processing of personal data, including in that Notification the disclosure of personal data to the Council. This requirement shall not apply if the Organisation is, by virtue of the Data Protection (Notification and Notification Fees) Regulations 2000 as amended, exempt from the requirement to notify.

1 st office bearer	
Name:	<i>Neil Gillon</i>
Address:	<i>Lanes Farm, Barr, Girvan, South Ayrshire</i>
Date:	<i>20th March 2024</i>
Position:	<i>Chair</i>
Signature:	
2 nd office bearer	
Name:	<i>Ed Connon</i>
Address:	<i>1a Glenginnet Road, Barr, Girvan, South Ayrshire</i>
Date:	<i>20th March 2024</i>
Position:	<i>Secretary</i>
Signature:	

CHECKLIST OF ACCOMPANYING DOCUMENTS

<p>Please provide details of all documents which you are including with your proposal. All documents submitted electronically should be named clearly referencing the name of your organisation e.g. ABCorg/Business Plan2020, ABCorg/Constitution etc</p>	
<p>Section 1 Organisation information</p> <ul style="list-style-type: none"> You must attach your organisation's current constitution, articles of association or registered rules Any other information you consider relevant 	<p>Barr Community SCIO (last amended 29/03/23).</p>
<p>Section 2 Asset information</p> <ul style="list-style-type: none"> Include any relevant maps, drawings or description of the land/building requested and any development or change you plan to do to the asset Any other information you consider relevant 	<p>Existing property details and plans showing the proposed development are included in the Business Plan.</p>
<p>Section 3 Type of request, payment & conditions</p> <ul style="list-style-type: none"> Include specific details of any terms and conditions that you wish to be applied to the request Any other information you consider relevant 	<p>To be discussed and agreed with SAC during assessment period.</p>
<p>Section 4 Community proposal</p> <ul style="list-style-type: none"> Include any documentation such as market research and analysis, feasibility study, options appraisal etc. You may wish to include examples of previous projects that you have successfully delivered and/or letters of support from partner/s that you are/will be working with. Any other information you consider relevant 	<p>See Business Plan Section 7 and Appendices 6 and 10.</p>
<p>Section 5 Support</p> <ul style="list-style-type: none"> Include evidence of the level and nature of community support for the asset transfer, this may include letters of support, copies of surveys undertaken etc. Any other information you consider relevant 	<p>See Business Plan Section 4 and Appendices 10 and 11.</p>
<p>Section 6 Financial information</p> <ul style="list-style-type: none"> Provide a copy of the current business plan, copies of the last 3 months bank statements and any evidence of funding or loans secured to date Any other information you consider relevant 	<p>Business Plan (updated November 2023).</p> <p>Three bank statements - from Sept to Nov 2023 inclusive.</p>
<p>Section 8 – Risk/Social Impact</p> <ul style="list-style-type: none"> Include any risk analysis/assessment undertaken and how you will counter any risk identified. Any other information you consider relevant 	<p>See Business Plan Sections 2 and 3.</p>



Barr Community Hub

Business Plan

Updated December 2023

Prepared by: Barr Community SCIO Trustees and Community Development Officer

Table of Contents

1. Executive Summary	3
2. The Business and What it Does	5
3. The Proposal	16
4. Strategic Case	36
5. Details of the Business	42
6. People & Governance	43
7. Customers	48
8. Legal Obligations	53
Appendices	54
Acknowledgments	64

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Community Hub Business Plan 2022/23
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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 outgoing 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 1st 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 5th June 2018 it was agreed that Barr Community SCIO should be set up and this was achieved on 5th 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.

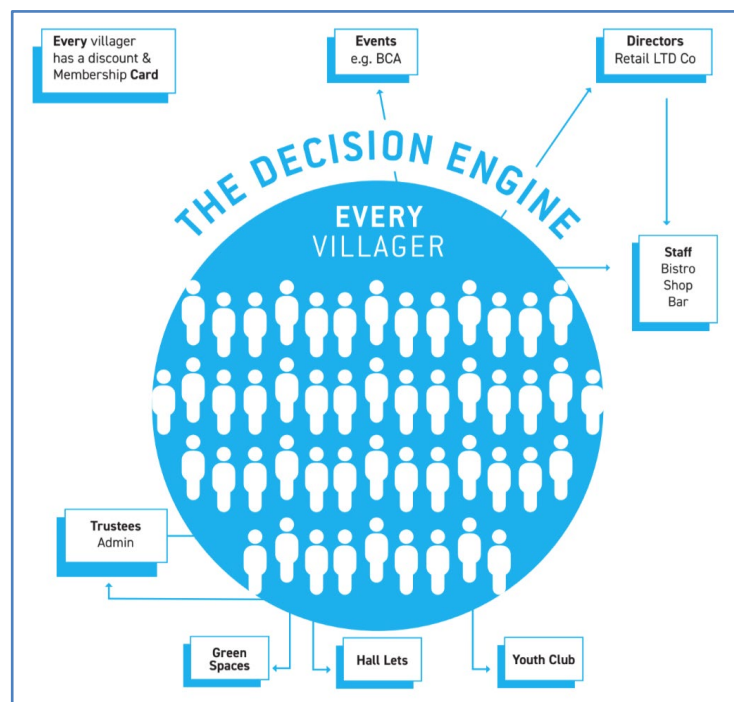
2.3 Hub Management Structure

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 rurally 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."

Billie Jones – 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.

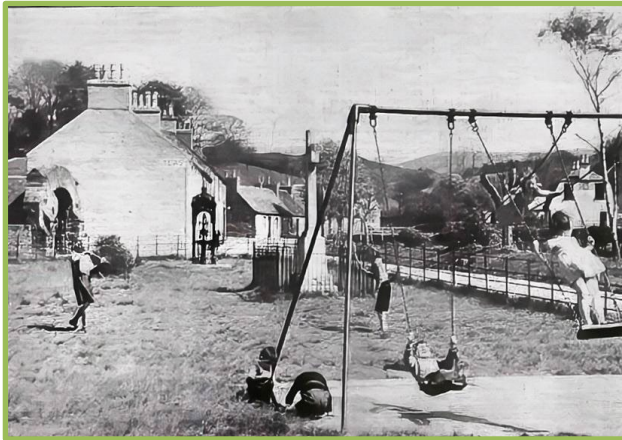


The original village hall was built on land donated by local landowners. Funding for the building was secured from William Morton and the Carnegie Trust to provide an educating and improving amenity for the people of the village. Opened in 1913, and

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.

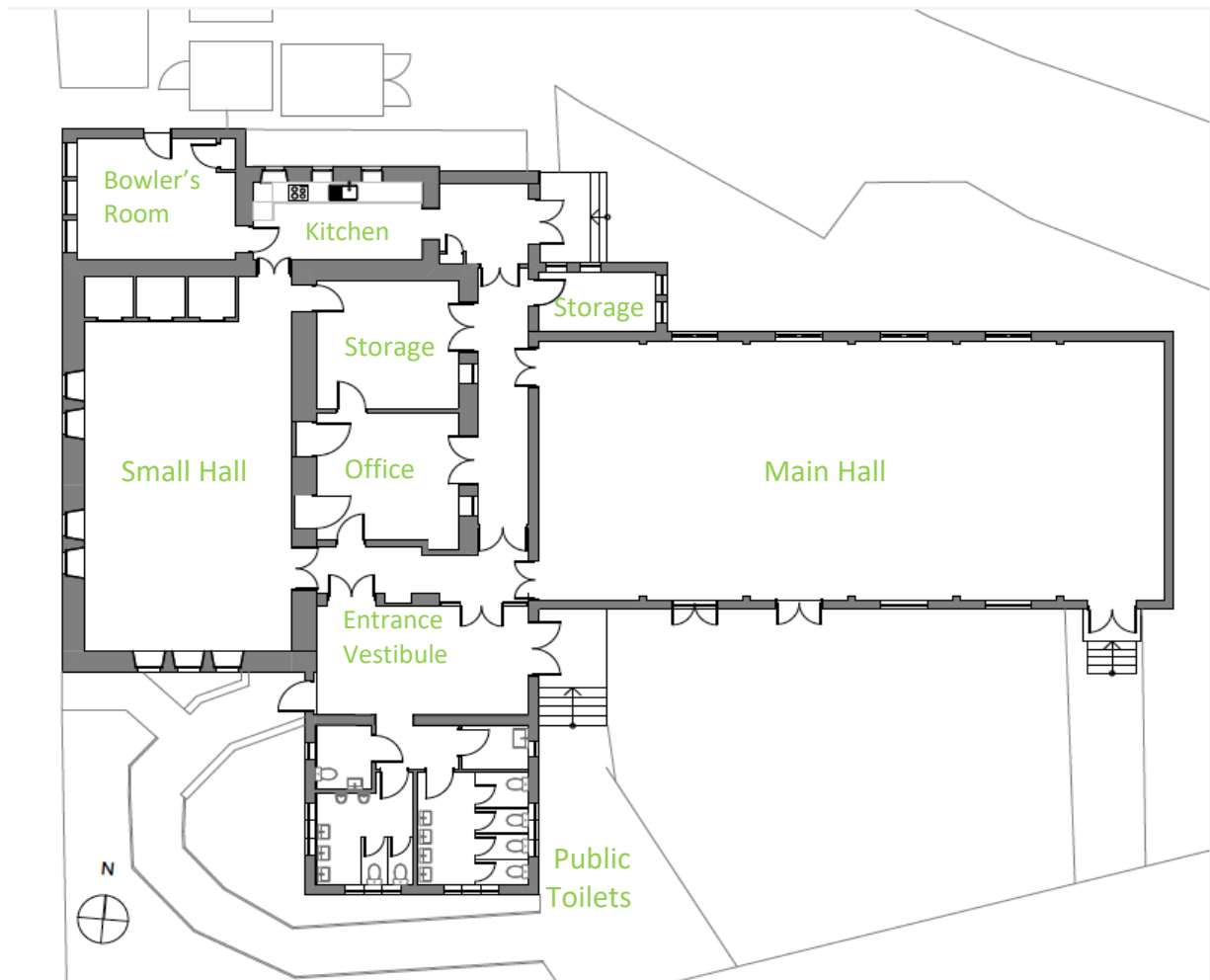
The original building has several traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in mineral felt above the corridor areas that link the two extensions to the original building. The south extension 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
Total (£)	£50,250	£124,350	£0	£174,600

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:

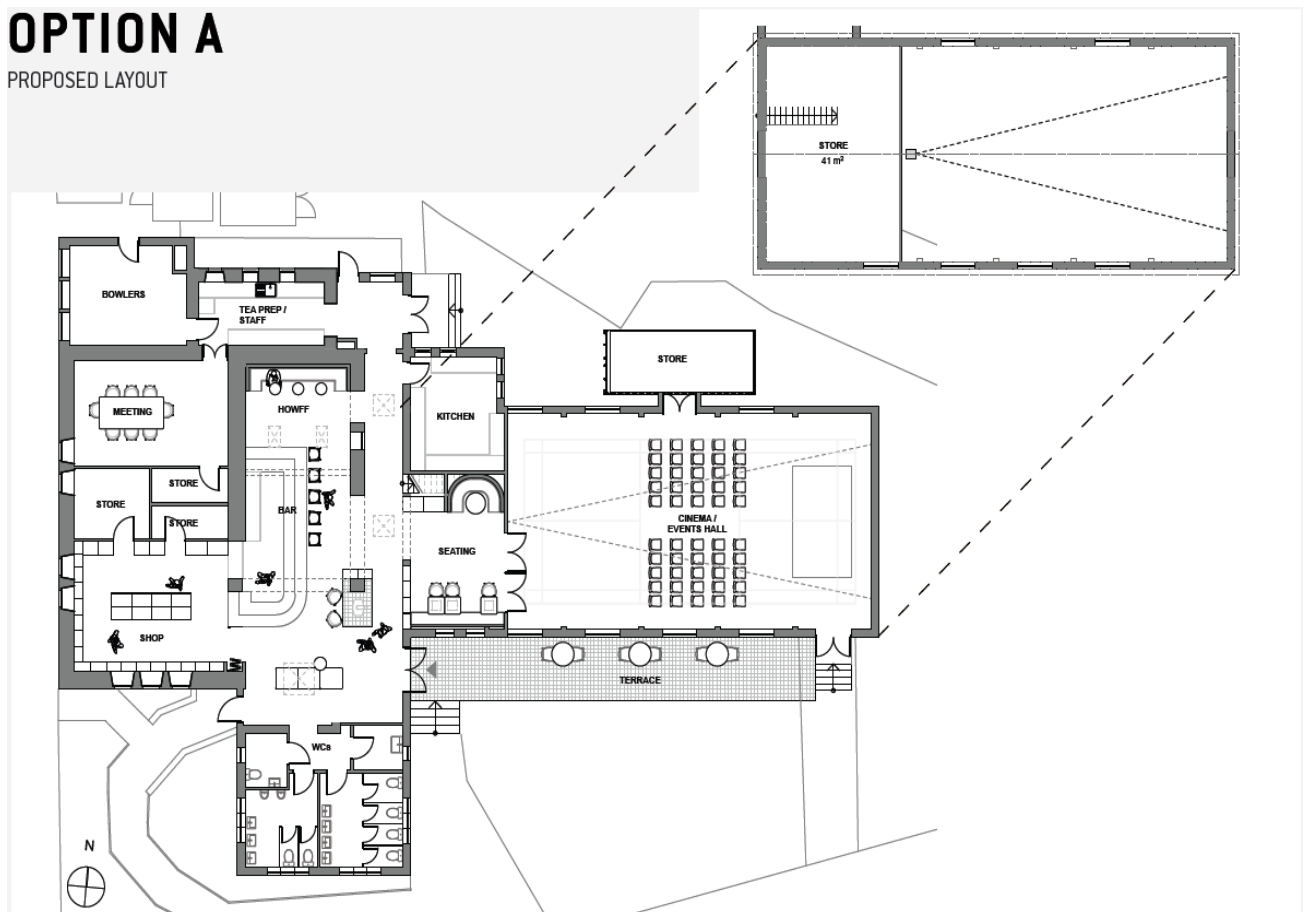
- Flexible interpretation space/retail area
- Cafe/bar & bistro
- Communal seating areas
- Fully equipped kitchen & preparation area
- Smaller meeting rooms
- Flexible large hall (with provisions for sub-division)
- Public toilets
- Bowling Club room
- Storage space (designed to minimise loss of functional 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	8.26%	163.68	8,800	20,005	2,800	-	44,835
4- Fittings & Fixtures Total		49,500	5.35%	106.00	-	750	-	25,000	23,750
5- Services Total		249,003	26.92%	533.20	13,500	45,900	28,165	-	161,438
6- External Works Total		37,600	0.00%	80.51	-	-	-	-	37,600
Sub-Total		666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123
Preliminaries	18%	119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
Sub-Total		786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
Potential Phasing / Sequencing of Works / NPO	Excl.	Excluded / N/A			Excl.	Excl.	Excl.	Excl.	Excl.
Sub-Total		786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
Contingencies / Design Risk	10%	78,630	8.50%	168.37	10,006	19,676	3,860	2,950	42,139
Sub-Total		864,961	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544
Inflation (2nd Qtr 2022 to 1st Qtr 2024)	6.93%	59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124
TOTAL CONSTRUCTION COST		£ 924,903	100.00%	1,980.52	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668
Professional Fees - Design Team (Allowance)	17.5%	161,858							
Sub-Total		1,086,761							
Statutory Fees / Approvals (Allowance)		10,000							
TOTAL DEVELOPMENT COST		£ 1,096,761							
Client Direct (Allowance)		75,000							
TOTAL DEVELOPMENT COST INCL. CLIENT DIRECT		£ 1,171,761							

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

ACC Ref. 8069

4 July 2022

111 Bell Street
Glasgow G4 0TQ

Reported

Chartered Quantity Surveyors

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).

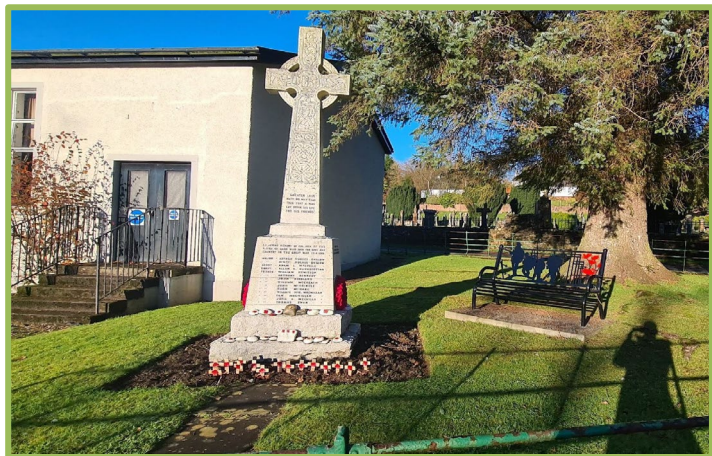
3.6 Minimum Viable Project

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.

Expenditure	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
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.
Expenditure Totals	£12,600	£13,230	£13,892	£14,586	£15,315	Including 5% inflation allowance

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

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

Expenditure	Year 3	Year 4	Year 5	Notes
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.
Expenditure Totals	£104,956	£134,708	£191,437	

Income (sales)	Year 3	Year 4	Year 5	Notes
Café/bar & bistro	£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.
Events	£21,300	£24,854	£33,935	Based on 60 attending events and private hires and 40 attending coffee mornings.
Passing trade	£6,624	£8,114	£10,954	Tourists, walkers, and cyclists; 24 visits/wk in Yr 3 up to 36 visits/wk in Yr 5.
Miscellaneous sales	£5,000	£5,250	£5,513	Non-food, hardware and local craft items.
Income Totals	£101,192	£133,566	£191,615	

Expenditure v Income	Year 3	Year 4	Year 5	Notes
Surplus (Deficit)	(£3,773)	(£1,142)	£178	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
Café (daily average)					
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
Bistro					
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
Events (60 attending)					
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
Passing Trade					
Tourists/Walkers/Cyclists					
24 visitors/wk average (46 weeks)	1104	£6.00	£6,624.00	£6,624.00	£4,968.00
Income Café/Bistro/Bar				£96,192.00	£72,144.00

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.

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 Peter Henderson, 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/
- <https://www.barrvillage.co.uk/development/>

Correspondence address

- C/o, Ed Connon, 1a Glenginnet Road, Barr KA269TU

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)

- Neil Gillon (Chair)
- Ed Connon (Secretary)
- David Irvine (Treasurer)
- Doreen Sherry
- Isobel Ringrose
- Graham Brady
- Robert Muir
- William Forey (Bowling Club Rep.)

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: Neil Gillon is a contract farmer living and working in the wider Barr community, managing livestock. Neil is the Scottish Vice-President of the International Sheepdog Society, and regularly competes at national and international levels. He was previously Vice-Chairperson of the Scottish National Sheepdog Trial and was awarded for creating an event which contributed greatly to the local economy and tourism. Currently, Neil is the Chairperson of the local Barr Sheepdog Trial, and he also has experience in business, running a successful restaurant in the nearby village of Dailly.

Trustee/Secretary: Ed Connon is a retired civil and environmental engineer and has lived in Barr with his wife and two children for over 20 years. Ed joined Barr Community Council in 2022 and joined the Board of Barr Community SCIO in April 2023. During his working career, Ed was a Trustee and Scottish Branch Representative of CIWEM (the Chartered Institution of Water & Environmental Management). He is currently a Trustee and Secretary of Carrick Rugby Football Club (also a SCIO). He is a keen walker and cyclist and can occasionally be seen driving the village bus!

Trustee/Treasurer: David Irvine is the founder and CEO of MaidSafe, a company that develops decentralised, privacy-focused technologies for the internet. He has over 20 years' experience in the tech industry. David is also involved in various charitable and philanthropic efforts, including supporting organisations that work to promote digital literacy and access to education. He has lived in Barr since 2016 and is involved in the community, hosting the annual Barskaig Bash for the village.

Trustee: Isobel Ringrose previously worked for the NHS for 25 years as a receptionist and is actively involved in Barr community. Isobel currently runs Barr Bowling club (treasurer and secretary) organising tournaments and catering for events, and previously organised and ran Barr Tea Room. She was chairperson of the Barr Community Association and has been a trustee on the SCIO for several years.

Trustee: Doreen Sherry has over 20 years' experience in administration within various fields, including running a pharmaceutical buying group dealing with at least 20 independent pharmacy businesses and dealing with national pharmaceutical suppliers for many years. Doreen has held voluntary positions in many community groups in Barr, including chairperson of Barr Primary Parents Council, Barr/Dailly Flower Show treasurer, Youth Club volunteer and

treasurer of Barr Community Association. Doreen's creative contributions and positive influence makes her an essential member of Barr Community SCIO.

Trustee: Bob Muir moved to Barr over 4 years ago with my partner Rachel after he retired. He had previously worked for a large supermarket chain for 37 years in various management roles including Trading, Display and Refurbishment, Distribution and Systems installation. Since moving to Barr Bob has been active in the community by working as a volunteer in the Community Shop and as a member of the Community Funding Panel. He joined the SCIO as a Trustee in the Summer of 2023.

Trustee: Graham Brady is a Chartered Alternative Investment Analyst, developing Product and Corporate strategy in the Investment Management industry. Prior to this, Graham began professional life as a British Army officer and now continues to serve as a Reservist alongside his civilian career. When not juggling two careers, Graham is a husband and father who likes to make, build and create.

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 rd 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) 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."

Marie McNulty – 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). 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 as 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 (Intel 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, Colin McNally, 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
Phase 1 - Essential Improvement and Repairs				
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.
Phase 2 - Redevelopment of Hall into a Community Hub				
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.

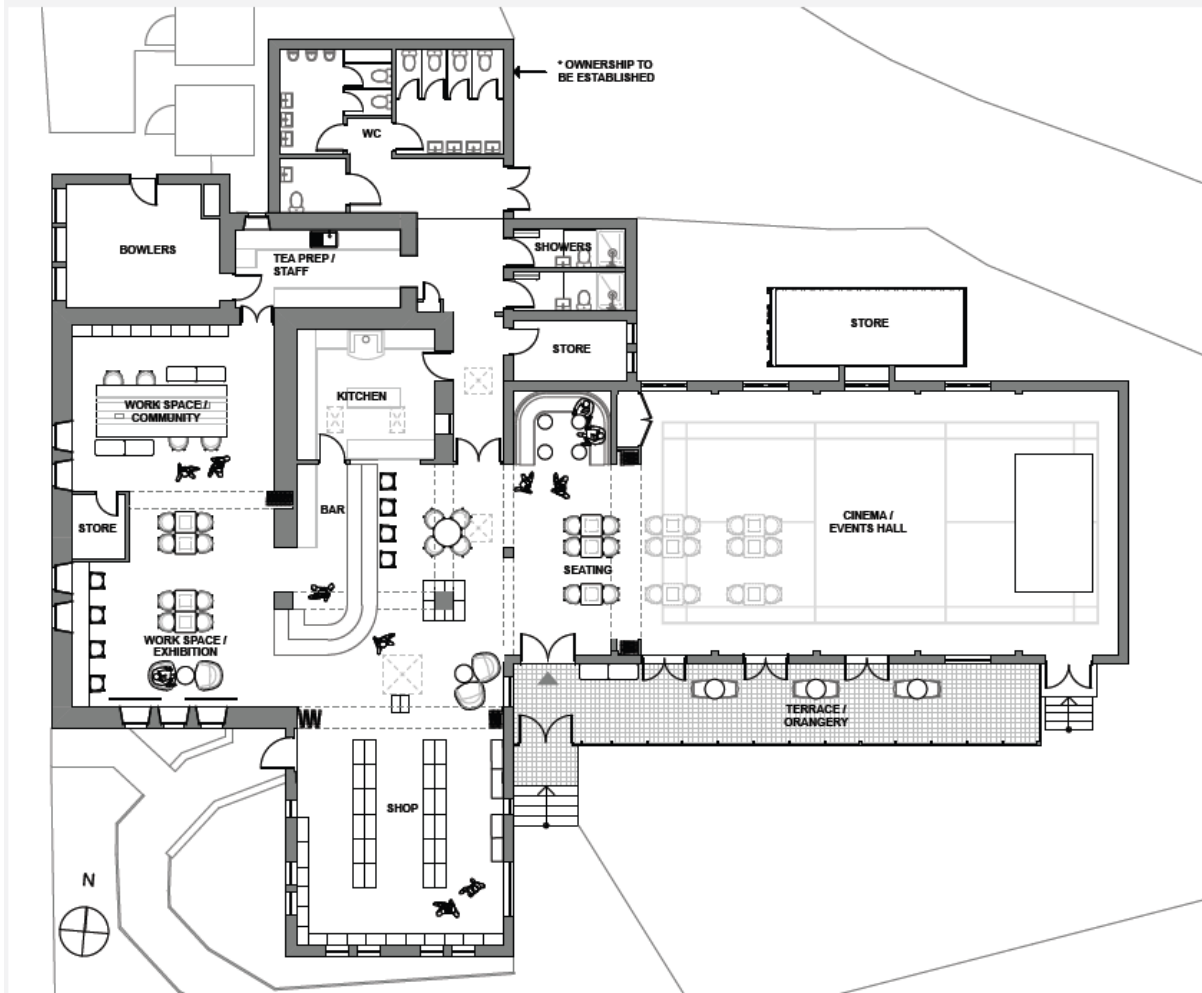
Swire Charitable Trust	Opportunity for disadvantaged, connecting people to environment, and regeneration through heritage.	£30k	No deadlines, a rolling application. Grants over £25k reviewed quarterly.	2 - 3 months.
CARES 'Let's Do Net Zero Community Buildings Fund' (LES)	Up to 80% renewable energy costs. 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.
TOTAL		£840,000		

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.

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
Regular Groups			
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
Irregular Groups / Activities			
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
Community Events/Activities			
(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
External Organisations / Events / Businesses			
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
Total	£1,800	£2,110	£2,200

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, Andrew Ward and Chris Ward, Kelly Morris, Bidworks Ltd., and Parris & McNally.

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And a personal thank you to Amy Dee-Watson and Zanne Domoney-Lyttle 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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Appendices

This document

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 – Refurbishment and Extension

Appendix 9: Barr Community SCIO Constitution (Updated 19/03/24)

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, Colin McNally, CJM

Appendix 12: Hub Governance Options



BARR PARISH ECONOMIC DEVELOPMENT STRATEGY (PART I)

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

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

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CONTENTS

Background	3
SCOPE.....	4
Overview of Approach	4
Phase I – desk top study	6
Beautiful Barr	6
Getting There	6
Living in Barr	7
Health & Safety	7
Community Groups.....	7
Local Amenities	8
Sports and Recreation.....	9
Local Attractions	10
Accommodation	11
Exploring The area.....	11
PHASE I PUBLIC CONSULTATION	15
Barr Parish Consultation	15
Barr Parish Consultation Results.....	16
Youth Consultation	20
Regional Consultation	21
Girvan	22
Maybole	24
Combined Regional Survey Data	26
phase 2 - Identify Needs & Set objectives.....	28
Recurring themes	28
perceived Risks	29
stakholder engagement.....	29
Group Task 1 – Addressing the Balance	30
Group Task 2 – Accessibility & Connectivity	31
Group Task 3 – Dinmurchie	32
Group Task 4 – Groups & Communication	33

analysis of the issues and opportunities = the needs	34
Too Many Groups	34
Projects & Funding.....	35
Generation Gap	35
Communication.....	36
Maintain Existing	36
Increasing Visitors & Tourists / Marketing.....	37
Accessibility (Roads/Transport/Comms).....	38
Sustainability/Attractions.....	40
Objective Setting.....	42
Objective 1 – Collaborative Working Groups	42
Objective 2 – Maintain & Improve Existing	42
Objective 3 – Increase Visitors & Tourists	42
Objective 4 – Reduce Accessibility & Communication Barriers	42
Objective 5 – Sustainable Economic Development	42
Phase 3 – Identify suggestions & develop options.....	43
The Initial Long List	43
Phase 4 – Packaging & Appraising Options.....	46
OPTIONS 1-4: FEATURES AND BENEFITS.....	47
phase 5 - Recommendations & Next Steps	55
Next Steps	56

BACKGROUND

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

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

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

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

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

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

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

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

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

SCOPE

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

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

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

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

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

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

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

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

OVERVIEW OF APPROACH

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

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

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

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

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

WORK IN PROGRESS

PHASE I – DESK TOP STUDY

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

BEAUTIFUL BARR

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

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

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

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

GETTING THERE

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

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

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

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

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

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

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

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

LIVING IN BARR

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

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

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

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

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

HEALTH & SAFETY

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

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

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

COMMUNITY GROUPS

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

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

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

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

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

LOCAL AMENITIES

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

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

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

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

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

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

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

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

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

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

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

SPORTS AND RECREATION

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

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

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

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

LOCAL ATTRACTIONS

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

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

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

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

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

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

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

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

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

ACCOMMODATION

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

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

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

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

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

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

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

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

EXPLORING THE AREA

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

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

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

Picturesque Towns and Villages:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WORK IN PROGRESS

PHASE I PUBLIC CONSULTATION

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

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

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

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

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

BARR PARISH CONSULTATION

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

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

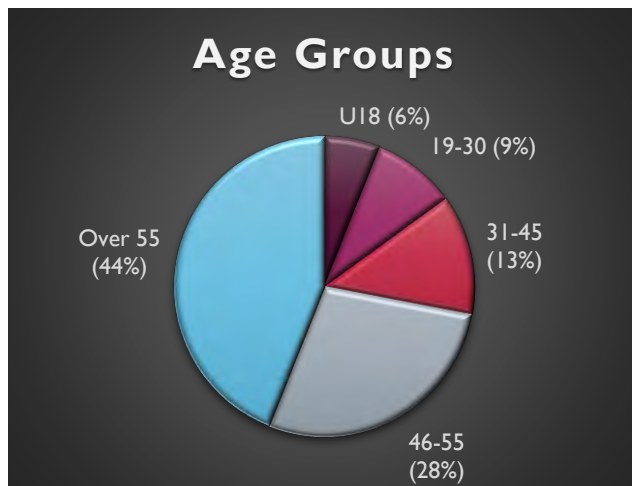
A total of seven 1-2-1 telephone surveys were undertaken following the initial door to door survey process. Participants included the Head Teacher of the local Primary School and the local Church Minister.

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

BARR PARISH CONSULTATION RESULTS

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

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



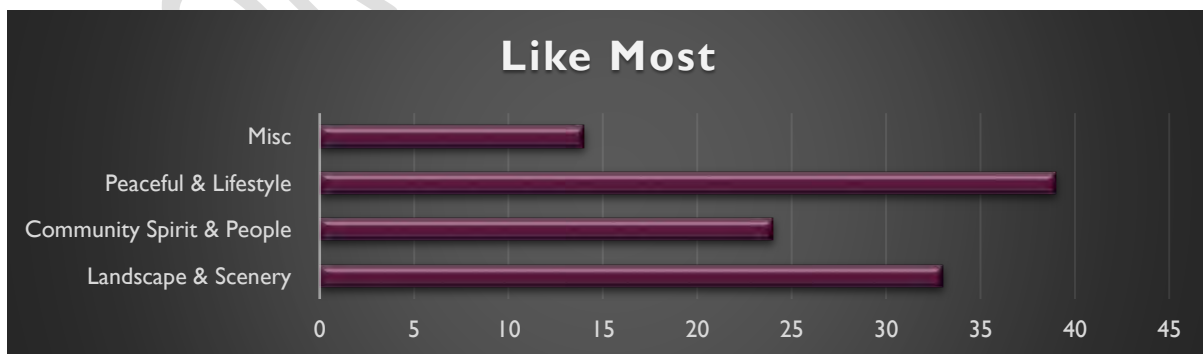
Our survey results would suggest Barr is fairly typical in socio-economic features with over 70 per cent of survey participants aged over 46 years, comparing to the under 30 age group which accounted for only 15 per cent.

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

The results are summarised below.

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

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



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

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

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

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

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

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



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

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

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

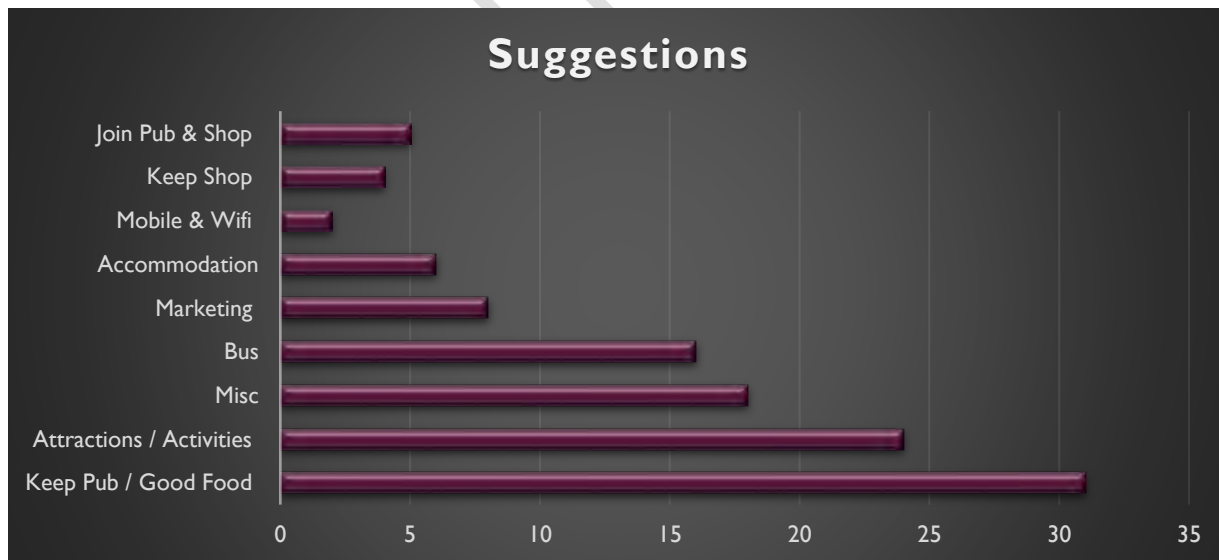
71 of those surveyed said yes. Many of those talked of the past, when the village had high visitor and tourist numbers, providing a strong sense of purpose and community spirit as well as the positive impact on the community. Others felt it was important to increase visitor numbers to help sustain the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



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

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

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



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

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

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

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

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

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

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

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

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

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

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

YOUTH CONSULTATION

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

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

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

The following shows the questions asked and themes captured:

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

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

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

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

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

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

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

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

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

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

REGIONAL CONSULTATION

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

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

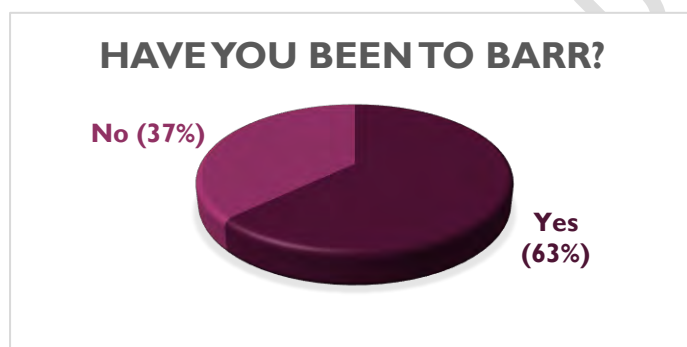
Initial questions determined whether people had visited Barr, and the main purpose of the visit. Questions were then asked about the experience visitors had whilst in Barr:

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

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

GIRVAN

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



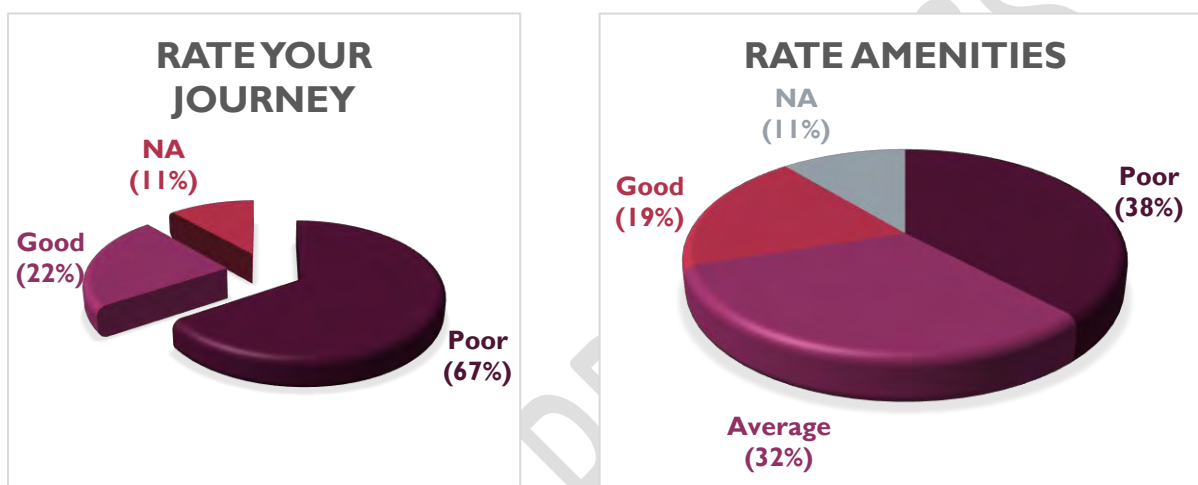
Of those surveyed, 63% had been to Barr. One hundred per cent of those that had been to Barr, rated the locals as **friendly**.

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



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

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



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

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

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

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

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

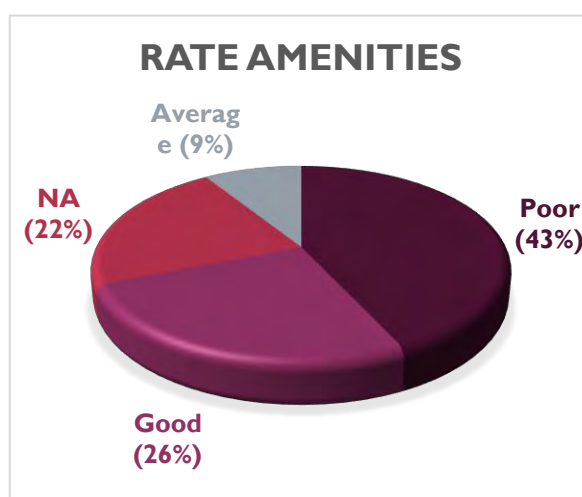
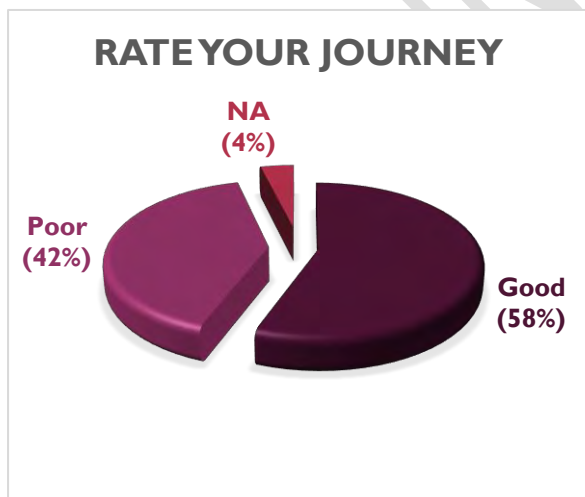
MAYBOLE

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

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



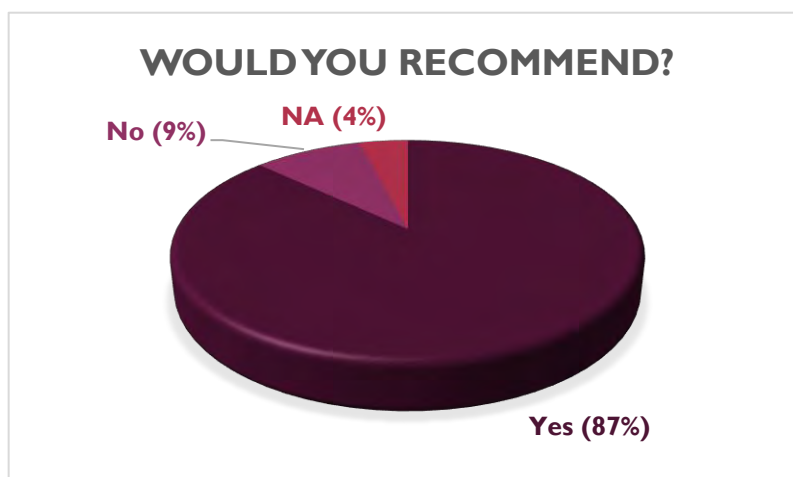
There appears to be a relatively high percentage of people from Maybole in the passing through/work/other category.



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

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

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



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

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

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

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

KIRKOSWALD

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

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

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

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

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

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

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

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

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

Better amenities / Activities / Outward Bound

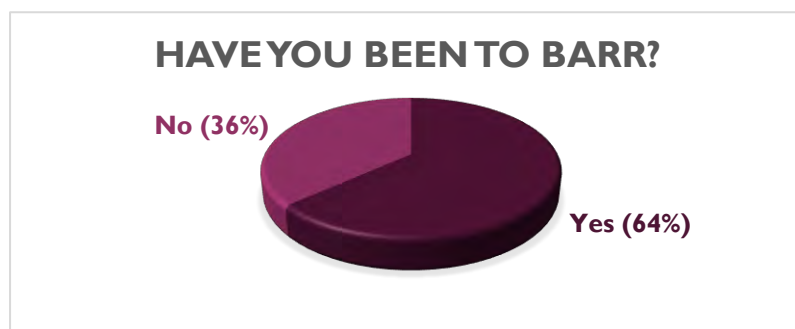
It is important to note that due to the time of the survey, there were not many people in Kirkoswald and therefore it is difficult to draw a positive or negative conclusion from the limited data that we have. The data will however be consolidated with all regional survey data to help paint an overall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

COMBINED REGIONAL SURVEY DATA

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

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

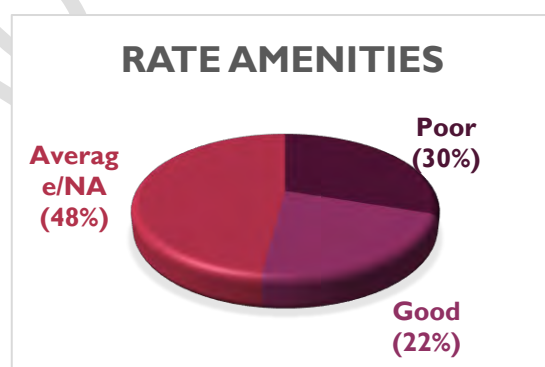
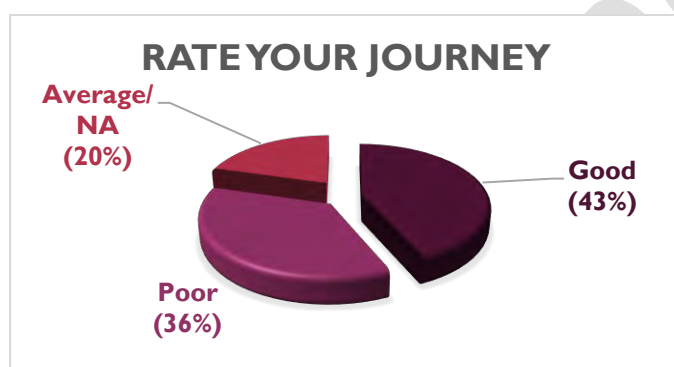
The results of the combined regional surveys are as follows:



The main reasons for never having visited Barr included:

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

Overall the journey to Barr was rated as follows:



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

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

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

PHASE 2 - IDENTIFY NEEDS & SET OBJECTIVES

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

RECURRING THEMES

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

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

PERCEIVED RISKS

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

“Community spirit diminishing due to turbine money”

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

“Shop feeling unsupported by some parts of the community”

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

“Reliance on usual suspects (volunteers)”

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

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

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

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

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

STAKEHOLDER ENGAGEMENT

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

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

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

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

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

GROUP TASK 1 – ADDRESSING THE BALANCE

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

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

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

Attracting the ‘right’ sort of visitors

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

Capitalizing on the outdoors

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

Incorporating existing selling points

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

Using the pub to create a music ‘hub’

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

Creating effective marketing campaigns and a communication strategy

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

Improve transport links and services

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

GROUP TASK 2 – ACCESSIBILITY & CONNECTIVITY

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

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

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

A mobile phone signal to enhance communication

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

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

Setup of a community forum

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

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

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

GROUP TASK 3 – DINMURCHIE

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

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

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

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

GROUP TASK 4 – GROUPS & COMMUNICATION

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

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

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

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

ANALYSIS OF THE ISSUES AND OPPORTUNITIES = THE NEEDS

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

TOO MANY GROUPS

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

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

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

PROJECTS & FUNDING

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

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

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

GENERATION GAP

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

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

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

COMMUNICATION

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

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

MAINTAIN EXISTING

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

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

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

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

INCREASING VISITORS & TOURISTS / MARKETING

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

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

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

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

ACCESSIBILITY (ROADS/TRANSPORT/COMMS)

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

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

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

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

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

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

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

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

SUSTAINABILITY/ATTRACTIONS

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

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

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

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

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

OBJECTIVE SETTING

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

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

A total of five objectives were drafted as follows:

OBJECTIVE 1 – COLLABORATIVE WORKING GROUPS

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

OBJECTIVE 2 – MAINTAIN & IMPROVE EXISTING

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

OBJECTIVE 3 – INCREASE VISITORS & TOURISTS

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

OBJECTIVE 4 – REDUCE ACCESSIBILITY & COMMUNICATION BARRIERS

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

OBJECTIVE 5 – SUSTAINABLE ECONOMIC DEVELOPMENT

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

PHASE 3 – IDENTIFY SUGGESTIONS & DEVELOP OPTIONS

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

THE INITIAL LONG LIST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PHASE 4 – PACKAGING & APPRAISING OPTIONS

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

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

OPTIONS 1-4: FEATURES AND BENEFITS

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

Option 1 – Do Nothing

Overview

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

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

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

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

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

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

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

Option 2 – Do Minimum

Overview

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

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

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

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

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

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

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

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

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

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

Option 3 – Moderate Infrastructure

Overview Part I

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

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

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

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

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

Option 3 – Moderate Infrastructure

Overview Part 2

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

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

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

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

Option 3 – Moderate Infrastructure

Overview Part 3

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

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

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

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

Option 4 – Major Infrastructure

Overview

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PHASE 5 - RECOMMENDATIONS & NEXT STEPS

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

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

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

NEXT STEPS

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

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

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

DRAFT REPORT 27TH OCTOBER 2016

WORK IN PROGRESS

Barr Village Hall Information Pack

December 2021



Contents

1. Valuation	3
Best value	3
2. Condition Report	4
Advancing Community Assets Fund (ACAF)	4
The development grant	4
The capital grant	4
3. Running costs	5
Summary of expenditure 15/16 to 20/21	5

1. Valuation

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

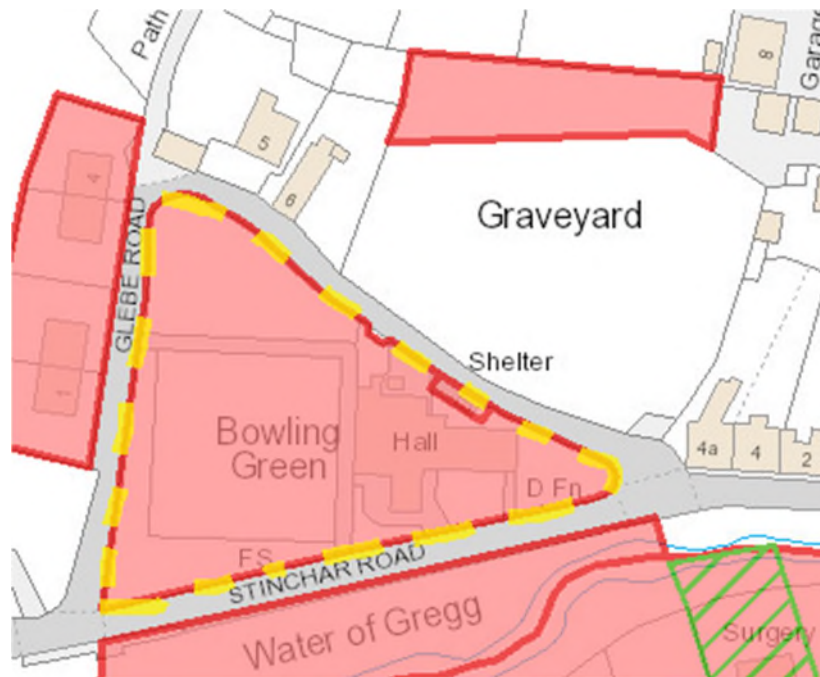


Figure 1: Area valued indicated in yellow/red dashed line

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

Best value

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

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

2. Condition Report

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

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

Advancing Community Assets Fund (ACAF)

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

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

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

3. Running costs

Summary of expenditure 15/16 to 20/21

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

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

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

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

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



REPORT AND VALUATION

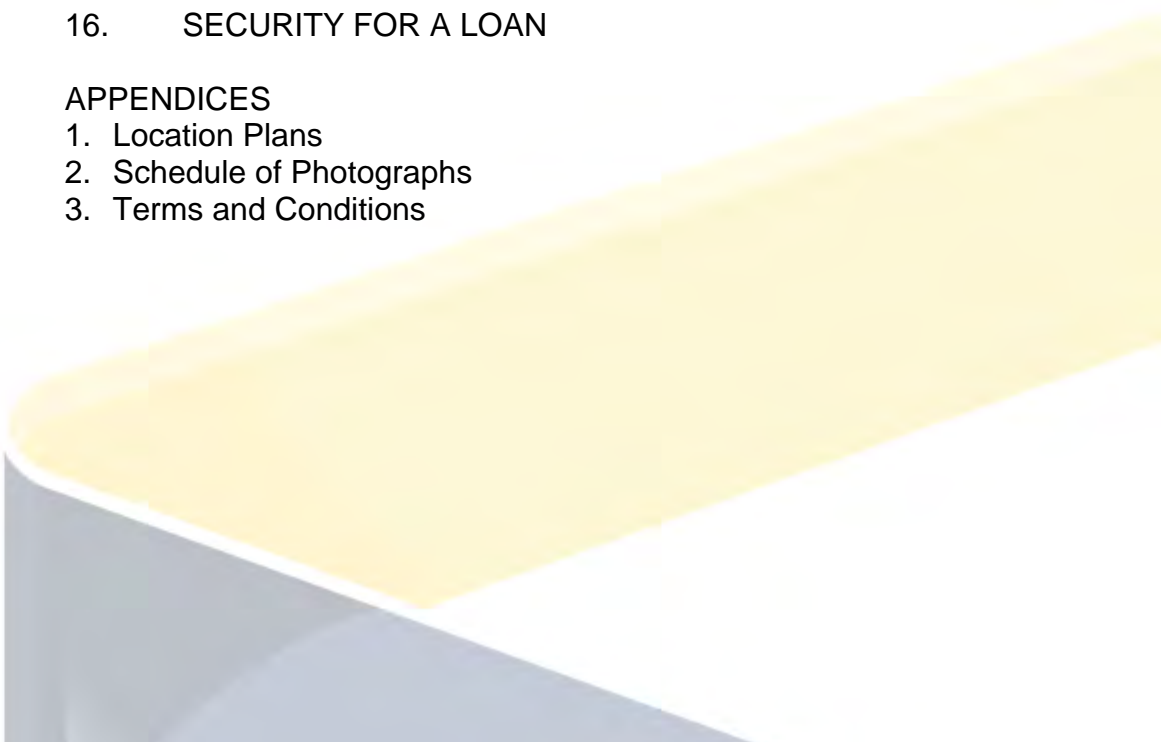
**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
BY GIRVAN
KA26 9TW**



INDEX

1. EXECUTIVE SUMMARY
2. LOCATION
3. DESCRIPTION
4. ACCOMMODATION
5. CONDITION
6. STATUTORY OBLIGATIONS
7. SERVICES
8. SITE AND GROUND CONDITIONS
9. ENVIRONMENTAL ISSUES
10. TENURE
11. OCCUPATIONAL LEASES
12. MARKET TRENDS AND GENERAL COMMENTS
13. RENTAL VALUE
14. CAPITAL VALUE
15. INSURANCE REINSTATEMENT COST
16. SECURITY FOR A LOAN

APPENDICES

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

01 December 2021

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

Our Ref.: IW/EB/WS210806

Your Ref.:

Dear Sirs

VALUATION STATEMENT

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

Ian Woods BSc FRICS inspected the subjects on 25 November 2021.

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

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

PROPERTY

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

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

25 NOVEMBER 2021



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

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

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

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Regulated by RICS

1. EXECUTIVE SUMMARY

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

2. LOCATION

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

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

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

3. DESCRIPTION

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

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

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

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

To the opposite gable elevation is the village war memorial.

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

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

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

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

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

4. ACCOMMODATION

We would summarise the main accommodation areas as undernoted: -

Interior

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

Exterior

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

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

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

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

4,382 sq.m. (1.08 acres)

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

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

5. **CONDITION**

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

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

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

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

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

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

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

6. **STATUTORY OBLIGATIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. SERVICES

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

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

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

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

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

8. SITE AND GROUND CONDITIONS

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

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

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

The surrounding area is predominantly residential in nature.

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

Our opinions assume that this is the case.

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

9. ENVIRONMENTAL ISSUES

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

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

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

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

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

10. TENURE

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

11. OCCUPATIONAL LEASES

Not applicable.

12. MARKET TRENDS AND GENERAL COMMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Address	Sale Date	Price	Size (sq.ft.)	Rate per sq.ft.	Comments
11A George Square, Greenock	Dec 2020	£110,000	3,673	£29.95	Category C Listed, former church and hall of stone construction with a pitched and slated roof. Appears to be used by a number of local community groups.
Shettleston Methodist Church, 1104 Shettleston Road, Glasgow	March 2020	£200,000	6,437	£31.07	Traditional church building with adjoining hall. An undisclosed buyer purchased the freehold interest for £200,000.
234 Ashcroft Drive, Glasgow	Dec 2019	£66,101	2,342	£28.22	Former Scout Hall in Croftfoot. Asking Price was £40k. No dedicated parking and generally dated throughout.
Knox's Church and Hall, Howard Street, Arbroath	Dec 2019	£130,027	5,644	£23.04	Well-presented traditional stone built church and hall premises. Purchased for conversion to 20 bed hostel and community hall. Situated on prominent road route.
Ford Church, Lochgilphead	Nov 2019	£25,000	717	£34.87	A small traditional church, well maintained and suitably presented at the time of sale. Attractive outlook. Sold for conversion to single residential dwelling.
Longbar Community Centre, Auchengree Road, Beith	Sept 2019	£100,100	3,057	£32.74	Semi-rural community hall constructed 1910. In reasonable order at the time of sale. Planning application subsequently submitted for single residential dwelling.

40 Kirk Street, Campbeltown	Feb 2019	£65,000	2,791	£23.29	Former British Red Cross building. A small terraced traditional property comprising meeting hall and support accommodation. Purchased by South Kintyre Development Trust.
Strathmiglo Church Hall, High Street, Cupar	Oct 2018	£65,000	3,928	£16.55	Village church hall of traditional build. Smaller in size than the subjects. A degree of ground positioned to the front of the site.
St Columba's Church, Torridon Lane, Dunfermline	April 2018	£131,000	2,860	£48.88	Purchased by an architect so can only assume now a single dwelling. Was in good condition at time of sale.
Former St Michael's Church, West Port, Cupar	Mar 2018	£65,000	3,768	£17.25	Traditional church premises, smaller in size. Subsequently redeveloped to create 9 flatted dwellings.
St Christopher's Church, Binend Road, Glasgow	Feb 2018	£170,000	4,505	£37.74	Property had been marketed at 'offers over £110,000. We understand the purchaser was a nursery operator. Convenient access to M77. Required a degree of maintenance.
Inverchaolain Church, Dunoon	Sept 2017	£25,000	2,059	£12.14	A traditional church property. Smaller than the subjects and overlooking the Cowal peninsula. Believed to be used as a hall. No vehicular access.
St Margaret's Tollcross Park Church, Braidfauld Road, Glasgow	June 2017	£152,000	6,174	£24.61	Traditional church premises. Purchased by another religious group. Relatively well-presented.
Kirkhill Church, Cairns Road, Cambuslang	May 2017	£139,000	4,504	£30.86	Traditional church building, relatively well presented. Purchased by nursery operator.

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

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

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

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

13. RENTAL VALUE

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

14. CAPITAL VALUE

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

1. Market Value

£100,000 (ONE HUNDRED THOUSAND POUNDS)

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

15. INSURANCE REINSTATEMENT

We have not been asked to provide this figure.

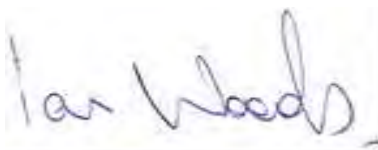
16. SECURITY FOR A LOAN

Not relevant

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

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

Yours faithfully

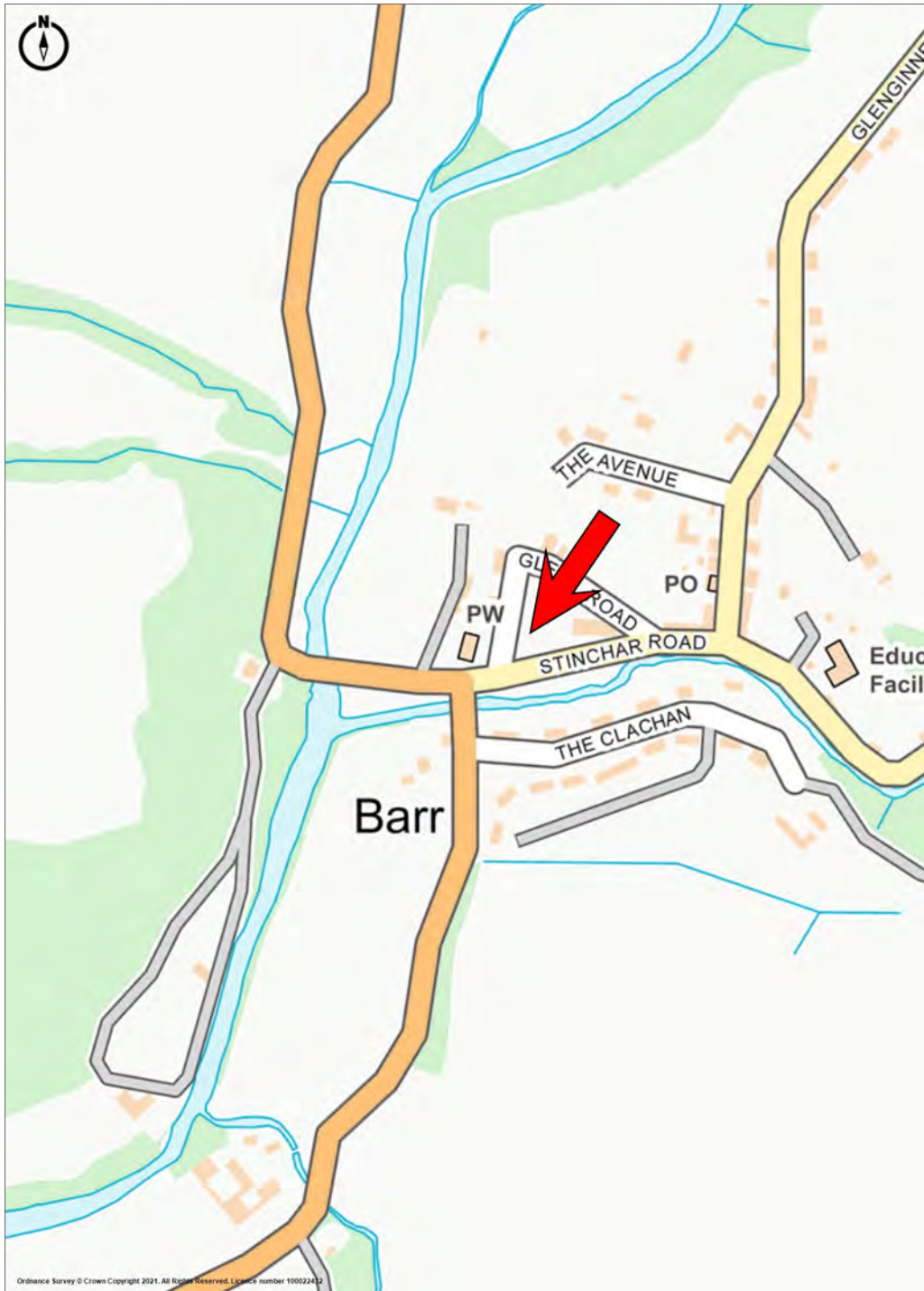


**Ian Woods BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP**

APPENDIX 1
LOCATION PLAN (S)



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



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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

APPENDIX 2
SCHEDULE OF PHOTOGRAPHS





Original Building



Rear Elevation



Main Hall



Putting Green



Reception



Toilet Area





Store



Seating Area



Kitchen



Original Hall



Bowling Club



Main Hall



APPENDIX 3
TERMS AND CONDITIONS





Introduction

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

1. THE SERVICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. THE INSPECTION

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

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

3. THE REPORT

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

4. VALUATION

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

5. INSTRUCTIONS AND CHARGES

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

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

6. PRIVACY AND DATA PROTECTION

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

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

7. DEFINITIONS

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



Barr Community Centre, Barr, Condition Report

March 2021

Preface

Identification Photograph:



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

Approximate GIFA: 395 m² (4252 ft ²)

Date of Inspection: 26th February 2021

Inspection Conditions: Mild and sunny

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

Lead Surveyor: Stuart Taylor

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Contents

1.	Scope of Instruction and Brief	4
2.	Brief Property Description	5
3.	Key Findings.....	8

Appendices

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



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Prepared by: Stuart Taylor BSc(Hons)
MRICS

Date: 10th March 2021

Doc Ref: 06C000376

Version: One

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Authorised by: Danny Lafferty BSc MRICS

Date: 10th March 2021

1. Scope of Instruction and Brief

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

2. Brief Property Description

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



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

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

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

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

3. Key Findings

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

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

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

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

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

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

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

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

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

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

Deleterious Materials		Risk Rating
3.45	No confirmed deleterious materials were noted during the course of our inspection. Due to the age of the property, the presence of concealed deleterious materials cannot be ruled out. Should these be uncovered as part of future maintenance or refurbishment works, specialist advice should be taken.	Z

Recommendations for Further Technical Investigations	
3.46	The high level picture rail within room R010 showed signs of possible rot in the area beneath historic water ingress. Therefore, it would be prudent to appoint a timber and damp survey of the entire building due to it's age, with a particular focus on this area.
3.47	There was cracking evident to the plaster cornicing within room R011 adjacent to the corridor. It was not possible to ascertain the cause of this. Therefore, we would recommend intrusive investigation to fully rectify the defect, prior to replacing the cornicing.

Estimated Repair Costs

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

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

Conclusion

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

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

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

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

Appendix A

Schedule of Works and Budget Costs

Barr Community Centre, 5 Stincher Road, Barr, KA26 9TW
Schedule of Estimated Costs

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

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

Notes

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

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.




Figures quoted at 4Q2020




Day to day cyclical maintenance excluded unless otherwise stated

Appendix B




Photographic Schedule


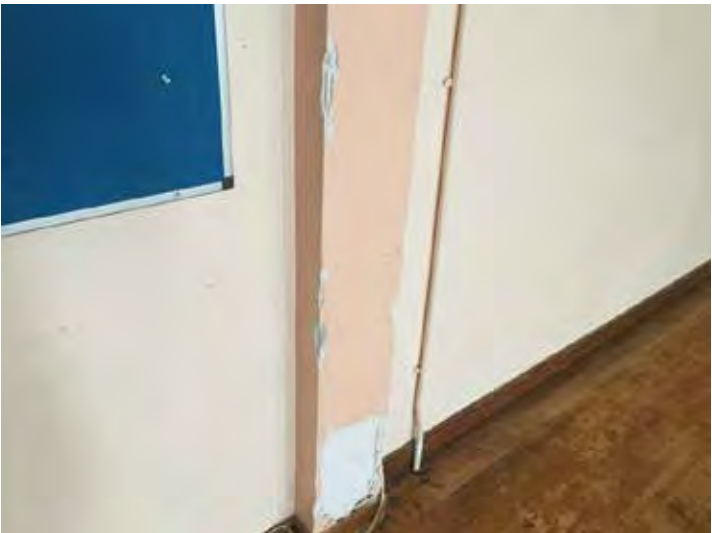

Photo No	Photograph Description	Photograph
	Externals	
	Elevations	
1.	Rotten timber to fascia of gable to original building.	
2.	Example of failed paint finish to windows of original building.	
3.	Example of failed ridge tiles and timber fascia in poor condition, to original building.	




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




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

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



	Internals	
13.	Hole in roof covering above kitchen, likely causing water ingress.	 A close-up photograph of the roof structure. It shows wooden rafters and a hole in the roof covering. A red cable is visible in the foreground, and a metal vent pipe is partially visible at the bottom.
14.	View towards void above Hall 1. Note lack of insulation, and insect nest to bottom of picture.	 A photograph showing a view into the roof void above Hall 1. The structure consists of wooden rafters and a corrugated metal roof. There is a significant lack of insulation. A red cable runs across the void, and a circular object, likely an insect nest, is visible at the bottom of the frame.
15.	Timber boarding to fire place within R010, with low level vent blocked.	 A photograph of the interior of room R010. It shows a fireplace with timber boarding. There are two white-framed doors with green-tinted glass panels. A low-level vent is visible at the bottom of the fireplace, which is blocked. The floor is covered with a red and green checkered pattern.




16.	Evidence of historic water ingress and rotten timber, to wall within room R010.	 A photograph of a white wall in room R010. The wall shows significant water damage, including large, irregular brown and yellow stains that spread downwards from the top. There are also some faint, vertical lines of discoloration. The wall is part of a room with a white ceiling and a white baseboard.
17.	Example to damage to plaster encasement of structural frame, within Hall 2.	 A photograph of a wall in Hall 2. The wall is white, but there is a vertical section of damage where the plaster has been removed, revealing a reddish-brown structural frame. The damage is located near the floor, and there is some peeling plaster and debris. A blue door is visible on the left side of the frame.
18.	Example of cracked plaster to walls within Hall 2, which sounds bossed when tapped.	 A close-up photograph of a white wall in Hall 2. The wall shows several cracks and signs of damage. There is a small, dark, triangular object protruding from the wall, possibly a nail or a piece of wood. The wall appears to be made of plaster and is showing signs of cracking and delamination.

19.	Example of failed paint to window reveal, front elevation, within Hall 2, as well as timber cills in poor condition.	
20.	Example to joints opening to edges of plasterboard, within Hall 1, which are fixed to original lath and plaster ceiling.	
21.	Area of plaster repair to kitchen ceiling.	

<p>22.</p>	<p>General view of kitchen.</p>	 A photograph showing a long, narrow kitchen area. On the left, there are white metal trolleys. In the center, there are kitchen units with a sink and stove. On the right, there is a counter with a window and some boxes on top. The floor is dark red.
<p>23.</p>	<p>Door to incoming mains electric.</p>	 A photograph of a doorway leading to an electrical room. The door is light-colored and has a sign on it. To the right of the door, there are several grey electrical cabinets with warning labels.
<p>24.</p>	<p>Failed paint to floorslab within room R013.</p>	 A photograph of a room with a red-painted floor. The paint is peeling and chipped away in several areas, revealing a grey concrete slab underneath. There is a blue bin and some bags of material in the room.

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

<p>28.</p>	<p>Historic water staining to ceiling of Male wc.</p>	
<p>29.</p>	<p>In-coming electric supply.</p>	
<p>30.</p>	<p>Possible redundant fire panel.</p>	

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



Condition Report

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

June 2023

Preface

Identification Photograph:



Property Address:	Barr Community Centre, 5 Stinchar Road, Barr, KA26 9TW
Approximate GIFA:	395 m ² (4252 ft ²)
Date of Inspection:	20 th June 2023
Inspection Conditions:	Dry and sunny
Access Restrictions:	None
Lead Surveyor:	Stuart Taylor BSc(Hons) MRICS
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Accompanying Parties:	None

Contents

1.	Scope of Instruction and Brief.....	4
2.	Brief Property Description	5
3.	Key Findings.....	8

Appendices

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



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MRICS

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Authorised by: Iain King BSc MRICS

Date: 28th June 2023

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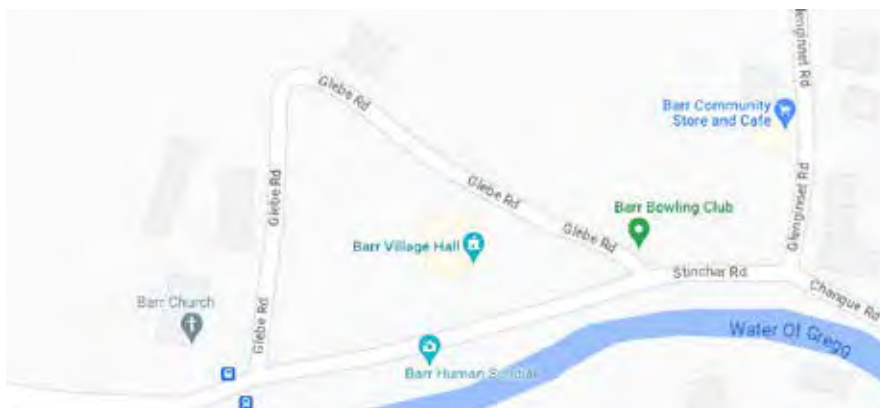
1. Scope of Instruction and Brief

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

2. Brief Property Description

Site/location/age/use/surroundings

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



Structure and Floors

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

Roofs and Rainwater Goods

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

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

Elevations/Windows/Doors

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

Internal Configuration

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

Internal Finishes and fit out

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

Welfare Accommodation

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

MEP Services

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

Key changes since last inspection

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

Works currently on site

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

3. Key Findings

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

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

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

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

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

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

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

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

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

Health & Safety and Property Compliance Matters

Risk
Rating

Disability Discrimination Act.

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

●

Fire Precautions

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

Z

Z

Z

CE

CE

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

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

Z

Water Risk Management

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

E

Deleterious Materials**Risk
Rating**

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

Z

Recommendations for Further Technical Investigations

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

Estimated Repair Costs

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

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

Conclusion and Suitability for Purchase/Sale

- 3.50 We consider that the property is constructed and maintained to an acceptable standard subject to the recommendations in our report and that its overall condition is commensurate with its age and use.
- 3.51 The Mechanical and Electrical installations are generally at or well beyond their CIBSE Guide design life, but remain in serviceable condition. It is possible that these could continue to operate satisfactorily for a number of years, but with an increased risk of failure. Therefore, it would be prudent to give consideration to their replacement in the medium term.
- 3.52 Due to the age of the property and fittings within, there is scope to undertake works which will improve the thermal efficiency of the building, and in turn reduce running costs going forward. This would include replacement of windows, installation of roof void insulation and the replacement of fluorescent light fittings.

Appendix A

Schedule of Works and Budget Costs

Schedule of Estimated Costs

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

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

Notes

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

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 2Q2023

Day to day cyclical maintenance excluded unless otherwise stated

Appendix B

Photographic Schedule


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




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




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


Photo No	Photograph Description	Photograph
9.	Staining to rear elevation, suggesting that the previously noted gutter leak still exists.	 A photograph showing the rear elevation of a white building with a dark roof. The wall is stained, particularly near the base and around the gutter area. A green metal fence is visible in the foreground.
10.	Hairline cracking to render of elevation to bowling green, and recently decorated windows with poor preparation.	 A close-up photograph of the white render on the building's exterior. It shows two windows with white frames. The render between and around the windows exhibits fine, hairline cracks.
11.	Localised splitting to tarmac finish of ramp.	 A photograph of a curved asphalt ramp. The surface shows signs of wear and cracking. A black metal railing runs along the edge of the ramp, and there is some greenery and a grassy area in the background.




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



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

Photo No	Photograph Description	Photograph
17.	Ceiling to male toilets in poor condition	
18.	No colour contrast within accessible wc between grab rails and wall.	
19.	Split in vinyl at junction between toilets and lobby.	




Photo No	Photograph Description	Photograph
20.	Hairline cracking to wall at intersection between toilets and lobby.	 A photograph showing a white wall with a thin, hairline crack running along the top edge where a toilet door frame meets the wall. A sign above the door reads "Toilets 11".
21.	Large gap between fire doors leading to corridor R009 from lobby.	 A close-up photograph of two wooden fire doors. Each door has a blue circular sign that says "Fire door keep shut". There is a significant gap between the two doors.
22.	Poor condition of ceiling, wall finish and picture rail. This is in area of non matching repair to pitched roof shown in photo above.	 A photograph showing a white ceiling with a dark, irregular stain. Below the ceiling, a white picture rail is visible, and a black plastic bag is on the floor.



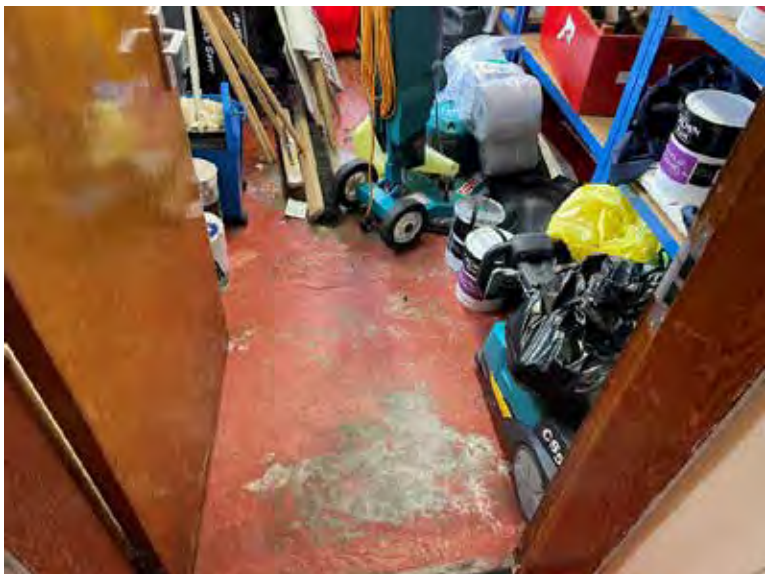
Photo No	Photograph Description	Photograph
23.	Fire doors to corridor R009 are warped at low level and do not provide fire seal.	 A photograph showing a pair of dark wood fire doors in a hallway. The doors are slightly ajar, and the bottom edges appear warped and uneven, failing to create a proper seal against the floor. The floor is covered with a red carpet.
24.	Cracking to cornice within room R011 which was evident last time.	 A photograph of an interior room showing a white cornice or decorative molding at the top of the wall. There is a visible crack running along the cornice. In the background, there is a doorway leading to another room and a window.
25.	Failed floor paint to store room R013.	 A photograph of a cluttered room with a red-painted floor. The paint is peeling and chipped away in several areas, revealing a lighter surface underneath. The room is filled with various items, including a blue metal frame, a yellow bag, and other debris.




Photo No	Photograph Description	Photograph
26.	Cracked glazing pane within store R013.	 A photograph showing a window with two panes of frosted glass. The right-hand pane has a prominent vertical crack. On the windowsill, there is a paint bucket, a brush, and other tools. A yellow tarp is partially visible on the right.
27.	Failed paint at low level to external wall within R013.	 A close-up photograph of a wall where the paint has failed. The paint is peeling and cracked, revealing a dark substrate underneath. A red and yellow tarp is visible in the foreground.
28.	General view of units to kitchen.	 A wide-angle photograph of a kitchen area. It features white cabinetry, a stainless steel sink, a gas stove, and a stainless steel refrigerator. A window with blinds is visible in the background. The floor is tiled with reddish-brown tiles.




Photo No	Photograph Description	Photograph
29.	Cracked pane to window of front elevation.	 A photograph taken from inside a building looking out through a window. The window pane is cracked, and the view outside shows a cloudy sky and some greenery. A dark vertical object, possibly a window frame or a pole, is visible in the foreground.
30.	Hole in roof above kitchen which was present during previous inspection.	 A photograph showing the interior of a roof void. The structure is made of dark wooden planks and beams. A hole is visible in the roof structure, and a red cable is running across the lower part of the frame.
31.	Wasp nest in void above kitchen which was present during our previous inspection.	 A photograph showing a close-up of a wasp nest in a roof void. The nest is a circular, textured mass of mud or paper, situated in a dark, confined space between wooden beams. A red cable is visible in the foreground.







Photo No	Photograph Description	Photograph
32.	View within void above Hall 1. Note lack of insulation.	 A photograph showing a view into a dark, narrow void above a floor. The ceiling consists of wooden joists and a corrugated metal surface. There is no visible insulation between the ceiling and the floor above. A red and black cable is visible on the right side.
33.	Incoming electrical supply to the building.	 A photograph of an electrical room. It shows a grey metal switchgear cabinet with a meter and a fuse box. The equipment is mounted on a wall. There are some wires and components visible below the main cabinet.
34.	Domestic hot water heater, located within kitchen unit.	 A photograph of a white cylindrical domestic hot water heater. The brand name 'hertel' is visible on the front. The heater is located in a kitchen unit, with pipes and electrical wiring visible around it. The floor is tiled with red tiles.

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

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

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

SECTION 1 - ROUTES & STREET FURNITURE

Photo:

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

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

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

- 04 - Is the route free of kerbs?

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

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

- 07 - Does the route have aural clues?

- 08 - Does the route have tactile clues?

- 09 - Does the route have visual clues?

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

- 11 - Is the route provided with artificial lighting?

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

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

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

SECTION 2 - CAR PARKING

Photo:

01 - Are car parking bays for disabled persons provided?

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

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

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

04 - 4 Are disabled car parking bays at least 6000mm long and 4800mm wide?

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

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

07 - Is the car park suitably illuminated?

SECTION 3 - EXTERNAL RAMPS

Photo:

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

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

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

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

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

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

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

SECTION 4 - EXTERNAL STEPS

Photo:

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

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

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

03 - Is lighting located to eliminate shadows or glare?

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

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

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

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

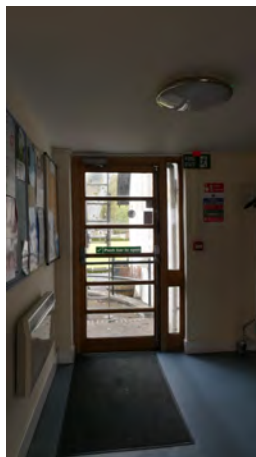
07 - Are step nosings readily identifiable?

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

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

SECTION 5 - ENTRANCES

Photo:



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 - Do automatic doors have warning signs?

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

SECTION 6 - RECEPTION AREAS & LOBBIES

Photo:

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

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

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

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

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

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

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

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

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

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

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

SECTION 7 - CORRIDORS

Photo:



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

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

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

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

05 - Are corridors signed to help orientation?

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

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

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

SECTION 8 - INTERNAL DOORS

Photo:

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

02 - Are all internal doors distinguishable from their surroundings?

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

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

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

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

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

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

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

10 - Are doors light enough to open easily?

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

SECTION 9 - INTERNAL RAMPS

Photo:

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

02 - Are ramps at least 1500mm wide?

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

04 - Are ramp surfaces slip-resistant?

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

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

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

08 - Is there an alternative to the ramp?

SECTION 10 - INTERNAL STAIRS

Photo:

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

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

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

04 - Are staircase nosings clearly marked?

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

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

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

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

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

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

11 - Do staircases have well positioned lighting?

SECTION 11 - LIFTS

Photo:

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

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

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

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

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

06 - Does the lift have a mirrored back?

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

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

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

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

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

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

SECTION 12 - PLATFORM LIFTS & STAIRLIFTS

Photo:

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

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

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

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

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

SECTION 13 - WC's FOR AMBULANT DISABLED PEOPLE

Photo:

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

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

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

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

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

06 - Is the toilet seat 480mm high?

07 - Are slip-resistant floors provided throughout?

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

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

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

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

Comments - Comments

SECTION 14 - WC's: WHEELCHAIRS

Photo:

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

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

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

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

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

06 - Is the WC location clearly signed?

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

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

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

10 - Are fittings arranged to facilitate easy manoeuvre?

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

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

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

SECTION 15 - INTERNAL SURFACES

Photo:

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

02 - Are all junctions between floor surfaces correctly detailed?

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

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

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

06 - Are all floor surfaces slip-resistant?

07 - Are bright, bold patterns on floors avoided?

08 - Are busy or distracting wall coverings avoided?

SECTION 16 - FACILITIES

Photo:

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

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

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

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

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

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

07 - Is there a textphone?

08 - Are audible alarms supplemented by visual alarms?

SECTION 17 - WAYFINDING

Photo:

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

02 - Are signs placed in a logical position?

03 - Are signs easily identifiable against their background?

04 - Are all signs easy to read?

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

N/A

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

N/A

SECTION 18 - LIGHTING

Photo:

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

Yes

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

Yes

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

Yes

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

N/A

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

N/A

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

Yes

SECTION 19 - ACOUSTICS

Photo:

01 - Is the acoustic environment suitable for intended use?

Yes

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

N/A

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

Yes

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

Yes

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

Yes

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

N/A

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

N/A

SECTION 20 - MEANS OF ESCAPE

Photo:

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

Yes

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

No

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

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

N/A

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

Yes

SECTION 21 - MISCELLANEOUS

Photo:

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

Yes

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

N/A

03 - Are door closers, fittings and controls maintained?

Yes

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

N/A

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

Yes

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

N/A

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

Yes

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

Yes

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

Yes

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

Yes

11 - Does redecoration compromise the carefully devised colour scheme?

No

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

N/A

13 - Do any new signs integrate with existing signs?

N/A

14 - Are signs replaced correctly after removal for redecoration?

N/A

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

Yes

- 16 - Are any blown light bulbs swiftly replaced?

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

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

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

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

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

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

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

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

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

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

Actions

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

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

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

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

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

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 1000.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

07 - Are step nosings readily identifiable?

No

Site: L2270 - Barr Community Centre

Problem: The step nosings are badly faded.

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

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 600.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

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

No

Site: L2270 - Barr Community Centre

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

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

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 1000.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

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

No

Site: L2270 - Barr Community Centre

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

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

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 600.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

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

No

Site: L2270 - Barr Community Centre

Problem: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria.

Solution: It would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors.

Priority: 4 - Long term - 6 Years +

Category:

Comments:

Est Cost (£): 15000.00

Due Date: 31/05/2030

Completed Date:

Owner: Jim Reid

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

No

Site: L2270 - Barr Community Centre

Problem: Treads are not between 300 - 450mm long and all the same length.

Solution: When the steps are next refurbished, provide treads of between 300 - 450mm long and all the same length.

Priority: 4 - Long term - 6 Years +

Category:

Comments:

Est Cost (£): 3500.00

Due Date: 31/05/2030

Completed Date:

Owner: Jim Reid

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

No

Site: L2270 - Barr Community Centre

Problem: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location.

Solution: An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors.

Priority: 4 - Long term - 6 Years +

Category:

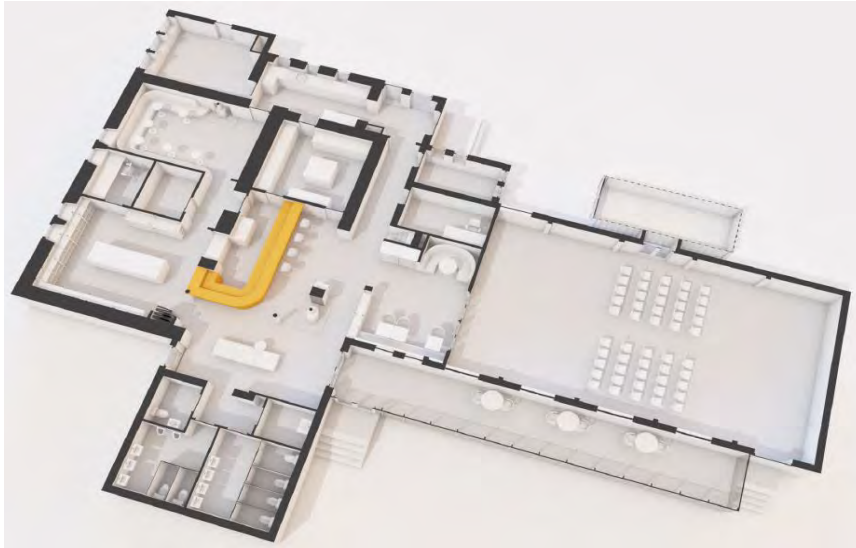
Comments: Costs in with S3 Q2.

Est Cost (£): 0.00

Due Date: 31/05/2030

Completed Date:

Owner: Jim Reid



visual by Graven Architects

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

RIBA STAGE 1 - COST PLAN



Chartered Quantity Surveyors

111 Bell Street

GLASGOW G4 0TQ

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1.0 SUMMARY

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

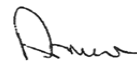
Refer to attached Notes and Appendices for details of Cost Data / Information used, Exclusions, Risks and Relevant Assumptions on Scope / Specification / Extent of Works

ACC Ref. 8069

4 July 2022

111 Bell Street
Glasgow G4 0TQ

Reported



Chartered Quantity Surveyors

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



2.0 NOTES

1) Introduction

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

2) The costs are based upon:

a) Architectural Drawings as noted below:

Option A - Proposed Layout
As Existing - Ground Floor Plan

b) Barr Village Hall Information Pack dated December 2021

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

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

3) The above Costs **EXCLUDES**:

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

4) Client Direct Items

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

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

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

- l) Any Planning and Building Warrant / Permissions
- m) Programme / Phasing / Procurement route
- n) Market conditions / Inflation / Brexit

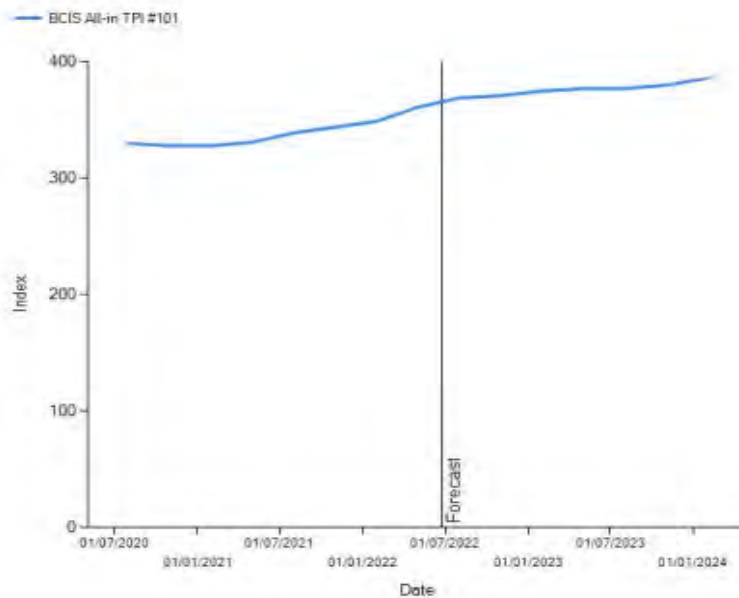
6) Inflation

- a) Our Cost Plan represent costs at 1st Quarter 2024
- b) The Base Date for the works has been assumed as 2nd Quarter 2022
- c) We have reviewed the BCIS All in Tender price Index and Material Price Indices to establish potential inflation from 2nd Quarter 2022 to 1st Quarter 2024. Please refer to the summary page for details of the inflation amounts included
- d) The table and graph below show the current provisional and forecasted BCIS index figures and quarterly changes in the next period

Base date: 1985 mean = 100 | Updated: 10-Jun-2022 | #101

Date	Index	Equivalent sample	Percentage change		
			On year	On quarter	On month
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	361	Provisional	9.1%	3.4%	
3Q 2022	369	Forecast	8.8%	2.2%	
4Q 2022	371	Forecast	7.8%	0.5%	
1Q 2023	375	Forecast	7.4%	1.1%	
2Q 2023	377	Forecast	4.4%	0.5%	
3Q 2023	377	Forecast	2.2%	0.0%	
4Q 2023	380	Forecast	2.4%	0.8%	
1Q 2024	386	Forecast	2.9%	1.6%	

Index value over time



7) Benchmarking

- a) Throughout the preparation of the cost we have, where possible, used rates and costs from other previous similar projects.

8) Programme

- a) The programme is to be confirmed, however we have based on a 1st Quarter 2024

9) Budget

- a) The available budget is to be confirmed

3.0 - ELEMENTAL ANALYSIS

OPTION A

Approx GIFA (m2)

467

ELEMENT	COST (£)	% of Total	Cost / m2 Gross Floor Area	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
0- DEMOLITIONS & ALTERATIONS								
0A Demolitions & Alterations	18,615	2.01%	39.86	-	4,300	1,400	-	12,915
0B Asbestos/Contamination	-	0.00%	-	-	-	-	-	-
0C Rot	750	0.08%	1.61	-	-	-	-	750
0D Removal/Diversion of Services	-	0.00%	-	-	-	-	-	-
0- Demolitions & Alterations Total	19,365	2.09%	41.47		4,300	1,400		13,665
1- SUBSTRUCTURE								
1- Substructure	-	0.00%	-	-	-	-	-	-
1- Substructure Total	-	0.00%	-					
2- SUPERSTRUCTURE								
2A Frame	-	0.00%	-	-	-	-	-	-
2B Upper Floors	5,125	0.55%	10.97	-	-	-	-	5,125
2C Roof / Canopy	33,250	3.59%	71.20	-	26,500	-	-	6,660
2D Stairs / Ramps	4,000	0.43%	8.57	-	-	-	-	4,000
2E External Wall	100,500	10.87%	215.20	60,000	31,950	-	-	8,550
2F Windows & External Doors	38,150	4.12%	81.69	2,500	30,250	-	-	5,400
2G Internal Walls & Partitions	40,900	4.42%	87.58	-	3,000	-	-	37,900
2H Internal Doors	12,550	1.36%	26.87	-	4,000	350	-	8,200
2- Superstructure Total	234,475	25.35%	502.09	62,500	95,790	350		75,835
3- INTERNAL FINISHES								
3A Wall Finishes	24,000	2.59%	51.39	-	10,000	-	-	14,000
3B Floor Finishes	36,505	3.95%	78.17	8,800	5,805	2,300	-	19,600
3C Ceiling Finishes	15,935	1.72%	34.12	-	4,200	500.00	-	11,235
3- Internal Finishes Total	76,440	8.26%	163.68	8,800	20,005	2,800		44,835
4- FITTINGS & FIXTURES								
4A1 Fixed Fittings and Fixtures	37,000	4.00%	79.23	-	-	-	25,000	12,000
4A2 Soft Furnishings	-	0.00%	-	-	-	-	-	-
4A3 Works of Art	-	0.00%	-	-	-	-	-	-
4A4 Equipment	-	0.00%	-	-	-	-	-	-
4A5 Kitchen Units	-	0.00%	-	-	-	-	-	-
4A6 Fixed Seating	10,000	0.00%	21.41	-	-	-	-	10,000
4A7 Blinds	-	0.00%	-	-	-	-	-	-
4A8 Signage	2,500	0.27%	5.35	-	750	-	-	1,750
4- Fittings & Fixtures Total	49,500	5.35%	106.00		750		25,000	23,750
5- SERVICES								
5A Sanitary Appliances	12,425	1.34%	26.61	-	-	12,425	-	-
5B Services Equipment	40,000	4.32%	85.65	-	-	-	-	40,000
5C Disposal Systems	1,500	0.16%	3.21	-	-	1,500	-	-
5D Mains, Hot & Cold Water Services	5,000	0.54%	10.71	-	-	2,500	-	2,500
5E Heat Source	28,020	3.03%	60.00	2,400	7,200	1,920	-	16,500
5F Space Heating & Air Treatment	35,025	3.79%	75.00	3,000	9,000	2,400	-	20,625
5G Ventilating Systems	30,355	3.28%	65.00	2,600	7,800	2,080	-	17,875
5H Electrical Installations	55,330	5.98%	118.48	3,600	10,800	2,880	-	38,050
5I Gas Installation	-	0.00%	-	-	-	-	-	-
5J Lift & Conveyor Installations	-	0.00%	-	-	-	-	-	-
5K Protective Installations	-	0.00%	-	-	-	-	-	-
5L Communication Installations	36,678	3.97%	78.54	1,500	9,900	2,140	-	23,138
5M Special Installations	-	0.00%	-	-	-	-	-	-
5N BWIC Services	4,670	0.50%	10.00	400	1,200	320	-	2,750
5- Services Total	249,003	26.92%	533.20	13,500	45,900	28,165		161,438
6- EXTERNAL WORKS								
6A Site Works	30,600	3.31%	65.52	-	-	-	-	30,600
6B Drainage	2,000	0.22%	4.28	-	-	-	-	2,000
6C External Services / Utilities	-	0.00%	-	-	-	-	-	-
6D Ancillary Buildings	5,000	0.00%	10.71	-	-	-	-	5,000
6- External Works Total	37,600	4.07%	80.51					37,600
SUB-TOTAL	666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123
ADD Preliminaries 18%	119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
SUB-TOTAL	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
ADD Potential Phasing / Sequencing of Works / NPO Excl.	Excluded / N/A	-	-	Excluded / N/A	Excluded / N/A	Excluded / N/A	Excluded / N/A	Excluded / N/A
SUB-TOTAL	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
ADD Contingencies / Design Risk 10%	78,633	8.50%	168.37	10,006	19,676	3,860	2,950	42,139
SUB-TOTAL	864,964	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544
ADD Inflation (2nd Qtr 2022 to 1st Qtr 2024) 6.9%	59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124
TOTAL CONSTRUCTION COST (Excl. VAT, Fees, etc)	£ 924,903	100.00%	£ 1,981	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668

4.0 COST BREAKDOWN

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
Gross Internal Floor Area (GIFA):										
Terrace			40.00							
Mezzanine			41.00							
New Build GIFA (Mezzanine)			81.00							
Existing Building GIFA			386.00							
Total	m2		467.00							
0A Demolition and Alterations										
Demolish roof to events/hall - EXCLUDED	m2	-	£ 15.00	-			£ -			
Forming openings in existing walls										£ 500.00
windows to café seating in masonry external wall	nr	2	£ 250.00	500.00						£ 250.00
window to rear corridor in masonry external wall	nr	1	£ 250.00	250.00						£ 250.00
external door to rear corridor entrance in masonry external wall	nr	1	£ 250.00	250.00						£ 250.00
opening to bar in internal walls; approx 1200 wide	nr	1	£ 250.00	250.00						£ 1,050.00
opening to bar/café seating in internal walls; approx 2800 wide	nr	3	£ 350.00	1,050.00						£ 500.00
opening to kitchen in internal walls; single leaf doors	nr	2	250.00	500.00						
Filling in openings										£ 250.00
filling in to kitchen in internal walls; glazed screens	nr	1	250.00	250.00						
Remove existing windows to events/hall	sum	1	£ 2,500.00	2,500.00			£ 2,500.00			
Remove existing internal walls / partitions (varying heights)	m	34	£ 15.00	510.00						£ 510.00
Remove existing doors										£ 125.00
single leaf	nr	5	£ 25.00	125.00						£ 280.00
double leaf	nr	8	£ 35.00	280.00						
Carefully remove and rehang existing single leaf door	nr	2	£ 50.00	100.00						£ 100.00
Remove existing floor finishes; including skirtings, accessories and the like	m2	275	£ 12.00	3,300.00				£ 400.00		£ 2,900.00
Take down existing ceiling to bar area and making good	m2	50	£ 15.00	750.00						£ 750.00
Existing fixed FFE to be removed and making good (allowance - extent unknown)	sum	1	£ 1,000.00	1,000.00			£ 300.00			£ 700.00
Remove existing sanitaryware	sum	1	£ 1,000.00	1,000.00				£ 1,000.00		
Remove tea prep at wash up area	sum	1	£ 1,000.00	1,000.00						£ 1,000.00
Additional allowance for other general duntakings	sum	1	£ 5,000.00	5,000.00			£ 1,500.00			£ 3,500.00
					£ 18,615.00					
0B Asbestos/Contamination										
N/A / Excluded					£ -					
0C Rot / Treatment Etc										
Specialist timber and damp survey (item 12 to DM Hall report)	sum	1	£ 750.00	750.00	£ 750.00					£ 750.00
0D Removal/Diversions of Services										

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
N/A / Excluded					£ -					
1A Substructure										
N/A / Excluded					£ -					
2A Frame										
N/A / Excluded					£ -					
2B Upper Floors										
Mezzanine (for storage); lightweight timber structure	m2	41	£ 125.00	5,125.00						£ 5,125.00
					£ 5,125.00					
2C Roof										
2C1 Roof Structure										
Allowance for general roof repairs (includes items 1, 2 and 14 to DM Hall report)	sum	1	£ 5,300.00	5,300.00			£ 1,590.00			£ 3,710.00
Roof structure - new build main roof to events/hall; including propping/temp works; allow sum	sum	1	£ 9,000.00	9,000.00			£ 9,000.00			
2C2 Roof Finishes										
Cut out and replace rotten and defective timbers to fascias (item 16 to DM Hall report)	sum	1	£ 2,000.00	2,000.00						£ 2,000.00
Metal clad roof; allow for all coverings, treatments, edges, flashings, etc	m2	120	£ 115.00	13,800.00			£ 13,800.00			
2C3 Specialist Roof Systems										
N/A / Excluded										
2C4 Roof Drainage										
Gutters; allowance to new roofs only (note - replacement in lieu of fix and repair as item 4 to DM Hall report)	m	35	£ 90.00	3,150.00			£ 2,200.00			£ 950.00
2C5 Roof Lights										
<i>Not applicable</i>				<i>Not applicable</i>						
2C5 Roof Mansafe										
<i>Not applicable</i>				<i>Not applicable</i>						
					£ 33,250.00					
2D Stairs / Ramps										
Lump sum allowance for staircase from Ground Floor to Mezzanine Store	sum	1	£ 4,000.00	4,000.00						£ 4,000.00
					£ 4,000.00					
2E External Walls										
Lump sum allowance for upgrading external walls ('thermal wrap') to events/hall (item 18 to DM Hall report partially captured within this cost as separate upgrade works)	sum	1	£ 30,000.00	30,000.00			£ 30,000.00			
Terrace; lean-to-glass greenhouse (unheated within AOVs)	sum	1	£ 60,000.00	60,000.00		£ 60,000.00				
Lump sum allowance for decoration to external walls (item 15 to DM Hall report captured within this	sum	1	£ 5,000.00	5,000.00			£ 1,500.00			£ 3,500.00
Prepare and redecorate render finish to all elevations of the property - allow 50% (item 18 to DM Hall report partially captured within this cost)	sum	1	£ 4,000.00	4,000.00						£ 4,000.00

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
Allowance for general external wall repairs	sum	1	£ 1,500.00	1,500.00			£ 450.00			£ 1,050.00
					£ 100,500.00					
2F Windows & External Doors										
Lump sum allowance for replacement windows to events/hall (item 6 to DM Hall report captured	sum	1	£ 25,000.00	25,000.00			£ 25,000.00			
New window to rear corridor	nr	1	£ 350.00	350.00						£ 350.00
External doors; single leaf	nr	1	£ 1,800.00	1,800.00						£ 1,800.00
Replace external fire escape doors (item 7 to DM Hall report)	sum	1	£ 5,500.00	5,500.00			£ 2,750.00			£ 2,750.00
Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to	sum	1	£ 500.00	500.00						£ 500.00
External doors; double leaf	nr	2	£ 2,500.00	5,000.00		£ 2,500.00	£ 2,500.00			
					£ 38,150.00					
2G Internal Walls & Partitions										
Internal walls and partitions; assumed Gypframe including 2 layers plasterboard, including angles, head detail, etc.	m	28	£ 300.00	8,400.00			£ 3,000.00			£ 5,400.00
Lump sum allowance for folding partition	sum	1	£ 17,500.00	17,500.00						£ 17,500.00
Lump sum allowance for propping steelwork for new openings	sum	1	£ 15,000.00	15,000.00						£ 15,000.00
					£ 40,900.00					
2H Internal Doors										
Internal doorsets; single leaf doors	nr	5	£ 1,400.00	7,000.00						£ 7,000.00
Internal doorsets; double leaf doors	nr	2	£ 2,000.00	4,000.00			£ 4,000.00			
Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance (item 21 to DM Hall report)	sum	1	£ 1,200.00	1,200.00						£ 1,200.00
Change door ironmongery and provide colour contrast to Access WC (item 11 to DM Hall report)	sum	1	£ 350.00	350.00				£ 350.00		
					£ 12,550.00					
3A Wall Finishes										
Hack off and renew plaster to walls and window reveals to hall and repair cladding column (item 20 to DM Hall report)	sum	1	£ 4,000.00	4,000.00			£ 4,000.00			
Lump sum allowance for wall finishes (item 5 and 27 to DM Hall report partially captured within this cost)	sum	1	£ 20,000.00	20,000.00			£ 6,000.00			£ 14,000.00
					£ 24,000.00					
3B Floor Finishes										
Timber decking to terrace; including structure, supports, joists, etc	m2	40	£ 220.00	8,800.00		£ 8,800.00				
Sand existing timber floor and re-varnish; to events/hall	m2	123	£ 35.00	4,305.00			£ 4,305.00			
Floor finishes; carpet tiles	m2	-	£ 65.00	-						
Floor finishes; vinyl on ply substrate; allow for gradus metal transition strips (items 10 and 22 to DM Hall report captured within this cost)	m2	265	£ 65.00	17,200.00				£ 2,100.00		£ 15,100.00
Floor finishes; ceramic floor tiles	m2	-	£ 65.00	-						
Floor finishes; recessed matwell by Gradus or equal approved	m2	10	£ 250.00	2,500.00						£ 2,500.00

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
System	nr	7	£ 425.00	2,975.00				£ 2,975.00		
Urinals	nr	2	£ 400.00	800.00				£ 800.00		
Clearers sink with high splash back and bucket grating	nr	1	£ 650.00	650.00				£ 650.00		
Doc M pack	nr	1	£ 1,500.00	1,500.00				£ 1,500.00		
5A2 Sanitary Ancillaries										
Hand dryers	nr	4	£ 450.00	1,800.00				£ 1,800.00		
Paper towel dispensers	nr	5	£ 50.00	250.00				£ 250.00		
Toilet paper dispensers	nr	7	£ 50.00	350.00				£ 350.00		
Waste bins	nr	4	£ 50.00	200.00				£ 200.00		
Soap dispensers	nr	7	£ 50.00	350.00				£ 350.00		
Coat hooks	nr	7	£ 50.00	350.00				£ 350.00		
Sanitary towel disposal bins	nr	4	£ 50.00	200.00				£ 200.00		
					£ 12,425.00					
5B Services Equipment										
Allowance for commercial/domestic "hybrid" kitchen (item 24 to DM Hall report captured within this cost)	sum	1	£ 30,000.00	30,000.00						£ 30,000.00
Allowance for new tea prep/kitchen to wash up (item 25 to DM Hall report captured within this cost)	sum	1	£ 10,000.00	10,000.00						£ 10,000.00
					£ 40,000.00					
5C Disposal Systems										
Lump sum allowance for alterations to drainage to sanitary appliances	sum	1	£ 1,500.00	1,500.00				£ 1,500.00		
					£ 1,500.00					
5D Mains, Hot & Cold Water Services										
Lump sum allowance for alterations to cold water distribution (item 30 to DM Hall report partially captured within this cost)	sum	1	£ 2,500.00	2,500.00				£ 1,250.00		£ 1,250.00
Lump sum allowance for alterations to hot water distribution (item 30 to DM Hall report partially captured within this cost)	sum	1	£ 2,500.00	2,500.00				£ 1,250.00		£ 1,250.00
					£ 5,000.00					
5E Heat Source										
Air source heat pump (GIFA)	m2	467	£ 60.00	28,020.00		£ 2,400.00	£ 7,200.00	£ 1,920.00		£ 16,500.00
					£ 28,020.00					
5F Space Heating & Air Treatment										
Allowance for total GIFA (item 29 to DM Hall report partially captured within this cost)	m2	467	£ 75.00	35,025.00		£ 3,000.00	£ 9,000.00	£ 2,400.00		£ 20,625.00
					£ 35,025.00					
5G Ventilating Systems										
Allowance for total GIFA (item 29 to DM Hall report partially captured within this cost)	m2	467	£ 65.00	30,355.00		£ 2,600.00	£ 7,800.00	£ 2,080.00		£ 17,875.00
					£ 30,355.00					
5H Electrical Installations										
5H1 Electrical mains and sub-mains distribution										
Lump sum allowance for alterations to existing	sum	1	£ 3,000.00	3,000.00						£ 3,000.00
5H2 Power Installations										
Allowance for full replacement (items 28 and 29 to DM Hall report partially captured within this cost)	sum	1	£ 10,000.00	10,000.00						£ 10,000.00

SCIO Constitution (two tier) for asset transfer

CONSTITUTION OF

Barr Community

SCIO

SC049703

Amended 19/03/24

**INCORPORATING AMENDMENTS APPROVED BY MEMBERS AT A
GENERAL MEETING HELD ON 14TH FEBRUARY 2024**

(AMENDED CLAUSES SHOWN IN RED)

Chair – Barr Community SCIO



Neil Gillon

GENERAL	Definitions, Name, Office, Community Definition & Purposes, Powers, General Structure	Clauses 1-6
MEMBERS	Membership, Application for membership, Membership Subscriptions, Re-Registration of Members, Liability, Cessation, Register of Members, Associates	Clauses 7-20
DECISION-MAKING BY MEMBERS	General Meetings, Chairperson, Quorum, Voting, Proxy, Resolutions, Adjournment	Clauses 21-31, Schedule 1
BOARD (CHARITY TRUSTEES)	Management by the Board, Interim Board, Composition, Elected, Appointed and Co-opted Charity Trustees, Vacancy, General Duties, Code of Conduct, Register of Trustees, Termination	Clauses 33-49,
DECISION-MAKING BY CHARITY TRUSTEES	Chairperson, Board Meetings, Voting, Sub Committees	Clauses 50-59
ADMINISTRATION & FINANCE	Constraints on payments, Personal interests, Office Bearers, Finances & Accounts, Notices, Records of meetings, Indemnity, Alteration to Clauses, Dissolution	Clauses 60-72

Charities and Trustee Investment (Scotland) Act 2005

Constitution

of

Barr Community SCIO

In this Constitution, the following definitions apply throughout:

- **“2005 Act”** means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification and re-enactment thereof for the time being in force.
- **“AGM”** means an Annual General Meeting.
- **“Board”** means the Board of Charity Trustees.
- **“Charity”** means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.
- **“Charity Trustees”** means the persons having the general control and management of the Organisation.
- **“Clauses”** means any clause.
- **“Clear days”**, in relation to notice of a meeting, means a period excluding the day when notice is given and the day of the meeting.
- **“Community”** has the meaning given in clause 4.
- **“GM”** means a General Meeting.
- **“Group”** means those other organisations (incorporated or not) that are not this Organisation.
- **“Individual”** means a human/person.
- **“Members”** means those individuals and groups who have joined this Organisation.
- **“Organisation”** means the SCIO whose constitution this is.
- **“OSCR”** means the Office of the Scottish Charity Regulator”
- **“Property”** means any property, assets or rights, heritable or moveable, wherever situated in the world.
- **“SCIO”** means Scottish Charitable Incorporated Organisation.
- **“them”** and **“their”** refer to individuals or groups (either he, she or they)

Words in the singular include the plural and words in the plural include the singular.

These Clauses supersede any model clauses.

Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.

The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the Organisation is: Barr Community SCIO
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the Organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit people who live or work in the Barr Community Council area (the "Community"), to protect the Barr Community Hall as an asset at the heart of the rural community, to establish a viable and sustainable community facility for all ages and abilities in the Community, and with the following charitable purposes (the "Purposes"):
4.1	The advancement of citizenship or community development (including rural or urban regeneration, and the promotion of civic responsibility, volunteering, the voluntary sector or the effectiveness or efficiency of charities).
4.2	The advancement of the arts, heritage, culture, or science .
4.3	The provision of recreational facilities , or the organisation of recreational activities , with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended (in relation to recreational facilities or activities which are primarily intended for persons who have need of them by reason of their age, ill-health, disability, financial hardship or other disadvantage, or are available to members of the public at large or to male or female members of the public at large).
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so. In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:

5.1	To encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	To promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes;
5.3	To provide advice, consultancy, training, tuition, expertise and assistance;
5.4	To prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	To purchase, take on lease, hire, or otherwise acquire any property suitable for the Organisation;
5.6	To construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the Organisation's property;
5.7	To sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the Organisation;
5.8	To establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	To employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the Organisation;
5.10	To take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the Organisation;
5.11	To accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;

5.12	To borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the Organisation;
5.13	To set aside funds not immediately required as a reserve or for specific purposes;
5.14	To invest any funds which are not immediately required for the activities of the Organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;
5.15	To make grants or loans of money and to give guarantees;
5.16	To establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	To establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	To enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the Organisation and to enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	To enter into contracts to provide services to or on behalf of others;
5.20	To effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	To oppose, or object to, any application or proceedings which may prejudice the interests of the Organisation;
5.22	To pay the costs of forming the Organisation and its subsequent development;
5.23	To carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The Organisation is composed of:

6.1	Members (composed of Ordinary Members and Junior Members);
6.2	Associates
6.3	Charity Trustees (composed of Elected Charity Trustees, Appointed Charity Trustees; and Co-opted Charity Trustees, following the first GM).
	MEMBERSHIP OF THE ORGANISATION
7	Membership of the Organisation is open to all members of the Community as defined in Clause 4. The membership of the Organisation shall consist of those individuals who made the application for registration of the Organisation and such other individuals as are admitted to membership under the following clauses.
8	The Organisation shall have not fewer than 20 Ordinary Members at any time; but
8.1	In the event that the number of Ordinary Members falls below 20 the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the Organisation is open to all members of the Community (i.e., people who live or work in the Community as defined in clause 4).
9.1	Individuals aged 16 or over may be admitted as “Ordinary Members” .
9.2	Individuals aged from 12 and 15 may be admitted as “Junior Members” (Junior Members will not be eligible to serve as Charity Trustees).
9.3	If an Individual ceases to fulfil the criteria within clause 9.1 or 9.2, that Individual must inform the Organisation. The Organisation may choose to reclassify a Junior Member as an Ordinary Member.
	APPLICATION FOR MEMBERSHIP
10	No Individual may become a Member unless that Individual has submitted a written application for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application.
10.1	The Charity Trustees shall consider applications for membership promptly. and shall assess each application to determine whether the applicant meets the criteria for becoming an Ordinary Member or Junior Member.
11	Membership of the Organisation may not be transferred by a member.

12	Members will not be required to pay an annual membership subscription.
RE-REGISTRATION OF MEMBERS	
13	The Board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the Organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the Board.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the Organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.
13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
LIABILITY OF MEMBERS	
14	The members of the Organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the Organisation if it is wound up; accordingly, if the Organisation is unable to meet its debts, the members will not be held responsible.
15	The Members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
CESSATION OF MEMBERSHIP	
16	A Member shall cease to be a member if:
16.1	That Member sends a written notice of resignation to the registered office of the Organisation; they will cease to be a member as from the time when the notice is received by the Organisation;
16.2	That Member has failed to respond to any re-registration request under clause 13;

16.3	<p>A Special Resolution that that Member be expelled (where that Member's conduct, in their capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed at a GM (at which the Member is entitled to be heard) notice of which shall state:</p> <p>(a) the full text of the Resolution proposed; and</p> <p>(b) the grounds on which it is proposed;</p>
16.4	<p>The Member has died (membership of the Organisation not being transferable);</p>
16.5	<p>Where the Member is a Charity Trustee of the Organisation, they fail to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a Member.</p>
REGISTER OF MEMBERS	
17	<p>The Board must keep a register of members, setting out for each current member:</p> <p>(a) their full name;</p> <p>(b) their address; and</p> <p>(c) the date on which they were registered as a member.</p>
17.1	<p>For each former member the register must set out, for at least six years from the date on they ceased to be a member:</p> <p>(a) their name; and</p> <p>(b) the date on which they ceased to be a member.</p>
17.2	<p>The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.</p>
17.3	<p>If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.</p>

	ASSOCIATES
18	Individuals and Groups wishing to support the Purposes who are not members of the Community may become associates of the Organisation (“Associates”). Associates may attend and speak at GMs but may not participate in such meetings for voting or quorum purposes.
18.1	No Individual or Group may become an Associate unless that Individual or Group has submitted a written application to become an Associate in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by a Group must be signed on behalf of that Group.
18.2	The Charity Trustees shall consider applications for associateship promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Associate.
19	The Charity Trustees shall cause a register of associates to be maintained containing: <ul style="list-style-type: none"> (a) the name and address of each Associate; (b) the date on which each Individual or Group was registered as an Associate; and (c) the date at which any Individual or Organisation ceased to be an Associate.
20	An Associate shall cease to be an Associate if:
20.1	That Associate sends a written notice of resignation to the Organisation;
20.2	That Associate becomes a member of the Community;
20.3	A Resolution that that Associate be expelled from being an Associate (where that Associate’s conduct, in their capacity as Associate, has been detrimental to the effective functioning of the Organisation) is passed by Special Resolution at a GM (notice of which shall state: (a) the full text of the Resolution proposed; and (b) the grounds on which it is proposed) at which the Associate is entitled to be heard);
20.4	In the case of an Individual: <ul style="list-style-type: none"> (a) that Individual becomes insolvent or apparently insolvent or makes any arrangement with their creditors; or (b) that Individual has died; or

20.5	In the case of a Group, that Group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist.
	GENERAL MEETINGS (Meetings of the Members)
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the registered office of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
	Annual General Meeting
22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	The business of each AGM shall include: <ul style="list-style-type: none"> (a) a report by the Chairperson on the activities of the Organisation; (b) the election of Elected Charity Trustees; (c) the fixing of annual subscriptions; (d) consideration of the accounts of the Organisation; (e) a report of the auditor if applicable; and (f) the appointment of the auditor if applicable.
	Notice of General Meetings
23	Subject to the terms of clause 67, notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and <ul style="list-style-type: none"> (a) in the case of a Resolution to alter the Constitution, must set out the exact terms of the proposed alteration(s); and (b) in the case of any Special Resolution (as defined in clause 30) must set out the exact terms of the Resolution.

23.3	Notice of every members' meeting must be given to all the members of the Organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
CHAIRPERSON OF GENERAL MEETINGS	
24	<p>(a) The Chairperson of the Organisation shall act as Chairperson of each GM.</p> <p>(b) If the Chairperson is not present or willing to do so the Vice-Chairperson of the Organisation shall act as Chairperson of the GM.</p> <p>(c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.</p>
QUORUM AT GENERAL MEETINGS	
25	<p>The quorum for a GM shall be the greater of:</p> <p>(a) eleven Members; or</p> <p>(b) 10% of the Members,</p> <p>present either in person or by proxy.</p> <p>No business shall be dealt with at any GM unless a quorum is present.</p>
25.1	If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.
25.2	The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.
VOTING AT GENERAL MEETINGS	
26	The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.
26.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands

26.2	<p>A secret ballot may be demanded by:</p> <ul style="list-style-type: none"> (a) the chairperson of the GM; or (b) at least two Members present at the GM, <p>before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.</p>
27	<p>Whilst the attendance of Members at GMs is encouraged, a Member may appoint a proxy to attend a GM on behalf of that Member. A proxy appointed to attend and vote at a GM on behalf of a Member need not be a Member and shall have the same rights as the Member who appointed them to speak and vote at the GM.</p>
27.1	<p>The form appointing the Proxy shall be in the form set out in Schedule 1 annexed to these Clauses;</p>
27.2	<p>The form appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, shall be lodged at the Registered Office not less than 48 hours before the time of the GM at which the proxy is to be used; and</p>
27.3	<p>No form of proxy shall be valid more than 12 months from the date it was granted.</p>
28	<p>In the event of an equal number of votes for and against any Resolution, the Chairperson of the meeting shall have a casting vote in their capacity as a member of the Organisation.</p>
RESOLUTIONS	
29	<p>At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).</p>
30	<p>Certain Resolutions must be passed as Special Resolutions, specifically Resolutions:</p> <ul style="list-style-type: none"> (a) to alter the name of the Organisation; or (b) to amend the Purposes; or (c) to amend these Clauses; or (d) to wind up the Organisation in terms of clause 72. <p>A Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).</p>

31	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this clause are followed.
31.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
31.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
31.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
31.4	Written Resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (e-mailed).
31.5	Written Resolutions must be accompanied by a statement informing the Member how to signify agreement to the Resolution and the date by which the Resolution must be passed if it is not to lapse.
31.6	A Written Resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
31.7	Once a Member has signed and returned a Written Resolution in agreement thereto, that Members' agreement is irrevocable.
31.8	The Members may require the Organisation to circulate a Written Resolution; as follows:
31.8.1	The Resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (e-mailed), must identify the Resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
31.8.2	The Board may reject the Resolution but must provide reasons for doing so to the members requesting the resolution.
31.8.3	If accepted, the Organisation must circulate the Resolution and any accompanying statement within 21 days and may require the requesting Members to cover the expenses it incurs in circulating the Resolution.

	MEETING ADJOURNMENT
32	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
33	The affairs, property and funds of the Organisation shall be directed and managed by a Board of Charity Trustees; as follows:
33.1	<p>The Board shall;</p> <ul style="list-style-type: none"> (a) set the strategy and policy of the Organisation; (b) where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation; (c) hold regular meetings between each AGM, meeting as often as necessary to dispatch all business of the Organisation; (d) monitor the financial position of the Organisation; (e) direct and manage the affairs and Property of the Organisation; (f) generally control and supervise the activities of the Organisation.
33.2	<p>The Board may;</p> <ul style="list-style-type: none"> (a) on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM); (b) exercise the powers of the Organisation.
33.3	The Board may not also be paid employees of the Organisation.
	INTERIM BOARD
34	Upon incorporation of the Organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the Organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.

34.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 36).
COMPOSITION OF THE BOARD OF CHARITY TRUSTEES	
35	The number of Charity Trustees shall be not less than 3 and the total number of Charity Trustees shall be not be more than 12.
APPOINTMENT OF CHARITY TRUSTEES	
36	<p>From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):</p> <ul style="list-style-type: none"> (a) up to 7 individual persons elected as Charity Trustees by the Members in accordance with clause 37 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and (b) up to 3 individual persons appointed by other Community Groups in accordance with clause 38 (“the Appointed Charity Trustees” who must themselves be Ordinary Members); and (c) up to 2 individual persons co-opted in accordance with clause 39 (“the Co-opted Charity Trustees” who must themselves be Ordinary Members), so as to ensure a spread of skills and experience within the Board.
36.1	Employees of the Organisation may <u>not</u> become Charity Trustees.
ELECTED CHARITY TRUSTEES	
37	At any GM of the Organisation, the Members shall elect up to 7 individual Ordinary Members as Elected Charity Trustees .
37.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
37.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.

37.3	At the fourth and subsequent AGMs, one-third of the Elected Charity Trustees (rounding downwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
37.4	A retiring Elected Charity Trustee shall be eligible for re-election unless they have completed two consecutive terms of office as an Elected Charity Trustee without a period of one year having passed when they were not an Elected Charity Trustee. For the avoidance of doubt, each (single) term of office for an Elected Charity Trustee shall be up to 3 years.
37.5	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
APPOINTED CHARITY TRUSTEES	
38	Subject to clause 35, up to 3 individuals may be appointed by other Community Groups in respect of which 'Appointed Charity Trustees' the following shall apply:
38.1	Nominations, which can only be submitted by local, properly constituted, and currently active community groups, must contain confirmation from the nominee that they are willing to act as an Appointed Charity Trustee, and must be delivered to the registered office of the Organisation at least two days before the first GM or at least two days before an AGM. In the event that more nominations are received than places available on the Board, selection shall be made by a Member's vote carried out in accordance with clause 26.
38.2	For the avoidance of doubt, an Appointed Charity Trustee may attend and vote at Board meetings (subject to clause 63).
38.3	At the second and subsequent AGMs, all Appointed Trustees shall retire from office at the close or adjournment of that meeting.
CO-OPTED CHARITY TRUSTEES	
39	Subject to clause 35, the Charity Trustees may appoint Individuals as Trustees to ensure a spread of skills and experience within the Board (" Co-opted Charity Trustees ") and may remove a Co-opted Trustee at any time.
39.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.

39.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
39.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them.
	VACANCY
40	The Board may from time to time fill any casual vacancy arising because of the retiral (or deemed retiral) of any Charity Trustee from or after the date of such retiral until the next AGM by the action of a Resolution passed by the majority of Trustees attending a Board Meeting.
40.1	Nominations must be in writing and must be supported by at least two Members.
40.2	Nominations must contain confirmation from the nominee that they are willing to act as a Charity Trustee and must be delivered to the registered office of the Organisation at least two days before the Board Meeting.
	CHARITY TRUSTEES – GENERAL DUTIES
41	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the Organisation; and, in particular, must:
41.1	Seek, in good faith, to ensure that the Organisation acts in a manner which is in accordance with its purposes;
41.2	Act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
41.3	In circumstances giving rise to the possibility of a conflict of interest between the Organisation and any other party, put the interests of the Organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the Organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
41.4	Ensure that the Organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
42	In addition to the duties outlined in clause 41, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:

42.1	That any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
42.2	That any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
43	Provided they have declared their interest - and have not voted on the question of whether or not the Organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
44	No Charity Trustee may serve as an employee (full time or part time) of the Organisation; and no Charity Trustee may be given any remuneration by the Organisation for carrying out their duties as a Charity Trustee.
45	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
CODE OF CONDUCT FOR CHARITY TRUSTEES	
46	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
46.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this Constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this Constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
REGISTER OF CHARITY TRUSTEES	
47	The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee: <ul style="list-style-type: none"> (a) the name of the Charity Trustee; (b) the address of the Charity Trustee; (c) the date on which they were appointed as a Charity Trustee; and (d) any office held by them in the Organisation.

47.1	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
47.2	For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee: <ul style="list-style-type: none"> (a) the name of the Charity Trustee; (b) any office held by the Charity Trustee in the Organisation; and (c) the date on which they ceased to be a Charity Trustee.
47.3	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
47.4	If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.
TERMINATION OF CHARITY TRUSTEES OFFICE	
48	A Charity Trustee will automatically cease to hold office if:
48.1	They give the Organisation a notice of resignation, signed by them;
48.2	They become an employee of the Organisation;
48.3	In the case of a Charity Trustee elected under clause 37) they cease to be a member of the Organisation;
48.4	In the case of a Charity Trustee appointed under clause 38) they cease to be a member of the nominating group;
48.5	In the case of a Charity Trustee co-opted under clause 39) the Board under clause 39.2 vote to end the appointment;
48.6	They become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;

48.7	They are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
48.8	They become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
48.9	They are removed from office by Resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 46);
48.10	They are removed from office by Resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
48.11	They become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act.
48.12	They commit any offence under section 53 of the 2005 Act.
49	Clauses 48.9 and 48.10 apply only if the following conditions are met:
49.1	The Charity Trustee who is subject of the Resolution is given reasonable prior written notice of the grounds upon which the Resolution for removal is to be proposed;
49.2	The Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the Resolution being put to a vote; and
49.3	At least two thirds of the Charity Trustees then in office vote in favour of the Resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
50	<p>The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint:</p> <p>(a) an Elected Charity Trustee to chair Board meetings and GMs (the“Chairperson”), and</p> <p>(b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so (the “Vice Chairperson”).</p>

50.1	<p>In the event that:</p> <ul style="list-style-type: none"> (a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and (b) the Vice-Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Vice-Chairperson is currently appointed, <p>the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.</p>
	BOARD MEETINGS
51	<p>The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.</p>
51.1	<p>A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a Resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.</p>
51.2	<p>The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.</p>
52	<p>7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.</p>
52.1	<p>All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.</p>
52.2	<p>On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.</p>
53	<p>No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.</p>

54	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 35, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
55	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
56	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
VOTING AT BOARD MEETINGS	
57	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
57.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any Resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
57.2	A Resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A Resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
SUB-COMMITTEES	
58	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
58.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.

58.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND TRUSTEES
59	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
60	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 61.
61	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
61.1	Repayment of out-of-pocket expenses (subject to prior agreement by the Board);
61.2	Reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
61.3	Payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
61.4	Payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
61.5	The purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
61.6	The sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
61.7	Payment by way of any indemnity, where appropriate in accordance with clause 70.
62	Where any payment is made under clause 61, the terms of clause 63 must be observed.

	PERSONAL INTERESTS & CONFLICTS OF INTEREST
63	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 63.3 and 63.4, they have a duty to declare this to the Board meeting in question.
63.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any Resolution which relates to a matter in which they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
63.2	It will be up to the Chairperson of the meeting in question to determine: <ul style="list-style-type: none"> (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.
63.3	An interest held by an individual who is “connected” with the Charity Trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity Trustee;
63.4	A Charity Trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
63.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Relevant Interests is maintained, which shall be open for inspection by both the Board and Members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
	OFFICER BEARERS
64	The Board may appoint office bearers for such term and upon such terms and conditions as they think fit and may remove an officer at any time.

64.1	<p>The Board may appoint a treasurer for such term and upon such terms and conditions as they think fit. The treasurer may be removed by the Board at any time. The treasurer may be required to attend Board and sub-committee meetings but:</p> <ul style="list-style-type: none"> (a) may not participate in such meetings for voting or quorum purposes unless they are also a Charity Trustee; (b) may not attend meetings (or parts of meetings) at which their remuneration or employment is to be discussed; and (c) (if the treasurer is not a Charity Trustee) may not attend meetings at which confidential matters are to be discussed.
FINANCES & ACCOUNTS	
65	The Board shall determine:
65.1	Which banks or building societies the bank accounts of the Organisation shall be opened with;
65.2	How bank accounts shall be maintained and operated; and
65.3	How cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
66	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
66.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
66.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
66.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.

66.4	Copies of such accounts shall, not less than 14 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
	NOTICES
67	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand- delivered) or electronic form (e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e- mailed.
68	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
	RECORDS OF MEETINGS
69	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
	INDEMNITY
70	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.

	ALTERATION TO THE CLAUSES
71	Subject to the terms of this clause, this Constitution may be altered by a Special Resolution of the members passed in accordance with clause 30 or 31.3.
71.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005.
71.2	The Board must notify OSCR (and its successors) of any changes to the Constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005.
	DISSOLUTION
72	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 30 and 31.4, and subject to written consent being obtained from OSCR.
72.1	<p>If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be:</p> <ul style="list-style-type: none"> (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).

Schedule 1

Form of Proxy

Barr Community SCIO

I,,

residing at,

being a Member of the above Organisation hereby appoint

.....,

of,

and, failing him or her,,

of,

as my proxy to vote on my behalf at the [Annual General Meeting / General Meeting] of the Organisation to be held on

.....

.....and at any adjournment thereof.

I hereby instruct my proxy to vote in favour of/against the following

Resolution[s]:[insert Resolution(s)]

Signed the day of

Signature of member appointing proxy



South Ayrshire Council

Our Ref: JF/TH/CAS-67279-D8R8L0

17th March 2021

To whom it may concern,

Re: Letter of Support for Community Ownership and Refurbishment of Barr Community Hall

I am writing to register my support for the Barr Community SCIO's application for the Community Asset Transfer of Barr Community Hall.

Having convened and attended many meetings within this close knit community over the past five years, I understand that there is a fantastic depth of community spirit and real desire to create a community hub at the heart of the village. I also know that as well as the hub accomodating the various groups and interests of all ages and abilites there is an ambition to maximise their memberships and empower the community to create opporunities and deliver services that are accessible and tailored to the requirements of the local residents, including inter-generational activities.

Due to the rural and isolated nature of Barr and the limited transport network, which undoubtedly reduces the equality of access to health and wellbeing activities, I am convinced that a fit-for-purpose multi-use hall will be a fantastic asset and enhancemment for the village.

Appreciating that the hall is in much need of refurbishment in order to deliver the Barr Community SCIO's ambitions, I would be most grateful that your consideration is given to progressing the Barr Community SCIO's application for the Community Asset Transfer of Barr Community Hall, which will not only be beneficial to enhancing the fabric of the village for future generations, but also to those who travel to the village as a tourist destination.

Best wishes,

Jeane Freeman MSP
Carrick, Cumnock and Doon Valley Constituency



Councillor Alec Clark

Electoral Ward 8: Girvan & South Carrick

14 The Avenue, Girvan KA26 9DS

Email: alec.clark@south-ayrshire.gov.uk

Office: County Buildings, Wellington Square, Ayr KA7 1DR

Tel: (01292) 612460 *Fax:* (01292) 612387



BARR SCIO

Community Ownership and Refurbishment of Barr Community Hall

To whom it may concern;

The community group in the Village of Barr set up as “ Barr Scio “ are in the process of a Community Asset Transfer process with South Ayrshire Council in regards to taking Barr Village Community Hall in to Community ownership for the sole benefit of the whole community of Barr Village.

Due to the well known world wide economic effects of the pandemic “Covid 19“ some of the original plans had to be scaled back . However, progress is still very much ongoing and there are exciting plans being taken forward based on the feedback from a questionnaire circulated throughout all village homes and premises during November 2020.

A revamp of the building, including the larger and smaller hall and full disabled access, low energy lighting and double glazing with all of this providing a first class village centre for all ages providing education, outreach, entertainment , healthy living, access to computers, art, dance, and residential clubs among other exciting and innovative possibilities including the use and uptake of the new premises by external agencies providing extra income.

Sustainability has been built in to every part of this plan going forward to make sure the future running of the project is part of an integrated business plan developed to secure the ongoing viability of the building. This is an outstanding project at the very centre of village life and I have to commend the vision and foresight of the members of Barr Scio for taking this forward as unpaid volunteers on behalf of Barr Village for the benefit of the residents.

This is community power in action and as The independent Elected South Ayrshire Ward Councillor I have no hesitation in supporting this great community project which will certainly provide great benefits to a community that I know very well and respect so much. I would ask that any request for funding or advice be looked on favourably given the full due diligence, community background and community engagement that has went in to bring all strands of the project together.

Alec Clark

**Councillor Alec Clark
Electoral Ward 8: Girvan & South Carrick**



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

South Region
Creebridge
Newton Stewart
Dumfries & Galloway
DG8 6AJ

[REDACTED]
Barr Community SCIO
[REDACTED]

Tel 0131 370 5832
enquiries.south@forestryandland.gov.scot

Regional Manager
Dr Sallie Bailey

17/03/2021

Dear Amy,

This is great news to hear that Barr SCIO is hoping to take on ownership of the village Community Hall to help in delivering greater outreach services for the benefit of the local community.

We, Forestry and Land Scotland have long standing relations with the community of Barr and have some recreational facilities in the area, we are also in regular contact with the wider community on our plans for the forests through our Land Management process.

To engage with the community on our plans for the forests we hold regular drop in meetings and we would be delighted to hold these in your newly refurbished venue. The refurbished venue would allow us to show presentations that are more engaging to the wider community due to the availability of Wi-Fi, the availability of various sized halls would very much suit our ability to hold break away groups so that we can discuss the various factors of our plans.

As we are also involved with the community on some of the trail networks throughout the village of Barr, having the availability to book out meeting rooms to discuss these with the various members of the group, using the Wi-Fi availability to access our mapping system would allow us to discuss issues and concerns and to map out routes in real time.

Forestry and Land Scotland support this venture by the community of Barr and look forward to using the community hall and the facilities available when they become available.

I wish you and the Barr community success in your community transfer request for the community hall.

Yours sincerely,



Forestry and Land Scotland South Region (west)

BARR BIKES

17th March 2021



Barr

KA26 9



Dear Sirs

I am writing to you on behalf of Barr Bikes. We would like to offer our support for the planned usage of the community hall in Barr.

My name is Chris Gunson and I have been living in Barr for almost 19 years and running Barr Bikes for numerous years also. I feel that the refurbishment of the hall can only be of benefit to the community and an asset to all the local groups and visitors that use it. We actively support the changes and anticipate the day when we are able to use it again.

Kind regards



Barr Bikes

XXXXXXXXXXXX
XXXXXXXXXXXX

XXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXX

Barr Community SCIO

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXX

24th March 2021

Dear XXXX

Re - Community Ownership and Refurbishment of Barr Community Hall

Thank-you for your letter of 10th March 2021 regarding community ownership of Barr Community Hall. The Galloway and Southern Ayrshire Biosphere are really supportive of any measures, particularly community ownership initiatives, that can help develop new skills and opportunities that combat rural isolation and build greater community resilience.

With the PLACE project having already had some involvement with Barr Community and as our Biosphere team grows we would welcome the opportunity to have enhanced facilities that might make future engagement opportunities easier and would provide an opportunity for the community to benefit from the UNESCO designation that they are part of.

We would encourage you to explore cost effective energy saving measures as part of the building refurbishment to help reduce running costs and to reduce any negative impacts on the environment.

We wish you every success with your bid

Yours Sincerely

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

Manager Galloway and Southern Ayrshire UNESCO Biosphere



Girvan Youth Trust
Z1 Youth Bar
154 Dalrymple Street
Girvan
South Ayrshire
KA26 9BQ

29/03/21

Dear [REDACTED]

It was great to speak to you and hear about all the exciting plans you have for Barr Community Hall I think it will be a fantastic facility for the village. Girvan Youth Trust work with young people within Girvan and the seven outlying villages Barr being one of them. Primarily we work within Girvan as we own our Z1 Youth Bar a purpose built 3 storey Youth Centre. We are able to carry out youth work within the local villages upon request and capacity dependant. Should this be required by the Barr Community then it is good to know that there is a suitable facility within the village to carry this out.

We wish you good luck with your new venture and hope to work together in the future.

Your sincerely

[REDACTED]

Project Coordinator



Telephone: 01465 714729

E-mail: info@z1girvan.org.uk

Website: www.z1girvan.org.uk

People Directorate

Head Teacher: Paula Murphy

Barr Primary School and Early Years Centre
Change Road,
Barr
Ayrshire,
KA26 9TT



Tel: **01465 716804**

Email: [REDACTED]

Date: 29th March 2021

Dear [REDACTED]

Support for Community Ownership and Refurbishment of Barr Community Hall

I am fully supportive of the plans outlined in your previous correspondence. The proposals to refurbish and manage the building as a community asset will hugely benefit local organisations and businesses, including the school.

Over the years, we have used the hall for larger school occasions; organised fund-raisers with parents and the community; attended social/local events; held PE lessons and after-school sports sessions. Although we now have our own multi-purpose hall within the school building, maintaining our links with the community and playing our part to facilitate developments is very important to me.

I look forward to seeing this project develop.

Yours sincerely

[REDACTED]

[REDACTED]

Teacher



Support for Community Ownership of Barr Community Hall

23rd March 2021

Dear [REDACTED]

The Biosphere Bikes project is very happy to support the Barr Village Community in their application for ownership of the village hall.

Biosphere Bikes is a new startup social enterprise and was set up to provide accessible cycling activities to Girvan and surrounding villages.

We can provide access to conventional and electric bikes and go karts for projects run from the hall and to support any events around the village and the Barr trails.

We are happy to support other agencies like the Ayr Travel Hub, Community Learning and Development, South Ayrshire Paths Initiative by providing bikes and equipment for any events or workshops that will take place.

If you have any other enquiries please get in touch using the contact form on the website or by emailing:

[REDACTED]

Kindest regards

[REDACTED]

[REDACTED]
F o u n d e r

CONTACT

PHONE: [REDACTED]

Website:

www.biospherebikes.com

Facebook:

[@biospherebikes](https://www.facebook.com/biospherebikes)

Email:

[REDACTED]

People and the environment are @ the ♥ of an ace experience

Unit 4
Ladywell Avenue
Grangestone Industrial Estate
Girvan
KA26 9PF

Tel: [REDACTED]
E-mail: [REDACTED] @hotmail.co.uk
www.adventurecentreforeducation.com



Company No: 379658
Registered Charity: SC 041556

Dear [REDACTED]

As you know ACE have been a great support of the village of Barr and we are more than happy to support your plans for the development of the Community hall.

We have said over the years that if we can help take your aspirations forward then we will do what is within our capacity to help.

As a first step towards this exciting project we offer our support in writing and we wish you every success in taking your plans forward.

Please call on us when you need our help.

Best wishes

[REDACTED]

Adventure Centre for Education (ACE)

CEO

Supported By:



Wednesday 10th March 2021

To Whom It May Concern

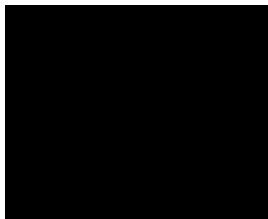
On behalf of Barr Bowling Club I would like to say that we would be very pleased if the Community Hall and surrounding grounds were transferred to the community.

Barr Bowling Club is very well attended throughout the season and we also hold events out of season to raise funds and social events for our members. We have a number of other Bowling Clubs who visit our ground during the season and Bowls are available for visitors to hire and play with every day. We also encourage the primary school children to come for lessons in the season.

It is not just a Bowling Club but very much a Social meeting place for all ages in the village.

We would support the SCIO in obtaining and continuing to operate the Community Hall for all.

Yours sincerely



Place Directorate



Service Lead - Planning and Building Standards: Julie Nicol

County Buildings, Wellington Square, AYR, KA7 1DR

Telephone Number: 01292 616426

Email: Rachel.Shipley@south-ayrshire.gov.uk

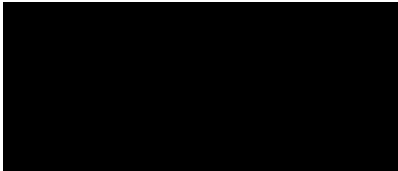
Our Ref:

Date: 16th March 2021

Fax:

Your Ref:

If phoning or calling, please ask for Rachel Shipley



Dear [Redacted]

Ref: Community Ownership and Refurbishment of Barr Community Hall

Thank you for getting in touch, regarding the community's proposals for Barr village hall.

Rural settlements in South Ayrshire often rely on tourism and visitors to their areas to help support their fragile rural economies, and the beautiful countryside is very popular with walkers, cyclists and horse riders.

The many tracks and trails, through forestry and even windfarms, are ideal for these recreational uses. If visitors are spending a whole day (or longer) in an area, they will certainly be looking for facilities to provide toilets and refreshments,

Therefore, the community's proposal to refurbish and manage the village hall, will be a great benefit to the area.

I hope that the proposal goes well.

Yours sincerely,



[Redacted] | Outdoor Access Officer| Place Directorate |
[Redacted] @south-ayrshire.gov.uk |01292 616426 |

South Ayrshire Council, County Buildings, Wellington Square, Ayr KA7 1DR |
<http://www.south-ayrshire.gov.uk>



Girvan

KA26 9 [redacted]

01465 [redacted]

[redacted] @hotmail.co.uk

To whom it may concern

Living with Leisure Group Girvan

I am writing this letter of support for Barr Community Hall. Barr is a very unique community, so closely knitted together. It needs this hall as its central heart and run by the locals who really understand its needs.

Living with Leisure hope that in the coming year, after lock down, we can join different activities there. One main event that our members love is the afternoon tea on a Sunday which also brings money for charities. Also some of our members, including myself tend classes there.

Another important fact are the toilets, especially when we have so many wonderful walks near.

I so hope you are successful.

Best wishes



(Secretary)



South Ayrshire Path Initiative,

~~XXXXXXXXXXXXXXXXXXXX~~

Girvan,

South Ayrshire KA26 9~~XX~~

23rd March 2021

Support for Community Ownership and Refurbishment of Barr Community Hall

Dear ~~XXXX~~

South Ayrshire Paths Initiative (SAPI) fully support Barr Village's application for community ownership of the community hall and will assist with offering outreach programmes and Active Travel and Outdoor initiative support in the community hall when the transfer of ownership has been completed.

As we have done in previous years, we will offer support to Barr with their active travel and outdoor initiatives like the Barr Trails festival, support of the Barr woodland walking routes and possible educational sessions on walking route maintenance and funding support. SAPI are keen to attend and take part in any active travel and outdoor presentations, lectures or outdoor events that are run from the Community hall.

We will work in partnership with the Ayr Active Travel Hub supplying possible Dr Bike repair workshops and as you know Biosphere Bikes and South Ayrshire Council will be supporting outdoor and indoor based education from the village and Community hall.

As I have already discussed, once ownership has been transferred to the local community SAPI will fund a bike parking rack in conjunction with Ayrshire Roads Alliance.

SAPI wish you all the best in this asset transfer and if you need any further assistance please do not hesitate to contact our community group.

Regards,

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

SAPI Committee Member

from: [REDACTED] @btinternet.com

to: [REDACTED] @gmail.com>

date: Mar 11, 2021, 11:49 AM

subject: FW: LETTER OF SUPPORT FOR ASSET TRANSFER

To whom it may concern,

The Barr Parish Development Company is delighted to support the full asset transfer of Barr Community Hall to the community and feels privileged to be tasked in following through the community aspiration, as voted for by the majority of Barr residents.

To procure the Hall as a 'hub' for the benefit of the whole community will retain the heart of Barr, preserving Barr's 'sense of community', with the opportunity of fostering sustainable self-reliance, presenting village residents with the foundation of a legacy we may all be proud to build upon for future generations.

[REDACTED]

Barr Parish Development Co.

from: [REDACTED] @gmail.com

to: [REDACTED] @gmail.com

date: Mar 12, 2021, 10:57 AM

subject: Re: Letter of support for Community Asset Transfer of Ball Community Hall (Barr Community Council)

Good morning [REDACTED]

As Treasurer of Barr Community Council and acting Chair I would like to add the support of the Community Council to this project.

As with all projects the level of support differs from Councillor to Councillor with those who are very keen to those who support it but feel they must view all the detail before completely endorsing it.

This project has been some years in the pipeline and the members of Barr Community Council know that to attain something like this takes a great deal of work and a dedication to the process. Covid has certainly not helped as face to face discussions on the project have not been able to take place and I am sure once we all have our freedom this will give it more impetus. At many previous open days the over whelming feeling was that this was a serious project with the potential to have real positive outcomes for the village and I feel that the Community Council should reflect this position.

Regards

[REDACTED]

Treasurer, Barr Community Council.

From: [REDACTED] @btinternet.com

Date: Tue, Mar 16, 2021 at 6:59 PM
Subject: Barr Community Hall Proposal.

To: [REDACTED] @gmail.com

Hi [REDACTED]

I received a copy of your email regarding the proposed Refurbishment of the Hall, and I am more than happy to lend our support for the proposals. Although we now stay in Girvan we were resident in Barr for forty years, and we also tried to do exactly what you are now attempting to do. Due to the politics at the time we did not manage to have our proposed plan carried out. We had many successful concerts and plays in the Hall. But we always felt that so much more could have been achieved if we had received the permission to go ahead with our improvements. We would hope that if you do manage to break the log-jam and Refurbish the Hall we would be delighted to once more arrange to present Concerts, Plays and Pantos up in Barr. We wish you every success with your proposals.

Yours sincerely

[REDACTED]

(Jolly Good Show).

From: [REDACTED] @gmail.com

Date: Sun, 7 Mar 2021 at 10:28
Subject: Supporting application for asset transfer of Village Hall

To: [REDACTED] @gmail.com

For the attention of the Development Officer, Barr Community SCIO

.....

I would like to confirm that Ayr & District Rambling Club and the South Ayrshire Group of Ramblers Scotland are happy to support Barr Village in the asset transfer of their Village Hall. It is a very small rural village and the Hall is key to their social activities and welfare. The Ramblers always enjoy the hospitality and events held on the annual Trails Day. The well-kept Hall grounds are the first thing you see when entering the village, and many walkers enjoy sitting in this area for a well-earned rest.

We wish the village every success with their application, and continue to support this area of natural beauty.

Kind regards,

[REDACTED]

Committee Member
Ayr & District Rambling Club
and South Ayrshire Group of Ramblers Scotland

08 January 2023

To Whom It May Concern

On behalf of Barr Bowling Club, I would like to say that we would be very pleased if the Community Hall and surrounding grounds were transferred to Barr Community SCIO for the future use of the village.

Barr Bowling Club is very well attended throughout the season and we also hold events out of season to raise funds and social events for our members. We have a number of other Bowling Clubs who visit our ground during the season and Bowls are available for visitors to hire and play with every day. We also encourage the primary school children to come for lessons in the season.

It is not just a Bowling Club but very much a Social meeting place for all ages in the village.

The grounds are very well kept with seating areas for all to enjoy at any time.

We would support the SCIO in obtaining and continuing to operate the Community Hall for all.

Yours sincerely

A solid black rectangular box used to redact the signature of the Secretary.

Secretary

Mr Neil Gillon,
Chairman of Barr SCIO
Barr.

05.01.2023

Dear Neil,

Following our recent discussion about the redevelopment of the village of Barr community hall. I on behalf of the Barr and district Burns club would like to offer our support for this project. The following are some reasons behind our support.

The Barr and District Burns club has held its annual supper in Barr since its started February 1952 in the Jolly Sheppard and then moved to the village hall since it closed during the 1990's.

I succeeded as chairman in 2014 and we have a strong club which has attendees of around 80 at our supper slightly less than the 100 that came 20 years ago. The meal is provided by local cooks in the past from the village and latterly Anne Kennedy all made in the kitchen in the hall with its issues in the past but still delivered a first class bill O Fayre on the night.

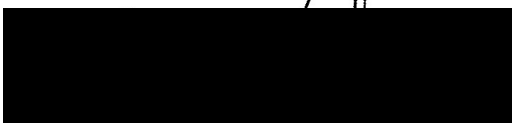
We attract speakers from all over Southern and Central Scotland, Ayrshire, Dumfries and Galloway and Glasgow and surrounding district. Immortal memory proposers such as Professor Alastair McGowan, Dr Peter Hughes and Brian Taylor are some of the best I have heard in Barr in the 25 years I have attended the supper. Along with Toast to the lassie proposers, singers and reciters we can attract good quality performers to come to Barr.

We have a strong generational company with Grandfathers, Fathers and Sons generations all represented. The company comes from Barr and surrounding district, Girvan, Colmonell, Pinwherry, Barrhill and Dailly. And we all look forward to the future and having a facility which is fit for the 2020's and the quality speakers we can attract to come to Barr.

The hall is a good size for our supper and if it can cater for 80 – 100 attendees going forward in comfortable and relaxing surroundings, a kitchen facility which our caterer Anne Kennedy would be delighted to work in to prepare the meal. A bar where our drinks provider Alastair McClymont or even the community hall could do this service for the supper putting some cash back into the community would be great.

Overall Neil it would be a big loss to Barr if the Hall was unable to hold the annual Burns supper and we wish you and your committee good luck on delivering a community hall that everyone will be proud to use and keep a lot of local traditions like the Burns supper where it belongs.

Yours Sincerely,



 Chairman of Barr and District Burns Club.

[REDACTED]
Gladneuk Holiday Cottage
6 Glenginnet Road
Barr
South Ayrshire
KA26 9TU

Dear Barr Community SCIO,

I whole heartedly support SCIO in their vision to create a community space to welcome visitors, family & friends to the village. The visuals when approaching the village will only encourage investigation of the newly refurbished Hall and what it has on offer. This new venture will be a massive benefit to the holiday cottage I have in the village with a visitor's experience ensuring they will want to bookup a short/long break to fully embrace the experience. As we know word of mouth is the very best advertisement of all. When the Hub is up and running the ideas will start to flow and materialise into something that will 100% complement the Hub and enhance the village.

The Community Hall holds special memories for me as it is where I attended many Herd's Fairs, served tea and cake in the renowned "Village Tearoom," held my Wedding Reception, watched my children participate in all the events and activities available to them throughout the years. The Hall has always been the heart of this community a place to create memories that last a lifetime.

I could go on and on with my memories of this village landmark as there's a lot of emotional attachment, my late parents came to the village as a newly married couple and they loved the life this community had to offer so much so they stayed for 47 years, that in itself is a testimony of how important the Hub is in keeping the community alive to create a legacy for future generations to come, it would be selfish of us to deprive generations the opportunity to forge memories that will last a lifetime.

This is such an exciting project, the community will be able to take it from it's infancy to full blown maturity and beyond adapting to trends and requirements in the future.

Best Wishes & Support
[REDACTED]



Zanne Lyttle <zanne.lyttle@gmail.com>

Barr Community Hall

Mon, Jan 9, 2023 at 1:08 PM

[REDACTED]
To: Zanne Lyttle <zanne.lyttle@gmail.com>
Cc: neil gillon <neil.gillon@hotmail.co.uk>

Dear Zanne

We would like to record our wholehearted support for the Barr SCIO's project that aims to bring the existing hall into community ownership and develop its potential as an asset that can create opportunities, jobs and wellbeing benefits for local people. While our business, the design consultancy Graven, has thoroughly enjoyed working with you and the team on a pro bono basis to develop, test and communicate the vision for the hall, our comments should be regarded as personal, albeit we live six miles away from Barr.

Building sustainable communities and places are worthwhile aspirations that are embedded within the Scottish Government's strategic plans for the country's future. Barr is in an exceptional position to lever its substantial assets and use them as a foundation to build a long-term future for its thriving and creative village community.

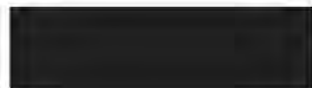
Barr has fabulous potential including:

- beautiful scenic and unspoiled rural place
- a rich and dramatic history
- unique and iconic village architecture
- proximity to larger urban populations and potential to be a popular visitor destination
- revenue from nearby renewable energy developments
- lively groups and entrepreneurial individuals who are able to contribute and who have valuable networks and connections
- potential for circular micro-economic development in various sectors

A relatively small investment in the community hall will create a flexible infrastructure that can support a wide range of activities – these will create jobs and opportunities and enrich the lives of residents, neighbours and visitors. Barr village hall can be the catalyst to secure a sustainable future for the village and be a model for other rural community place-based development across Ayrshire and Scotland.

We urge you and your team to aim high and deliver an outcome that places high-quality design, and management, the heart of this important development.

We wish you every success for this important project.



[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Monday, 9 January 2023 at 11:44
To: [REDACTED]
Subject: <no subject>

I'd like to record our wholehearted support for the Barr SCIO's project to bring the existing hall into community ownership and your plans to develop its potential as an asset for the community.

My business, the design consultancy Graven, has enjoyed helping you to express your vision, but these comments are personal, in our capacity as close neighbours to the village.

"Communities", "places" and "sustainability" are well-worn aspirations and indeed are embedded within our government's strategic plans for Scotland's future.

Barr is in an exceptional position to understand, gather and channel its substantial assets as a foundation to build a long- term future for a thriving, creative, energetic village community.

Most places don't have a fraction of Barr's potential:

An incredible and scenic rural setting

An historic backstory

Unique village architecture

Potential to be a popular visitor destination

Ongoing revenue from nearby energy developments

Lively groups and individuals in the community

Potential for circular micro-economy

[REDACTED]

The Community Hall itself is not a perfect building but a relatively small investment can create a flexible infrastructure that will support the widest range of activities and endeavours that will enrich the lives of residents, neighbours and visitors alike.

It can be the catalyst of a secure sustainable future for Barr, and a model for how this might be achieved in other places across rural Scotland.

However you must continue to stretch for the highest aspirations, with thoughtful high-quality design and management the centre of everything you do.

Best wishes for the project

[Redacted signature line]

[Redacted signature line]

[Redacted signature line]

[Redacted signature line]



Barr SCIO Project Officer <barrscioprojectofficer@gmail.com>

Re: Letter of support

Thu, Dec 22, 2022 at 11:32 AM

[REDACTED]
To: barrscioprojectofficer@gmail.com
Cc: Doreen Sherry <d.sherry303@btinternet.com>

Dear Scio team

Thank you for your email. This story has been running for over twenty years to our knowledge. We wish you well in trying to bring it to a conclusion. Thank you for all that you have done so far. Season's Greetings and all the best for 2023.

To answer your specific request:

1. There is a need for a community centre in the village for social and practical reasons. Without one, the village would become a dormitory. There would be no community. The variety of uses to which the existing Hall has been put in the past and today, has been of great benefit to Barr. There is no doubt in our minds that those benefits can continue into the future.
 2. So long as the Hall is the responsibility of South Ayrshire Council, investment in its maintenance and improvement will at best be limited. More than a decade ago, Hadyard Hill funds worth a quarter of a million pounds were available for improvements but were declined by the community. This was shortsighted at the time.
 3. The Community should re-take over the responsibility for the Hall. It managed it in the past. Such a move is long overdue. The alternative will be to lose the Hall and all that it does for the community.
 4. Like the Hall, the Shop is a community service. Although some people choose not to use it, it is undoubtedly a community asset and many of us are grateful for the services it provides. Its continuation is essential.
 5. Whereas close cooperation between the Shop and the Hall is highly desirable - for example in supplying goods and services for events in the Hall - it does not follow that the two should share the same geographic location. What matters is a willingness to work together in the community interest.
- [REDACTED]

On 21 Dec 2022, at 22:42, Doreen Sherry <d.sherry303@btinternet.com> wrote:

[REDACTED]

As you know, Barr Community SCIO have been working hard on plans for a new community Hub in Barr, in place of the current community hall. Our plans were presented at a recent Open Day, and are available to see here: <https://www.barrvillage.co.uk/hall-project/>. The current state of the hall leaves much to be desired, with outdated electrics and poor insulation. But with your support, we can transform it into a truly special place for our village!

We are seeking funding for this project from external sources. By bringing in funding from outside of the village, we have the opportunity to encourage money

into our community and invest in the future of the hall.

This is our community's hall, and it will be managed and defined by the community itself. Through the use of a Scottish Incorporated Charity, we have the opportunity to create a true social hub that is owned and managed by the community. This means that regular meetings will be held to discuss and decide on the future of the hall, and all members of the community are invited to participate.

In addition to fully refurbishing the hall, including the installation of a commercial kitchen and a new heating system, we also plan to include a restaurant and bar space, as well as additional flexible space for the community to use in any way they see fit. This could include classes or workshops, local business ventures, or simply a warm and welcoming place for the community to gather and meet. The possibilities are endless, and it is up to all of us to shape the future of our community hall.

Letter of Support

We are seeking support from community members like you to make this vision a reality. One way you can help is by writing a letter of support for this project, expressing your enthusiasm and endorsement for the renovation and community ownership of the hall.

If you would like to write a letter of support, here are some things you may want to include:

- Why you think the renovation and community ownership of the hall is important
- How you envision the hall being used in the future
- Personal anecdotes or experiences you have had at the hall in the past
- Any skills or resources you are willing to contribute to the project

Your letter can be as simple as expressing your thoughts and feelings in your own words. We appreciate your consideration of writing a letter of support for this venture. Together, we can create a brighter future for our community hall and make it a truly special place for our village.

You can email your letters of support to barrscioprojectofficer@gmail.com, or post them.drop them round to: Barr SCIO, Bridgend, Changue Rd, Barr KA269TT

Sincerely,

Barr Community SCIO



Zanne Lyttle <zanne.lyttle@gmail.com>

Barr sheepdog trial association

1 message

Wed, Dec 21, 2022 at 6:32 PM

[REDACTED]
To: Zanne Lyttle <zanne.lyttle@gmail.com>

I am writing in my role as president of Barr sheepdog trials, our association would fully support the conversion of Barr community hall into a village hub. It would be good for participants at trial to have somewhere to go and eat and socialise after our trials have finished. Good luck to Barr village with their project.

Cheers

[REDACTED]
President



Connecting People and Places

VAT Reg No. 300 859 518 : SCIO Registered Charity No. SC046212

27-29 Crown Street, Ayr, KA8 8AG

T: 01292 270864 E: info@sacommunitytransport.org

www.sacommunitytransport.org

Barr Community SCIO
Bridgend,
Changue Road
Barr
KA26 9TT

10 January 2023

To Whom it May Concern:

Support for Multi-function Community Hub

South Ayrshire Community Transport (SACT) are happy to support Barr Community SCIO plans to create a multi-function Community Hub in the existing village hall.

SACT operate the CB8 Bus Service between Barr and Girvan in partnership with the local community and Strathclyde Partnership for Transport. The CB8 Bus Service operates five times a day over 4 days per week.

The CB8 Bus Service is used by both residents and visitors to the Barr area. The development of Multi-Function Community Hub would benefit the CB8 Bus Service by encouraging more visitors to the village to advantage of nearby walks and cycle trails.

Yours Sincerely



Project Manager
South Ayrshire Community Transport



Funded by Barr Community Council and Foundation Scotland from the Falck Renewables Asset Valley Community Fund



Barr SCIO Project Officer <barrscioprojectofficer@gmail.com>

Barr proposal

To: barrscioprojectofficer@gmail.com

Mon, Jan 9, 2023 at 10:51 AM

Good morning

Having run a very busy B&B alongside a deer management business from Garryloop for approaching 20 years, can we lend our support to the proposals for the Village Hall in Barr being put forward by the SCIO. A facility or, Hub, of this type has been sadly missing throughout our time here which will serve as a focal point for the tourists and guests staying with us, a fact that many have commented on over the years. Barr is a lovey village, and it will be nice for our visitors to call in to the hall for a meal in the evenings or just a coffee after walking the trails. It has been a shame that for so many years we have had to direct our visitors away from the local area due to a lack of such a venue. We fully support this project which has been long overdue and will be of huge benefit to the area and Barr in particular. I also understand there is some local opposition which I find disappointing, speaking purely as a business and as we are specifically visitor oriented I think that this is an excellent idea.

South Ayrshire Stalking

UK Pro Stalker of the Year 2019/2020/2021@2022

Web www.ayrstalk.co.uk

Barr Survey

Report: January 2021

Background

A survey was issued to all households in Barr Parish in November 2020. They were hand delivered by Creetown Initiative staff members and Barr Community SCIO volunteers. Stamped addressed envelopes were provided for surveys to be returned to the Creetown Initiative offices.

The survey was produced to gauge community opinion regarding the hall transferring to community ownership and the level of repair and renewal required to make the hall fit for purpose. This was a material change from the original plan, brought about in the changing circumstances regards funding. There are limited opportunities for capital funding at present, particularly in light of covid-19. Funders are concentrating their efforts in supporting existing projects and/or those at highest risk due to restrictions in place. For that reason, Creetown Initiative suggested scaling back the architect's plans.

The survey asked respondents about their priorities for repairs, improvements and facilities, as well as their preferences for ownership and lease options.

The results will be used to inform the stage 2 asset transfer with South Ayrshire Council, as well as future funding applications.

A copy of the survey can be found in Appendix 1.

Results

There were 45 responses to the questionnaire, representing a 32% response rate, which is a good response for this type of survey. The following is a summary of the responses. The full responses are shown in Appendix 2.

Ownership

58% of respondents preferred that the community takes ownership of the hall; 35% preferred that the community takes a lease with the option to take full ownership in future; and 7% felt that the building should be left in council ownership.

Essential Repairs and General Improvements

Respondents were given 7 options (see question 2) and asked which they agreed with. They are ranked as follows:

Renew all windows throughout the building with double glazed windows to improve heat retention	82%
Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that will help a) keep the building warm and b) reduce costs	78%
Essential repairs as described by the independent structural report commissioned by SAC in March 2020	73%

Renew the current kitchen	73%
Introduce insulation to all parts of the roof where possible	69%
Improve the building's lighting arrangements to help reduce costs	67%
Replace all external doors with double glazed heat retaining doors	67%

Additional Improvements and Minor Alterations

Respondents were then asked which additional improvements they would like to see from a list of four. The results are as follows:

Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time and/or to have a smaller space which is warmer and relevant to small groups.	71%
Create a large opening (double doors or sliding door arrangement between the Bowlers' Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required.	49%
Install an electronic raked heating system in Hall 2.	36%
Remove the stage in Hall 2 to create new storage.	33%

There was also an option for respondents to add their own ideas. It is clear that the decor of the community hall is important to the community, with a significant number mentioning it. Other suggestions include a new kitchen, heating and solar energy, and new windows.

Redecorate / repaint / new decor	40%
New kitchen	16%
Heating / solar energy	11%
New windows	11%

A new kitchen and new windows were given as options in earlier questions. Novel suggestions included new blinds/curtains (7%) and a patio with seating (4%).

Services and Facilities

Respondents were asked what services and facilities they would like to see offered from the hall. The top suggestions were as follows.

Café / tea room	44%
Community shop	33%
Tourist / trails information / visitor centre / information screen	27%
Bar	16%
Post office	13%

Final Comments

There was space for respondents to add any other comments. A selection is shown below.

"I would like to add the many volunteers in this village are capable of running these halls competently. The negative factor is in the minority. This village must keep and maintain is halls for the future. We don't want an eyesore in the village. There is enough wind farm money which this small village will never spend. Using it on this project seems sensible."

"As the main business in village, the shop should be in any plans."

"Don't be over-ambitious. Take a step at a time."

"Give the village a true community hub."

Appendices

Appendix 1: Final Survey

Barr Community Hall



Community Hall Update

Introduction

Over the past few years work has been going on to create a community hub, a place that would provide services and facilities for the people of Barr. Also, a place that would welcome visitors and encourage tourism.

The plan was to turn the community hall into a hub which would provide these services and facilities, whilst at the same time upgrading the hall and therefore securing its future for the people and groups who use the hall. Plans were drawn up to show what could be done to improve the hall.

The next step was to engage support to help move things forward because these projects take time and resources to progress, not least because there would be considerable fund raising involved.

Creetown Initiative has been engaged because we have a great track record of helping communities make things happen, we also carry out projects in our own village, so we have a practical and current understanding of how to take projects like this forward (see <http://creetowninitiative.co.uk> for some of our work).

Unfortunately, we were then hit by Covid-19.

Covid-19 and Funding

The impact of Covid-19 has been devastating for a variety of reasons, imposing many restrictions in how we all live, and financial impacts.

On a local level, it has meant that Creetown Initiative has been unable to work as closely with the community and to engage with the people of Barr as much as we would normally do. So, because of this we have reduced the number of hours we are working on the project in the hope that when things improve, we will increase hours and concentrate our efforts to make Barr aspirations a reality as much as possible. Unfortunately, Covid-19 is as much a problem now as it was when we started to work on it.

However, one of the biggest impacts of Covid-19 has been on funding. Once the true impact of Covid-19 became clear, funders started to close their standard programmes and concentrate on helping communities get through the crisis. Some funders changed their standard funding streams in favour of new programmes supporting groups they had previously invested in, in order to protect that previous investment.

In addition to this, we have lost EU funding such as LEADER, so the overall funding situation, especially for capital projects like community halls/hubs, is at its lowest ebb for years.

Fortunately, in Barr we have access to wind farm community benefit funds, but these alone could not fund the major upgrade and refurbishment being considered.

Taking all these issues into account, an alternative and down-graded option is being proposed by Creetown Initiative to make the project a reality.

Including Everyone in the Community

Therefore, to take things forward we want the community to understand why we are looking at different options and we want all Barr residents to be part of the decision process.

We realise that people may be weary of surveys and want to see something happen, but sadly we are in strange times and as such we must reassess where we are.

So, we would ask that you spend a little time filling in the questionnaire attached. There is just one per household so we would ask that your household respond collectively, considering all members of your household's needs, both young and old. Thank you.

The Survey

Question 1

Across Scotland, communities are being encouraged to take control of local assets. In some cases, local regional councils can no longer afford to support them. But also, communities have often shown that if they control their local assets, they can do a better job of managing them because the communities have an actual stake in the asset. The original idea was that Barr community would take over the ownership of the hall because this opens new funding streams and allows communities to make changes to the property without having to ask permission from the Council every time.

Which of the following options do you prefer? Please tick one only.

The community takes ownership of the hall

The Community takes a lease with the option to take full ownership in the future

Nb. A lease would generally be at a peppercorn rent and other details like who is responsible for what repairs would have to be negotiated. If the terms offered by the council were not in the best interests of the community, the recommendation would be to reject a lease.

The building is left in council ownership

NB. If you voted to reject a lease and leave the hall in the ownership of the Council you don't need to answer any further questions because the future of the hall will be determined by the Council.

Question 2

The new proposal is to carry out essential repairs and some general improvements. Please tick every improvement and general improvement that you agree with.

1. Essential repairs as described by the independent 'structural report' that was commissioned by South Ayrshire Council March 2020
2. Renew all windows throughout the building with double glazed windows to improve heat retention
3. Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that help a) Keep the building warm b) Reduce costs. (It is generally accepted that fossil fuels will be phased out in years to come and as such the preferred energy used should be electricity)
4. Renew the current kitchen
5. Improve the building's lighting arrangements to help reduce costs
6. Replace all external doors with double glazed heat retaining doors
7. Introduce insulation to all parts of the roof where possible

Additional improvements and minor alterations to make the spaces more usable

1. Create a large opening (Double Doors or Sliding Door Arrangement between the Bowlers Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required. This would only be an option if Hall 1 was not being used by another group
2. Install an electronic raked seating system in Hall 2. This system creates a tiered seating system that folds away making the hall space flexible and available for different activities
3. Remove the Stage in Hall 2 to create new storage. (This would only work if a raked seating system was installed)
4. Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time, and/or to have a smaller space which is warmer and relevant to small groups

Essential Repairs would be the priority, important upgrade desirable and additional improvements if funds allowed. The cost of the above has yet to be established, but it would be considerably less than the original plans. We at Creetown Initiative suggest that with the funding options open to the community of Barr, a target of £300,000 is achievable. It would mean that the community could take over the ownership of the hall and that the hall would be in good repair and more efficient energy wise, therefore more sustainable. If the community

wants to look at extensions or more extensive alterations when things improve, this could be revisited at a later date.

Money is the important issue at present and it is expected that due to Covid-19, funding streams are not likely to return to normal for several years. However, we are keen that people contribute their ideas. What we ask is that people consider the cost implications of what they are suggesting. Please list up to 5 suggestions for improving the hall. These should be physical changes, for example, "The building should be repainted inside".

1.
2.
3.
4.
5.

There may well be differences of opinion about how the Barr Hall project should be taken forward and what functions and services should be delivered from the hall.

Unfortunately, people will not get everything they want and there will have to be compromise. Consideration also needs to be given as to how the hall will earn money to keep it sustainable. In this section, we would like you to suggest what services and facilities you think should be offered from the hall. You might think its current functions are enough, in which case leave this section blank. Alternatively, please suggest up to three services or facilities you think should be considered, for example, "A tourist information service".

1.
2.
3.

We really appreciate your cooperation in this matter and would ask you to return your completed survey in the stamped envelope to

Andrew Ward
Creetown Initiative Ltd
54 St John Street
Creetown DG8 7JF

Appendix 2: All Responses

Responses

There were 45 responses to the questionnaire. This represents a 32% response rate.

Ownership/Lease Options

Which is your preferred option?

The community takes ownership	25 (58%)
The community takes a lease with the option to take full ownership in the future	15 (35%)
The building is left in council ownership	3 (7%)

NB One respondent selected all three option. This response has been removed.

Essential Repairs and General Improvements

Which options do you agree with?

Essential repairs as described by the independent structural report commissioned by SAC in March 2020	33 (73%)
Renew all windows throughout the building with double glazed windows to improve heat retention	37 (82%)
Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that will help a) keep the building warm and b) reduce costs	35 (78%)
Renew the current kitchen	33 (73%)
Improve the building's lighting arrangements to help reduce costs	30 (67%)
Replace all external doors with double glazed heat retaining doors	30 (67%)
Introduce insulation to all parts of the roof where possible	31 (69%)

Additional Improvements and Minor Alterations

Which would you like to see?

Create a large opening (double doors or sliding door arrangement between the Bowlers' Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required.	22 (49%)
Install an electronic raked heating system in Hall 2.	16 (36%)
Remove the stage in Hall 2 to create new storage.	15 (33%)

Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time and/or to have a smaller space which is warmer and relevant to small groups.	32 (71%)
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Other Suggestions for Improvements (Free Text)

Redecorate / Repaint / New décor	18
New kitchen	7
Heating / solar energy	5
New windows	5
Hospitality area / café / bar	3
Store room / space for groups	3
New blinds/curtains	3
Improve electricity including outdoor access for Christmas lights	2
Soft furnishings	2
Patio with seating	2
Railings / fences repair	2
New doors	2
Insulation	2
Flower and shrubs	2
Parking	1
Lean-to / seating area	1
Soffits and fascia	1
Clean	1
Village helpdesk / office	1
Council repairs	1
New flooring	1
Improve toilets	1
Notice boards	1
Remove storage	1
Lower roof	1
Wi-Fi	1

Services and Facilities (Free Text)

Café / tea room	20
Community shop	15
Tourist/trails information/visitor centre/info screen	12
Bar	7
Post office	6
Display area – crafts, etc	4
Cinema	3
Hireable space	3
Special events e.g. Mother's Day	2
Hairdresser	1
Job opportunities/work experience	1

Chiropodist	1
Senior citizens' lunch club / lunches for housebound	1
Business space	1
Teenage area	1
History of village	1
Lighting and sound system	1
Not a tourist information centre	1
Learning conferences	1
Book lending	1
Emergency first aid kit	1
Tech hub	1

Other Comments

- I would like to add the many volunteers in this village are capable of running these halls competently. The negative factor is in the minority. This village must keep and maintain its halls for the future. We don't want an eyesore in the village. There is enough wind farm money which this small village will never spend. Using it on this project seems sensible.
- These halls need to remain in the community for the community.
- Raked seating is not required. Movable seating as required.
- Should have been done by now.
- Don't be over-ambitious. Take a step at a time.
- Work in collaboration with the shop.
- The initial works carried out to make sustainable.
- Would it not be possible to make a working party of volunteers to make simple improvements?
- All major costs should be avoided until demands for the hall are properly established in normal times.
- There's no point installing insulation, double glazing and heating if demand is low in cooler months.
- More attention should be paid to a welcoming and fresh cosmetic makeover once essential repairs are completed.
- I would be against major capital expense for the foreseeable future. The structure must be protected however.
- It is very difficult to make decisions on the limited amount of information contained in this questionnaire. It would be good to have more info on % of usage of hall in previous years in order to see how to develop it.
- Thank you for keeping the initiative going and for inviting comments and contributions.
- If any of the four proposed wind farms go ahead that would be the time to consider major improvements.
- As the main business in village, the shop should be included in any plans, etc - one community building, etc. Small hall as their café and village social space.
- Engage with shop and amalgamate.
- Give the village a true community hub.

Barr Community SCIO | Community Group Consultations 1st & 2nd December 2021 and Community Drop-In 8th December 2021 | Feedback

Groups Consulted:

Barr Community Council
Barr Community Association
Barr Parish Church
Barr Primary School Parent Council
Barr Community Shop
Barr Bowling Club
Stinchar Valley Quilting Club
Barr Bikes

Individuals:

10

Community Life

Conversations revolved around the positive aspects of life in Barr. There was however mention that there appears to be a “them and us” between the different parts of the village ie. either side of the water. It was suggested that the diverse housing should be recognised in Barr, to help develop community spirit.

It was commented that communication in general has historically been a problem. The perception by some people is that there are lots of groups, which do their own thing and don't always tell others.

The pub permanently closing was a big loss. The shop is an asset which shouldn't be lost.

It was stated that there is a lot of energy behind community-run events and that there is already a good network of volunteers from different community groups, who help with projects and events. Contrastingly, it was also commented that there are a number of ‘clique-y’ groups, competing for control.

It was stated that the community is generally receptive to the involvement and work of Creetown Initiative, however there appears to be some apathy towards community projects, mainly due to the length of time the ‘hall project’ has been in development.

Perceptions and understanding of Barr Community SCIO

The majority of comments pertained to a lack of transparency of the SCIO and that is seen by some as a partisan group, not working as a collective with other groups. Some mentioned that the SCIO is already communicative with the whole village and other groups, however a shared ownership of projects should be developed.

There is a lack of understanding as to what the SCIO's term of reference is. It was stated that the SCIO acronym is confusing and not everyone knows what it means. It was suggested that a leaflet drop explaining what the SCIO is, how it operates, why it exists, would be a good idea.

A common theme throughout conversations was that the SCIO board should be more representative of all groups in Barr. It was suggested many times that the SCIO should include at least one representative from each group and most if not all groups that were met with agreed to this.

It was observed that the SCIO should restructure so that the community “buys into it”.

There is some support for the SCIO being the key organisation to drive community projects if it was representative of all community groups. Existing groups do not want to be taken over by the SCIO.

Hall Project

The over-riding consensus from consultees was that the core running costs of the hall could not be paid for “out of locals’ pockets”.

It was commented that, historically, the community had not wanted to take over the hall, however there is an understanding that wind farm money cannot be spent on something that is a statutory obligation, so while the Hall is in Council ownership community benefit funds can’t be used on it. It was also mentioned that originally approximately £250,000 funding from Hadyard Hill was ringfenced for the hall, however in recent years, some of that funding has been used on other needed projects such as the play park and MUGA. No one was able to confirm how much is left in that ring-fenced pot of money.

There was a lot of support for the shop being relocated into the hall. It was stated that the shop would be more accessible being in the hall, it would help create a central hub to the village and there would be a mutual support of events and activities occurring within the hall. For example, those attending clubs, meetings and workshops in the hall could use the shop and café before or after the session and similarly, someone who might visit the shop, might also be encouraged to take part in other activities occurring from the hall.

Importantly it was observed that, if the shop moved into the hall, there could be the risk of the community losing the Post Office facility. The Post Office often use a transfer of location as an excuse to close small rural post offices.

One of the key issues relating to the shop being re-located to the hall is that it seems likely that the shop now has the funds lined up to purchase the current shop so even if they don’t achieve any funding for development they will own the premises and therefore won’t pay rent which would help with its future financial sustainability. If the shop moved to the hall they would be expected to pay a rent.

Comments also pertained towards the shop helping to make the hall more sustainable. Sustainability was a key concern for many and some suggested a long term lease would be a better option for the community, in order to ascertain whether the community could manage and sustain the hall in the longer term, before committing to buy. Contrastingly, there was also a lot of support for a community asset transfer of the hall (i.e. purchase by the community).

It was also observed that there needs to be community capacity to drive forwards the hall project and to take it over (either as a lease agreement or purchase transaction). The community needs to ensure that a proper management team are in place to drive the project forward. The sense of apathy was mentioned again, in terms of only a few local people using the hall on a regular basis and therefore a lack of interest in what happens to the hall, for some residents.

There was a suggestion that there should be a shared vision for the village and that 3 options of the hall should be presented to the community, as ideas to generate a discourse, in order to reignite community interest in the hall project.

It was stated that the hall should be open more, that the hall is the last place to socialise in the village and that the village can't afford to lose it.

There were concerns over the hall kitchen not being accessible to all groups if the hall came under community ownership and that all facilities should be shared by all groups. Suggestions were also made about the functioning of the hall – if the shop moved into the small hall, it would be advantageous if the larger hall could be subdivided with movable wall partitions to create different sized spaces and accommodate more than one group at a time.

There was some discussion of dances and regular events in the hall, run by a variety of community groups, prior to covid, with the aim of raising funds for local groups or causes.

There were some comments regarding taking a “realistic approach” to the project and that the hall isn't going to make money and would need to be supported by external funding sources, potentially permanently. It was stated that the hall concept isn't a business and should be kept open using wind farm funds.

There was a suggestion that the project should be phased; redeveloping different elements in stages.

Other Projects, Ideas and Issues

It was suggested that there should be better transparency about funding and monies that 'belong' to the village and it was felt that most of the parish does not know the details, which can add to suspicion.

Climate awareness was mentioned, especially with regards to electric charging points in the village. Conversations then flowed on to valuing the bus service from an eco-friendly perspective and that it should be promoted more to increase usage. Later bus services and times that connect with rail services are required. Furthermore, it was suggested that the bus service should become part of Barr promotions, encouraging people to come to the village for walking and outdoor activities.

The close proximity of Barr to the Dark Sky Park was mentioned and in particular, the issues of the street lights that are not dark sky friendly. They currently cast their glow upwards. Motion sensors for the street lights was suggested, with an aim to reducing light pollution and becoming more environmentally friendly.

Community activity ideas were suggested to create more opportunities for the community to come together, including archery, a 'repair café', coffee mornings and using the community website and Barrometer Magazine to communicate what's on in the village.

Moving Forwards – Creetown Initiative's Recommendations

Firstly, the SCIO Board should be commended for the work carried out to date, especially with regards to progressing the hall project through the first stage of the community asset transfer process and Scottish Land Fund application, and for sticking with it as we recognise it hasn't been easy for the Trustees

We recommend that, for the SCIO to move forwards positively, it is essential that it gains the support of the community and improves its perceived communication.

The SCIO should also improve its perceived transparency in terms of its operation and communications, which will help to address the issue of a lack of wider community support. In recent months, steps have been taken to improve communications via the establishment of its own Facebook page, making use of the

community website and playing a part in the resurrection of the Barrometer Magazine, which is all for the good. However, there currently seems to be limited community buy-in towards the work of the SCIO. This could be because of not understanding what the SCIO is and also because of personality clashes in the past.

The SCIO should:

- work to increase its membership further, whilst acknowledging that it has attained a high, core membership in a relatively short space of time.
- seek to expand the Trustee board to include a minimum of one representative of each community organisation and group. This will ensure that there is:
 - no miscommunication,
 - that the SCIO is perceived as entirely transparent and inclusive,
 - that it is representative of all organisations and sections of the community
 - and will also draw in other local expertise and skills to increase the capacity and knowledge of the Board.

A plan of Action Going Forwards:

1. SCIO Trustees should formally agree to co-opt on up to 3 new Trustees, as directed in the existing constitution over the next week or so
2. Information should be circulated, community-wide to explain that currently, the SCIO is only able to co-opt 3 new Trustees as outlined in its Constitution. However, at the next AGM, to be scheduled in February 2022, invitations will be issued to each community organisation to put forward a representative to join the Trustee Board. The total number of trustees allowed under the current constitution is 11.
3. The SCIO should with the help of CI look to tighten up the current Constitution. There are a number of anomalies which should be looked at not least the opportunity to enable EGMs to take place. It might be that the number of Trustees should be increased to allow sufficient space for a representative from each group.
4. The proposed amendments to the Constitution should be approved at a Trustee Board meeting and then submitted to OSCR for approval before being put to the membership at the AGM.
5. A flyer should be circulated to every house in the parish, detailing information about the SCIO, why it was formed, its aims, objectives, how it operates and its projects. Contact should be made with SSE regarding the ring-fenced funds for the hall to establish how much is left and discuss uses of the funds.
6. Once the board has been expanded to include representatives from other groups, a community-wide meeting could be organised to include all members the village. If required, this meeting could be chaired by an independent individual, possibly a community-liaison officer from South Ayrshire Council. This meeting should re-start discussions about the community hall and the future way forward, it could include the three options that are currently being produced by David Irvine's architects.



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FACILIATOR'S REPORT

OCTOBER 2023

**A further community engagement associated with the
'Barr Community Hub Project and Proposed Community Asset Transfer'**





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Summary

20th October 2023

The independent facilitation was carried out by Colin McNally of CJM Project Financial Management Ltd between the 11th and 14th October 2023.

The facilitation of the workshops by Colin McNally was funded through DTAS, appointed by the SCIO and the invoice will be sent to the SCIO for payment.

The background of the workshops was as follows.

Business Plan & CAT Application

We understand that many of you have already taken the time to peruse the extensive business plan. For those who have questions, we are keen to provide answers. We also completely understand if you do not feel inclined to read the entire document—it is a detailed look into the myriad possibilities offered by the project.

Aim of the Project

The aim is to protect the Barr Community Hall as the heart of the rural community, and establish a viable and sustainable facility. As with any initiative, we foresee a multitude of iterations, small business ideas, and activities that will inevitably evolve over time. However, Barr has the distinct advantage of being a community that is well-equipped to adapt to change.

Community Workshops

To foster community understanding, we are arranging several workshops that will focus on various aspects of the project. These sessions will be facilitated by an independent person and attended by representatives from South Ayrshire Council and DTAS, an independent, member-led organisation which aims to promote, support, and represent community-owned and led organisations and specialises in supporting community cohesion.

Ownership

South Ayrshire Council owns and operates the hall building through the Barr Community Association.

Support

DTAS is supporting the SCIO through the CAT process

I was asked to facilitate at three distinct community consultations.

Workshop 1: Tenure Options: Tuesday 10th October @ 6:30pm in the small hall.

Workshop 2: User Experience for Hall User Groups: Wednesday 11th October @ 6:30pm in the small hall.

Workshop 3: Community Needs: Friday 13th October @ 6:30pm in the large hall.



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The first workshop did not take place as those who were invited declined the invitation.

The second workshop had 18 participants representing a range of groups in the village.

The third workshop had 31 participants representing the community.

Both of the workshops which took place had the following stakeholder representatives:

- Colin Love, Team Leader (Community Asset Transfer) South Ayrshire Council
- Craig Allan, DTAS Scotland

Where they have made comment within the meetings they will be named as the contributor. All other contributors on the night will remain anonymous to ensure that all had the ability to speak openly and freely.

For the purpose of disclosure, at each meeting Colin McNally stated that he is originally from Ballantrae and therefore did know some people in the hall. Secondly, that an accountancy firm of which he is a person of significant control provide the independent review for the SCIO, and finally that previously his consultancy firm has provided support on behalf of South Ayrshire Council to the SCIO to review programmes of work.

If you require any further information, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Colin McNally'.

Colin McNally FCMA, CGMA



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Methodology

All workshops took a similar approach and structure.

- (1) Sign in sheet for attendances
- (2) Any apologies
- (3) Introductions
- (4) Timings and ways of working for the meetings
 - The meeting will end at 19.30
 - There will not be a comfort break, however I appreciate if someone needs to leave the room to take a call, a call of nature or similar, please do so.
 - We do not have a lot of time so ensure your points are brief. Rambling off topic will not help the process.
 - Record decisions and action items
 - I really encourage your participation.
 - One person will speak at one time and address the chair as I want to ensure everyone is heard
 - Use parking lots
 - Balance participation – I want to hear from everyone
- (5) Establish the purpose of the meeting
- (6) The reason why we are meeting
- (7) A statement was noted by the chair. "I am genuinely interested in hearing your opinions and thoughts".



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Workshop 2:

User Experience for Hall User Groups: Wednesday 11th October @ 6:30pm in the small hall.

Any apologies

- Barr Primary School
- Zanne Lyttle, the SCIO appointed Project Development Office

The following declined an invitation to the meeting

- BCA
- BCC
- The Quilters

The following groups were represented.

- Barr Teas
- Albony Players
- Crafting Group
- SCIO
- Monday Club (Planned)
- Wee Hoolies
- Green Spaces Volunteers
- Barmaids
- Keep Fit Club
- Barr Bowling Club.
- Barr Community Shop and Café.

Other attendees

- South Ayrshire Council
- DTAS

Several questions were asked to facilitate audience participation.

Q1 What is the user experience of the current facilities within the hall?

The key responses were as follows:

(1a) Facilities

- The current hall is empty, and apart from very basic functioning kitchen there is a lack of facilities
- The hall kitchen is very cold
- Modernising and enlarging the kitchen is long overdue



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- Previously the oven was www.gimaccountancy.co.uk/ changed without consultation and the trays don't fit in the cooker
- Make it more of a useable space
- We want to be able to come into a warm friendly place and be greeted happily
- Currently the only social spaces are other people's homes, the bowling club, and the shop. There is no community facility
- There is a lack of storage space
- New heating system is required to ensure there is a more efficient way of heating the hall.

(1b) Bookings and Availability

- There is a need for an improved system for checking dates, availability, and bookings
- There is no opportunity for spontaneous events due to there only being approximately 12 hours of bookable slots available within a single week
- The current 19 hours is not enough
- The caretaker position is current vacant and is being advertised. There is a wish by the attendees to have the ability for representatives of the community to be trusted in this period to open and close the hall to allow groups to continue
- Many more people now use the hall and therefore it is becoming even more difficult to book it. This does cause issues, for example to book funeral teas in etc.
- It is not possible to use the hall as a meeting space as it is not open at the times required
- In winter there are limited children's events held in the hall.

Q2 What will make that significant difference?

(2a) Facilities

- Keeping the stage / discussion did move to consideration that a pop up stage would be adequate
- Better use of the two existing rooms (Ex Caretaker)
- Clear and decorate
- The public toilets are not available at present due to a temporary gap in SAC's caretaker provision (the public toilets are usually open dawn until dusk).
- Staffing; the usage limitations imposed by the part-time nature of the SAC appointed caretaker cover i.e. the hall can't be used without the SAC caretaker in attendance
- Improving the WiFi
- Bringing the hall into the 21st century, insulating, renewables, to make it pay.

(2b) Availability

- To have a hall team, key holders and facilitate access



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- Ability to be accessible all day www.cimaccountancy.co.uk / www.parrisandmcnally.co.uk
- Make it look less like a shell, but to be a warm and inviting place
- People to greet you
- Make it so people want to come.

(2c) Wider

- Use it to promote the village
- Develop the governance – 1st Wed has to abide the results from the meeting, a village has a say. All can come along; Operating group has to abide
- No communication, nowhere to go to talk to
- Improved mental health.

Q3 How do you need to use the hall?

(3a) What do you need the hall for

- One of the meeting places – the community misses out on having a bar. Using the hall as a bar?
- Facilities for walkers to shower and change
- To allow people to use the hall to access Wi-Fi, be a base
- Somewhere for children / young people to use through the day
- Use that space to be a meeting hall
- Have a youth hub / club – safe space
- Create a warm space for the elderly, provide them with the opportunity to see people and have some company
- No real children's space available in the village. Young people who come in with adults, the kids just go home. They are looking for someone to talk to. In addition, learn how to mix as they don't mix with adults.
- To be accessible for those with Alzheimer's and dementia.

(3b) Caretaker

A conversation took place regarding the Caretaker; The Council's position is that the role will be advertised to recruit for another caretaker, Colin Love will have an internal discussion to put across the community's suggestions and concerns. The Council remains open minded about proposals for the Hall.



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(3c) What works for you?

- Be online and say I would like to book the hall for an event or similar
- The planner that used to be in the entranceway where you could check your dates is unavailable now.
- The heating bill is paid from SAC
- Only advertised on social media – not everyone uses this
- We need to communicate to the whole community, especially the elderly
- Opened 8am to 8pm. More use could be made
- To be utilised in partnership with the Church. Utilising the hall for weddings
- Facility for pop up space for local business to sell their wares
- Attract local business, i.e., barber / hairdresser / therapist / chiroprapist
- Open area for charity events.

(3d) What doesn't work for you?

- Car parking for weddings or larger events
- The layout is not ideal with one main hall and three rooms in the middle that don't get used. All cupboards are locked therefore limited storage space for everyone else.
- The hall was last looked at in 1960's when the large hall was built on. Reinvent what happened then
- The fact that the elderly have said they have long dark nights and nowhere to go
- The opening times are inconsistent. There is no routine for groups
- The stage doesn't have good accessibility
- Hall lighting system needs to be renewed
- The large hall doesn't lend itself to an event space. It needs to be modernised, and made user friendly.
- Restructuring the layout is not a possibility unless the village took ownership and got funding.
- The stage is in the wrong position in getting food from the kitchen, It is in the wrong place. During performances the performers need to pass the audience during the concert.
- Modernise and consider the acoustics.
- Craft group - There is a need for underfloor electricity cables to improve safety. Practical safety concerns.



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(3e) What could the space be used for?

- Have a café / pub large space in between the two halls.
- Is the hall a good use of space?
- Use for shops of different guises
- Start a farm shop / co op
- Safe spaces
- Game of pool, socialising
- Having couches, good chairs, and facilities for the elderly and the young.

(3f) We need to involve the village

- The village must be involved.
- The management of the hall could be better achieved with the SCIO and the different groups
- Monthly meeting to review the Trustees and groups
- Need to work as a team
- Looking at what the hall users as groups wish, but also what the wider community needs
- Time to get together and move forward
- Don't like change. The village needs to change and there is a wealth of talent and volunteers and all funnelled in the direction the people want.



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Workshop 3: Community Needs: Friday 13th October @ 6:30pm in the large hall.

(Q1) What is the community need in the hall?

(1a) People

- Socialising: Somewhere for the youth to go throughout the day and in the evenings
- Pub: Somewhere with atmosphere, soft furnishings, a welcoming and comfortable area
- To have a venue where you don't need an "invitation to attend an organised event"
- To tick multiple boxes; youth, social, drop in, have a drink and a coffee
- Long term viability of the hall and be able to have access beyond the current 12 hours janitorial and five hours toilet facility.
- Youth group – so older children to come play pool, darts etc
- Younger children – adults and parents are present. Activities for Halloween and Christmas.
- To bring people together as the village doesn't socialise together.
- To be a place for functions such as weddings, funerals, wakes, larger gatherings and seasonal events
- To develop a cinema club for both adults and children
- There is a divide in the village
- The village have shown they can organise events, and they are popular and therefore when an event is organised it will usually be busy. .
- Take away all the issues that surround the hall, and the red tape, then give it to the ordinary people of this village as they will fill events
- One of the comments was that's there lots of small business, air BnBs, etc. However nothing in the village to hold anything. There is plenty to visit in and around the village and the hall would provide an opportunity for people to be part of the community.

(1b) Process

- When it can be used 24 / 7
- A booking system that is accessible, as it can take a week to receive a response from an email
- Calender of events: There used to be a calendar in the foyer. At least have this re-introduced
- Current access is controlled by groups
- The concept of having a single place to find out about everything, i.e., there are multiple Facebook pages, then if you ask to put things on Facebook pages, people may not find out about them
- The hall will need a competent group of villagers to run it, and oversee the entire business of the hall.



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(1c) Management

- The SCIO is determined that if this project goes forward, when something doesn't work with regard to the general day to day running, it then can be managed to the monthly meeting.
- The majority of the village must have a say, rather than the minority who have a lot to say
- Need more volunteers who will take on responsibilities.
- It is down to the individuals as a community to determine what can be run
- The people encourage people to work with each other. A nice building is one thing, but not the be all and end all.
- The people must be asked what they want.

(1d) The building

- The building is the same as it was 60 years ago
- Poor acoustics in the Hall
- We need to move forward and modernise. Seem to have got into a rut where nothing can change. We must move on into 21 century
- Shop shuts at 2.30. Children come out the school at 3.30. There is nowhere to go when you collect them.

(Q2) What would be the community's vision for the hall and does the plan achieve the local need?

(2a) Does it meet the needs

- What is the alternative?
- The advantage of having a refurbished hall as a central place and all services would be in the one place and not divided up all over the village
- The Business Plan is ambitious; however, it will continue to evolve. The hall and the plan will become a continually moving picture, adopting new opportunities, finding out what works and what doesn't work.
- In terms of the business plan, it is really important to implement administrative changes, get the booking system updated early, and working reliably as it takes time to refurbish. In the interim period when parts of the hall are not available. Ensure that groups can continue to meet.
- The view of the audience was make a start to get the hub and running
- This has been spoken about it for the last 20 years
- Business Plans are never executed as they were exactly written. You can argue the minutia, the wider vision of the plan is important, not the detail wished for by the people.
- It was mentioned that thanks should be given to Graven Design Studio who prepared the proposed Hub layout plans shown in the draft Business Plan to reflect the diverse needs of the Barr community going forward. The proposals were presented for comment at a community Open Day organised by the SCIO in November 2022.



Strength In Numbers

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(2b) Commercial Opportunity

- The village bar and restaurant was once thriving. It needs everyone to come together to make things work
- It enables the hall to be used by businesses and industries for Christmas events for staff, events for senior staff, etc. There are many external opportunities.
- Having Christmas events that would attract people to it. Bringing people from outside the village would bring money into the village.
- With the hall refurbished, visitors will be encouraged.

(2c) The feeling in the village

- The group meeting discussion is positive
- There is a negativity in the village, and those negative voices have a loud voice
- The people who are negative do not come and talk.
- The SCIO have tried to talk
- 70% of the village voted for this plan. 30% didn't vote against it. Cannot ignore the 70% who asked for this
- Cannot see for one moment what the logical argument to not progress the Business Plan would be. Whoever is against it must show the 70% something that they cannot argue against
- Overwhelming amount of people spoken to by the SCIO are overwhelmingly positive
- There is a community desire to do this
- We need to look to future generations, we need a hub, we need a common meeting ground, we have become a hamlet not a community. We need to encourage young families and middle aged to live here. We need to think of legacy.

(2d) South Ayrshire Council Consultation.

- There was a concern raised that as part of the CAT process there may be a need by SAC to have every local group agree, the fear is that they cannot get 100% participation.
- In connection with this, the SCIO has been accused of using the threat that the hall will close. The SCIO wished to point out that they have never stated that. They say that they have been told the status quo cannot remain and the next stage would be the council taking over the management of the hall. If this is not viable, all options for its future would be on the table. The Cabinet meeting May 23, report from Thriving Communities was to take over the management of the hall. Cllr Clark asked for the councillors to not vote on that due to the ongoing CAT process.

Colin Love responded to the above comment. The SAC would like complete agreement throughout all groups within the village but there is a realism that you may be unable to reach complete agreement.



Strength In Numbers

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SAC might require, if there is a formal proposal, that the council would consider a ballot once and for all as part of their assessment of the CAT request. It should then be put out to the village for a final consultation.

There was a comment made that it must be appreciated that the councils are cutting the number of halls. The hall would be in danger with the council if it runs in debt. There are no plans to close the Barr Hall at the moment.

Colin Love's interpretation is that unless there is another plan to take this forward, the Council will revert to the position of talking it inhouse. The Council's decisions for the future are unknown.

However, nobody knows what the future holds. It comes down to the community to decide. Colin Love stated that if the hall was run by the village, then there would be greater control.

Colin Love also heard on record that the status quo is not an option. This is written in one of the recent cabinet papers, i.e., the current arrangements will not continue. Colin Love is not aware of any plans. The reality is that council budgets are tighter than they have ever been. With regard to the Barr Hall, South Ayrshire Council pays the bills, and the community takes hall lets. According to Colin Love, this current way of working will not continue.

The hall is fully booked with no scope for anything else to go in the hall. The current arrangements will not be extended, thus difficult decisions will have to be made by South Ayrshire Council throughout the year.

An example is that the hall needs a new kitchen. According to Colin Love, with the financial pressures experienced under the current council, a new kitchen would be assessed alongside other priorities and other Halls given the spending decisions that need to be made.

Part of the proposal is that you need to make a case, demonstrate there is a viable plan to renovate and fund running costs.

It must be demonstrated that any change will benefit the community.

(Q3) What is missing from the plan?

(3a) Missing

- The initial response to this question was that nobody said anything was missing
- There was a view that the shop should be included, and, on the plan, there is a space.
- Could further employment opportunities be enhanced. If things were to go as the village wish, there is a great opportunity., Jobs don't come around very often locally, so this is a very big plus point.
- There are people within the village who have those skills sets.



Strength In Numbers

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(3b) Decision making

- If there is to be a vote on future ways of working then how that will be managed needs to be carefully considered and made clear before you start voting. There should not be last minute changes to agendas or what is to be voted on. Every vote must be a fair and lawful, it must be a morally correct vote. There is no issue with proxy votes but they must be visible and be able to be reviewed.
- Barometer – This can be used to explain everything, put through every letterbox. Keep it simple.
- There is a group who will not commit.

Response from Colin Love, South Ayrshire, The council is neutral on the CAT process,

Craig Allan (DTAS) supports the community to take on assets. When you submit an asset transfer request you must seek representations on the request. The Council are not trying to put blockages in place, but must follow due process. Key to any consultation is to ensure that the community respond to it. Do not ignore the representation request from the council as it does form part of the scoring. i.e., alongside the Business Plan, outcomes, financial viability, and community. That is why these sessions are very important. The last consultation was March 2022.

(3c) Funding

Seed funding is available from SSE through legacy fund money. There is £130,000 available and waiting to be utilised. However, it is not inflation proofed. This funding is available but will require BCC approval for the SCIO to use those funds.

Barr Community Hub - governance models; an option analysis

Introduction

This paper analyses options for governance of the proposed Hub in terms of:

- Simplicity of structure
- Community control and accountability
- Tax efficiency
- Likelihood of successful implementation
- Ongoing community support and engagement
- Eligibility for funding
- Legal / regulatory compliance
- Protection of the hall from loss to third parties

For each model these categories are graded as Very strong, Strong, Moderate, Weak or Very weak. The scoring system used is as follows:

Very Strong (VS) 2, Strong (S) 1, Moderate (M) 0, Weak (W) -1, Very Weak (VW) -2.

Thus, a S/M rating would score 0.5 and a M/W rating would score -0.5.

Parameters

The following organisations may be considered for an effectively functioning community centre (the Hub):

1. An incorporated body to own/ hold the lease to the premises
2. An organisation for day-to-day Hub management
3. An organisation to plan and run social events
4. A trading company for 'non-primary' activities
5. A post office sole trader (the only currently viable model of post office delivery for Barr)

The number of organisations could be reduced by combining 2 with 3 and/ or 4.

The post office 'sole trader' is only required if the post office is (re)located in the community centre.

Models Outlined

Schematics are included for a variety of possible structures in Appendix 2. These include the SCIO's current preferred option and four other options.

Models 3 and 4 have a limited company as the title holder in a CAT purchase option. This arrangement would be unacceptable as community ownership of the premises would not be secure if the limited company becomes insolvent.

No trading activity compatible with the operation of a community hub is likely to generate significant net profits and therefore tax liability is likely to be very limited. All of the models below with the exception of model four perfectly properly and lawfully avoid corporation tax liability through the use of profit donation and gift aid. This is the same mechanism used by charitable trading companies.

VAT incurred by charities doing building work on their headquarters is recoverable in most cases but not all. So, if BSCIO or BCA were headquartered in the hall, either could reclaim VAT on certain expenditures. As a VAT registered company BCSC could also reclaim an element of VAT spent. The CTC (the SCIO's wholly owned subsidiary company) will also be VAT registered.

Abbreviations

This paper uses the following abbreviations

BBC – Barr Bowling Club

BCA – Barr Community Association

BCSC – Barr Community Shop and Café Ltd

BSCIO – Barr Community Scottish Charitable Incorporated Organisation

CLG – Company limited by guarantee

CLS – Company limited by shares

CTC – Charitable trading company

OSCR – Office of the Scottish Charity Regulator

SAC – South Ayrshire Council

SVQ – Stinchar Valley Quilters (typical village group)

The Structures Involved

Unincorporated clubs, societies etc.

This structure is commonly used by small organisations subject to minimal liabilities and holding few assets. The allocation of assets and liabilities can be extremely complex and frequently rests personally with office holders or members. It is our understanding that BBC, SVQ and possibly BCA are unincorporated. Most unincorporated organisations can readily incorporate if required.

Community Associations are a specific type of unincorporated organisation providing recreational or similar facilities to local communities in the interests of social welfare. Many community associations began as village halls. They normally have a constitution which enables them to be considered as charities. The Barr Community SCIO was originally formed to facilitate acquisition of the village hall by a converted BCA.

Companies Limited by Guarantee

This is a very common structure for community organisations which hold significant assets and may incur significant liabilities. The members own the company, elect its officers (Directors) and can order or block major changes to its governance documents.

Members are liable for a share of its liabilities if it fails, but this is normally limited to a token sum, typically £1. Because the company is incorporated it exists independently from its members and it is the company not its members which enters in contracts, incurs liabilities, and holds assets. Beyond their liability of £1 members cannot be pursued for liabilities. Directors are generally protected provided they do not act negligently or beyond their powers. BCSC is a company limited by guarantee.

Companies Limited by Shares

This is the most common structure for private profit-making companies. It is also a very common structure for community organisations. Shareholders own the company and can generally take at least a share of its profits; they appoint its officers (Directors) and can order or block major changes to it.

Shareholders are not liable for its liabilities. The Company exists independent of its shareholders and therefore it is the company not its shareholders which enters contracts, incurs liabilities, and holds assets. A company can have tens of thousands of shareholders or a single shareholder. These shareholders can be 'natural persons' – actual human beings or 'legal persons' – other companies SCIOs etc. Directors are generally protected provided they do not act negligently or beyond their powers.

Note: In our preferred option, the BSCIO would be the single shareholder. The BSCIO is directly accountable to its members (the Barr residents). The BSCIO governance documents will empower members to oversee and approve any significant changes to the CLS governance and CTC Director appointments.

SCIO

These are very similar to CLGs except that they can only have 'charitable purposes', their officers are referred to as Trustees and they have additional regulation and accounting requirements from OSCR. Trustees are generally protected as long as they do not act negligently or beyond their powers. BSCIO is a SCIO. It was originally formed to facilitate acquisition of the village hall by a converted BCA. The 'charitable purposes' of the two organisations are almost identical.

Community Council

This is a statutory body created by Section 51 of the Local Government (Scotland) Act 1973 to "ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable". Community councils are unincorporated and should not hold significant assets or incur liabilities.

Analysis of Models

SCIO preferred model

Summary

In this model, BSCIO would own the hall title. The SCIO Trustees would be responsible for ensuring compliance with regulatory controls. The CTC would be a CLS with BSCIO as the sole shareholder. Hall lets and other Hub management functions, such as organising events, could be carried out by the SCIO but more likely by another community organisation e.g., the BCA as at present.

Note: Any decision for dissolution of BCSC would be in the hands of BCSC members and Directors. The decision on whether to include a community shop within the multi-function Hub will be made by BSCIO members (Barr residents). The viability of this proposal and the mechanism by which it could be achieved is subject to ongoing discussions between the BSCIO Board and BCSC Directors.

Analysis

- Simplicity of structure – **Strong**

The BSCIO would form a wholly owned subsidiary trading company (the CTC) - a company limited by shares. This is straightforward and established arrangement for community organisations.

- Community control and accountability – **Strong**

the BSCIO would be the CTC single shareholder. The BSCIO is directly accountable to its members (the Barr residents). The BSCIO governance documents will empower members (Barr residents) to oversee and approve any significant changes to the CLS governance and Director appointments.

- Tax efficiency – **Very strong**

Correctly structured all liability for corporation tax can be avoided and all VAT spent on building works can be recovered.

- Likelihood of successful implementation – **Strong**

The suitability of the preferred Hub model has been verified through consultation with specialist community enterprise advisors. The preferred arrangement does not propose or require the dissolution of any other village organisation.

- Ongoing community support and engagement – **Very Strong**

The preferred Hub model reflects the wishes of the wider community determined through consultations carried out over several years. Monthly members meetings will

maintain community engagement and involvement. BSCIO Trustees can be Elected (by members), Appointed (by groups), and Co-opted (by the Board).

- Eligibility for funding – **Strong/ Very Strong**

The suitability of the preferred Hub model has been verified through consultation with specialist community enterprise advisors. BCSCIO will continue to seek funding relating to its charitable functions and will assist and support funding applications by all village groups running and using the Hub. All user groups would be eligible for funding in their own right.

- Legal/regulatory compliance – **Strong/ Very Strong**

The suitability of the preferred Hub model has been verified through consultation with specialist community enterprise advisors.

- Protection of the hall from loss to third parties – **Very Strong**

BSCIO would be legally distanced from all retail elements by the CTC. Properly structured (as it will be), there is virtually no risk of the BSCIO becoming insolvent. The main asset (the village hall and grounds) will thus be safeguarded for the use and enjoyment of Barr residents in perpetuity.

Model One

Summary

This model envisages retaining all the current village organisations. The BSCIO would become effectively a group of groups, either renting or owning the building while BCSC operates the shop and café, and BCA operates social activities. BCSC would donate its profits to BSCIO and use gift aid to avoid Corporation tax liability.

Analysis

- Simplicity of structure – **Moderate**

This model keeps all groups in place which adds complexity, but clearly defines the relationships between them. The absence of a CTC removes the need to comply with that area of tax and charity law.

- Community control and accountability - **Moderate**

All groups in this model remain fully and directly accountable to their memberships. In this model, the BSCIO members would have no direct say in the operation of the 'non-primary' retail elements of the HUB other than through the terms of a lease negotiated between BSCIO and BCSC.

BCSC Directors would only be accountable to BCSC members, and their sole responsibility would be the retail business.

- Tax efficiency – **Very strong**

No corporation tax would be payable, and VAT spent on building work would be recoverable

- Likelihood of successful implementation – **Moderate / strong**

This model requires considerable co-operation between groups. But avoids the difficulties involved in dissolving any individual organisation

- Ongoing community support and engagement – **Strong / Very strong**

By having all community groups involved the full weight of different groups boards/volunteers can all be added to the cause.

- Eligibility for funding – **Very strong**

All the organisations involved could apply for funding to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal / regulatory compliance – **Strong**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties – **Strong**

As detailed above any option involving taking ownership of the hall risks its loss. This loss could be mitigated by taking a lease on the hall and/or modifying the powers of Barr SCIO to prevent it incurring debt.

Model Two (it would be impractical for the BCA to own the hall so this is effectively the same as Model One)

Summary

This model envisages dissolving either BSCIO or BCA, BCSC operating the retail and café elements and BCA or BSCIO owning/leasing the building and operating all the social functions.

Analysis

- Simplicity of structure – **Moderate**

This model removes one village group, clearly defines the relationship between all others and does not involve the complex tax/charities law issues involved in establishing a CTC.

- Community control and accountability - **Moderate**

All groups in this model remain fully and directly accountable to their memberships.

- Tax efficiency – **Very strong**

No corporation tax would be payable, and VAT spent on building work would be recoverable

- Likelihood of successful implementation – **Moderate / Weak**

Dissolving any community organisation is likely to meet with resistance. The effectiveness of this resistance is dependent on the manner of the dissolution and which group is dissolved.

- Ongoing community support and engagement - **Moderate / Weak**

The inevitable conflict involved in seeking the dissolution of another community organisation is likely to undermine the willingness of a section of the community to engage with the project

- Eligibility for funding - **Very strong**

All the organisations involved could apply for funding to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal/regulatory compliance - **Unknown / Very strong**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties –**Strong**

As detailed above any option involving taking ownership of the hall risks its loss. This loss could be mitigated by taking a lease on the hall and/or modifying the powers of Barr SCIO to prevent it incurring debt.

Model Three – Illustrative only

Summary

This model envisages dissolving BBC, SVQ and either BSCIO or BCA and merging their functions into the remaining charitable organisation, with BCSC becoming the owner/tenant of the hall and operating the shop and cafe and the remaining charity operating all social/out of hours functions.

Analysis

- Simplicity of structure – **Very strong**

This option reduces to almost the minimum possible number of organisations.

- Community control and accountability - **Moderate**

All organisations are fully accountable to their members

- Tax efficiency – **Very strong**

No corporation tax would be payable in this model and all VAT would be recoverable

- Likelihood of successful implementation – **Very weak**

The dissolution of multiple groups is very unlikely to be successful

- Ongoing community support and engagement – **Very weak**

The inevitable extreme conflict involved in seeking the dissolution of multiple community organisations is likely to undermine the willingness of many sections of the community to engage with the project

- Eligibility for funding - **Very strong**

All the organisations involved could apply for funding in their own right to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal/regulatory compliance – **Unknown**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties – **Very weak**

As detailed above any option involving taking ownership of the hall risks its loss. As the owner of the hall would also be the organisation most exposed to risk of insolvency this would constitute the riskiest option.

Model Four – Illustrative only

Summary

This model envisages BCA, BSCIO, BBC and SVQ all dissolving With BCSC assuming all functions.

Analysis

- Simplicity of structure – **Very strong**

This model is based on the simplest possible structure.

- Community control and accountability – **Moderate**

In this model a single membership organisation would be directly accountable to the community.

- Tax efficiency – **Moderate / Weak**

In this model profits earned by BCSC would be taxable. However, all VAT could be recovered.

- Likelihood of successful implementation - **Very weak**

The dissolution of multiple groups is very unlikely to be successful

- Ongoing community support and engagement – **Very weak**

The inevitable extreme conflict involved in seeking the dissolution of multiple community organisations is likely to undermine the willingness of many sections of the community to engage with the project

- Eligibility for funding - **Very strong**

All the organisations involved could apply for funding to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal/regulatory compliance – **Unknown**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties – **Very weak**

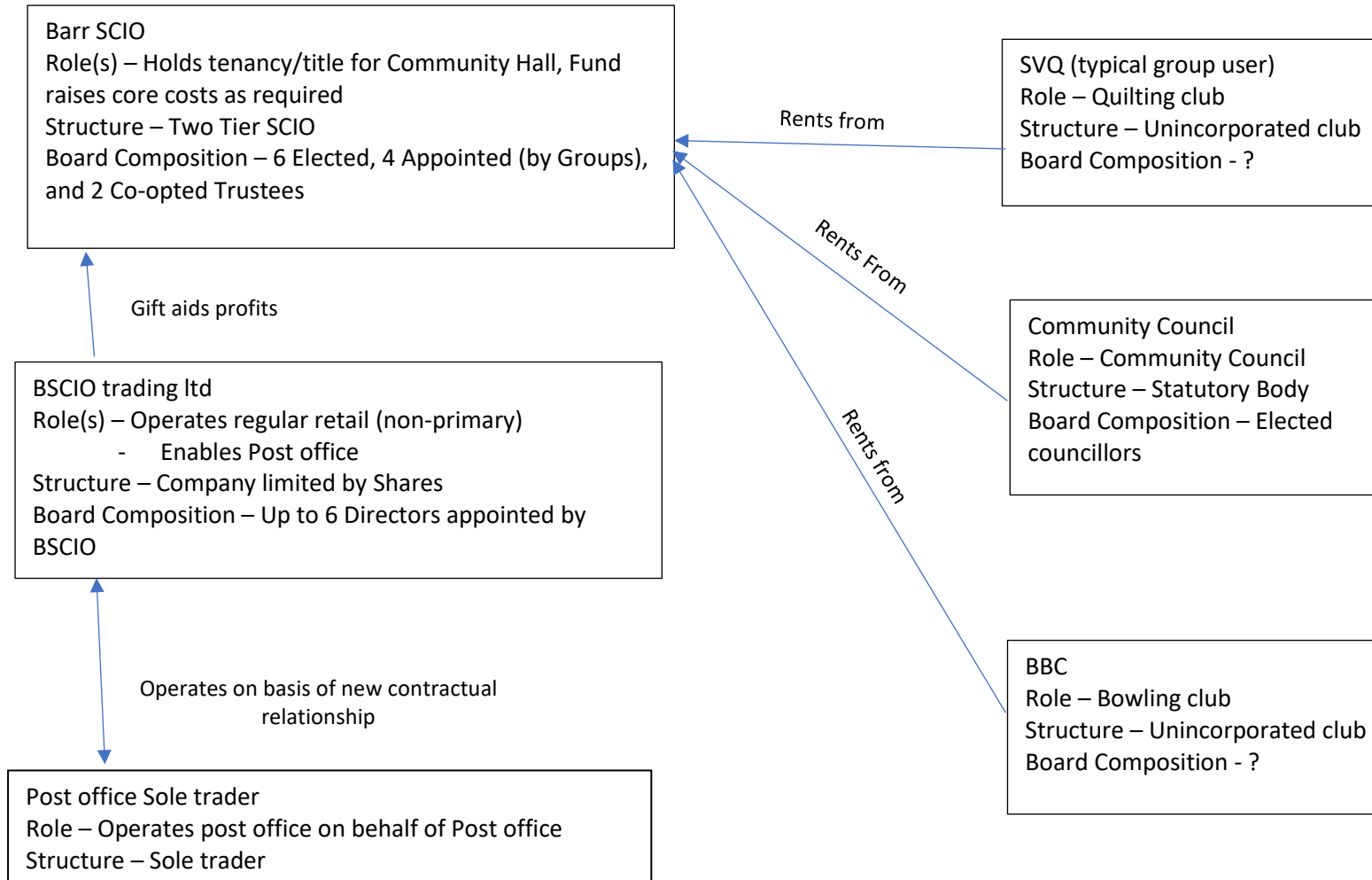
As detailed above any option involving taking ownership of the hall risks its loss. As the owner of the hall would also be the organisation most exposed to risk of insolvency this would constitute the riskiest option.

Appendix 1 - Collated options analysis.

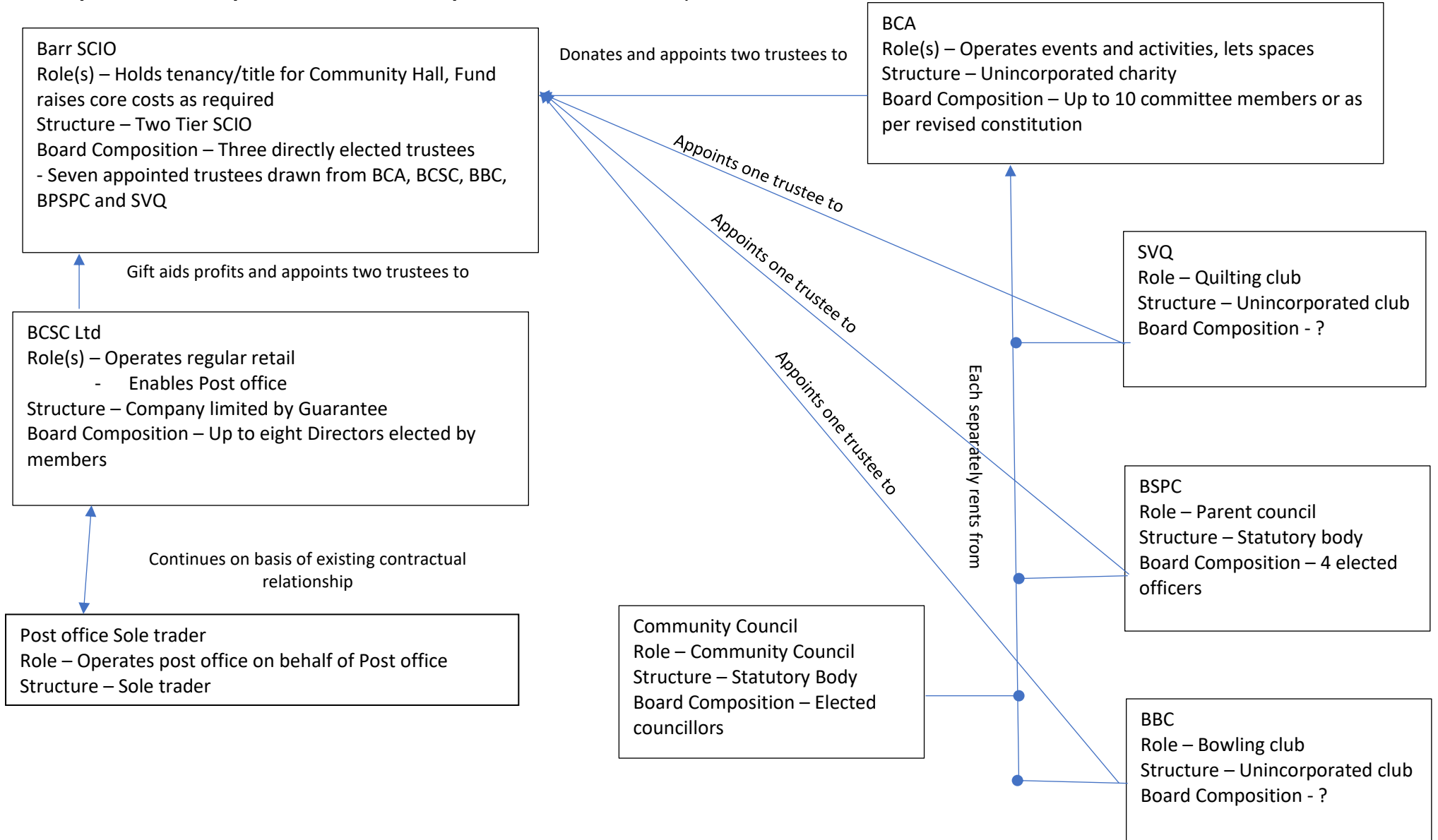
	SCIO Preferred Model	Model One	Model Two	Model Three*	Model Four*
Simplicity of structure	Strong (1)	Moderate (0)	Moderate (0)	Strong (1)	Very strong (2)
Community control/ accountability	Strong (1)	Moderate (0)	Moderate (0)	Moderate (0)	Moderate (0)
Tax efficiency	Very strong (2)	Very strong (2)	Very strong (2)	Very strong (2)	Moderate / Weak (-0.5)
Likelihood of successful implementation	Strong (1)	Moderate / Strong (0.5)	Moderate / Weak (-0.5)	Very weak (-2)	Very weak (-2)
Ongoing community support/ engagement	Very Strong (2)	Strong / Very Strong (1.5)	Moderate / Weak (-0.5)	Very weak (-2)	Very weak (-2)
Eligibility for funding	Strong/ Very Strong (1.5)	Very strong (2)	Very strong (2)	Very strong (2)	Very strong (2)
Legal / regulatory compliance	Strong/ Very strong (1.5)	Strong (1)	Strong (1)	Unknown (-2)	Unknown (-2)
Protection of the hall from loss to third parties	Very Strong (2)	Strong (1)	Strong (1)	Very Weak (-2)	Very Weak (-2)
Overall (total)	(12) – Strong/ Very strong	(8) - Strong	(5) Strong/ Moderate	(-2) Moderate	(-4.5) Moderate/ Weak

*Models 3 and 4 would risk loss of asset in the event of insolvency so both should be disregarded.

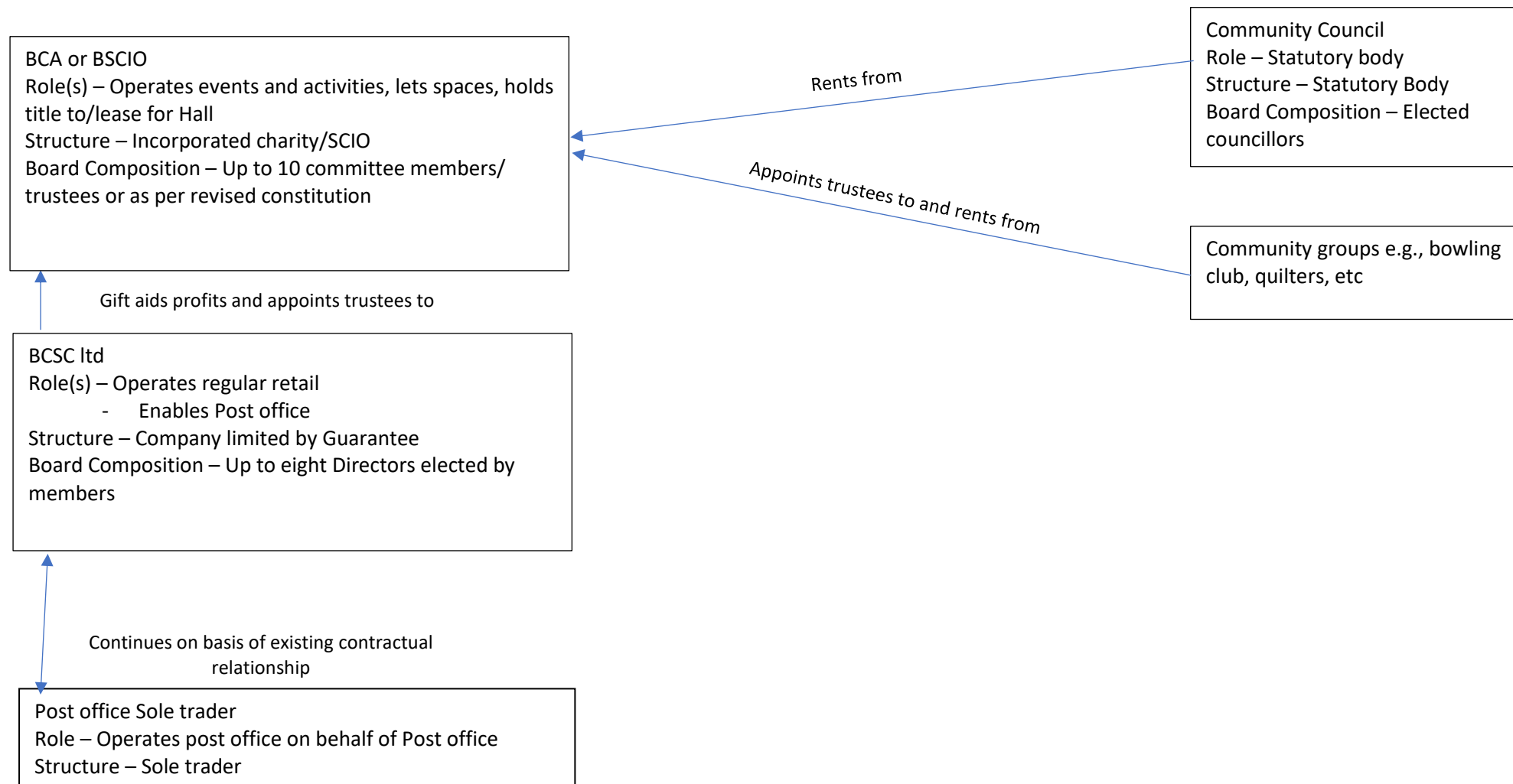
Appendix 2.0 - SCIO Preferred Model (BSCIO owns hall and is responsible for ensuring compliance with regulatory controls. The trading company would be a CLS with BSCIO as the sole shareholder. Hall lets and other Hub management functions, such as organising events, could be carried out by the SCIO but more likely by another community organisation e.g., the BCA as at present)



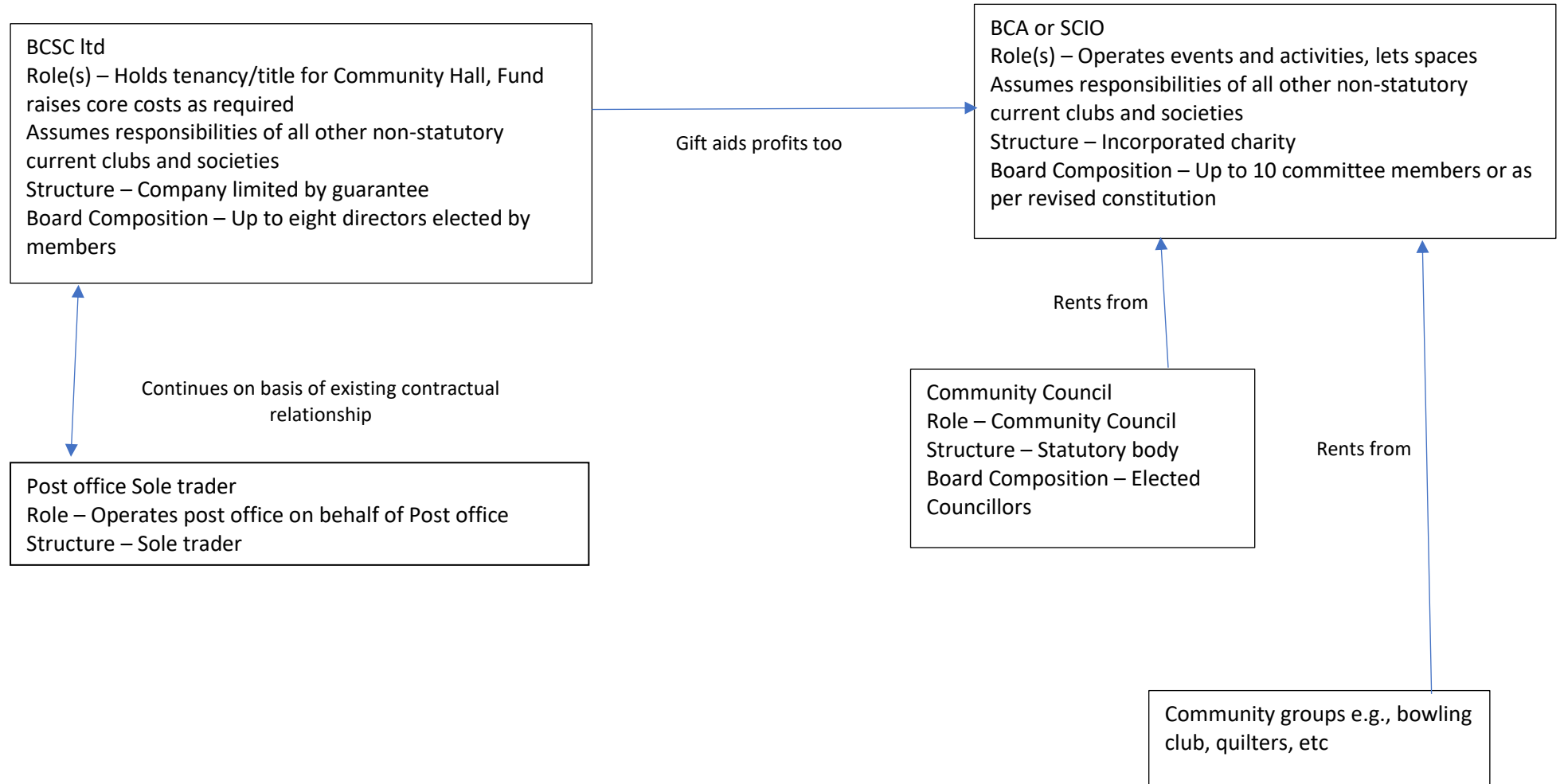
Appendix 2.1 - Model one (BSCIO would effectively become a group of groups, either renting or owning the building while BCSC operates the shop and café, and BCA operates social activities)



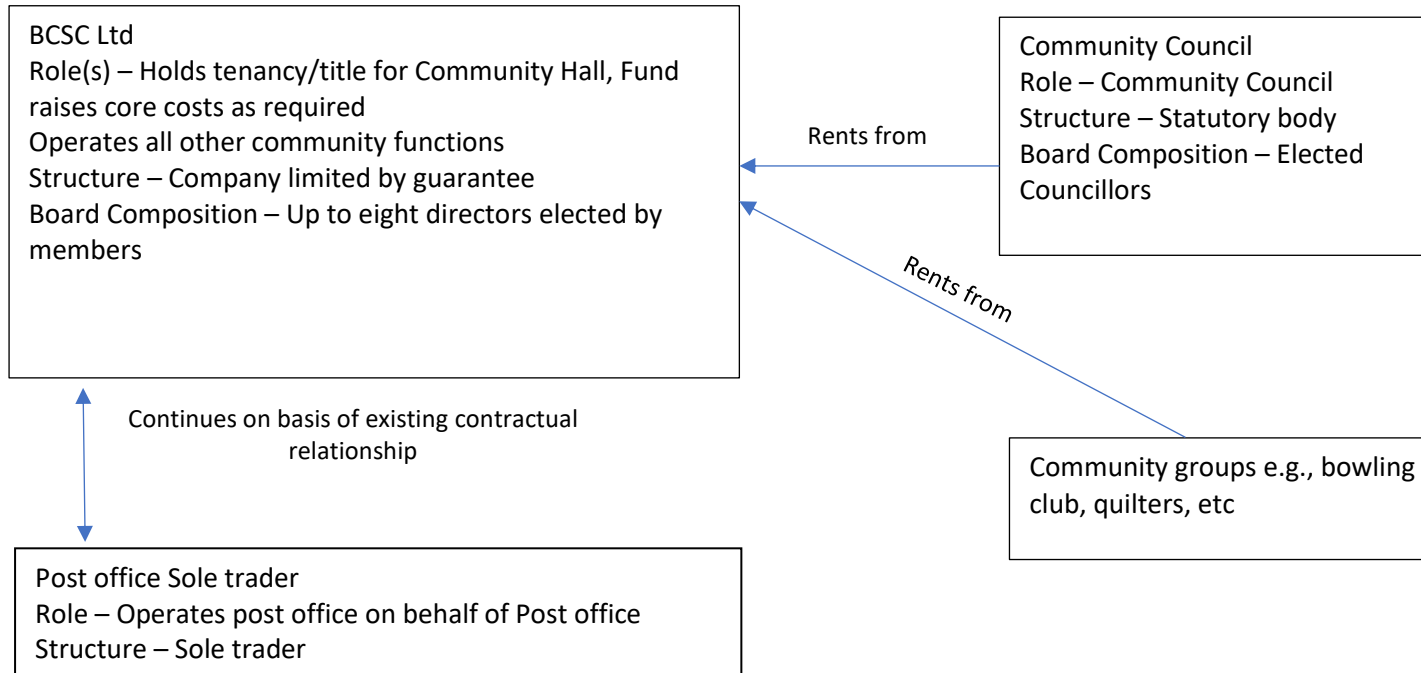
Appendix 2.2 - Model two (Either BSCIO or BCA dissolve, BCSC operates the retail and café elements and BCA or BSCIO own the building and operates all social functions. Impractical for BCA to own the hall so this is effectively the same as Model one)



Appendix 2.3 - Model three (Illustrative only - BBC and SVQ dissolve and either BSCIO or BCA merge to form a charitable organisation, with BCSC becoming the hall owner and operating the shop/ cafe and the charity operating all social functions)



Appendix 2.4 - Model four (Illustrative only - BCA, BSCIO, BBC and SVQ all dissolving, with BCSC assuming all functions)



DM HALL
CHARTERED SURVEYORS
COMMERCIAL


UPDATE REPORT AND VALUATION
BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
KA26 9TW



INDEX

1. LOCATION
2. DESCRIPTION
3. ACCOMMODATION
4. STATUTORY OBLIGATIONS
5. TENURE
6. TENANCIES
7. GENERAL COMMENTS / PROVISOS
8. CAPITAL VALUE

APPENDICES

1. Previous Report
 2. Schedule of Photographs
 3. Terms and Conditions
- 

17 June 2024

Mr Colin Love
South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 12DR.

Our Ref.: IW/EB/WS240136

Your Ref.:

Dear Sirs

VALUATION STATEMENT

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

Ian Woods BSc FRICS, an RICS Registered Valuer, inspected the subjects on 13 June 2024.

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

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

PROPERTY

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

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

18 JUNE 2024



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

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

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

12 Bothwell Street
Glasgow, G2 6LU
DX 561479 Glasgow 16
T: 0141 332 8615

www.dmhall.co.uk

Regulated by RICS

1. **LOCATION**

We would refer you to our previous report prepared under reference WS210806 and forwarded to you in December of 2021 for commentary in relation to the Location and Description of the property.

Whilst we have carried out a re-inspection of the property at the present time, the comments we have made in our previous report in relation to the Location and Description remain valid, and there have been no material changes in the intervening period.

Briefly, the property is situated in the centre of the village of Barr, which itself lies around 7 miles to the east of Girvan. Barr forms part of the South Ayrshire jurisdiction.

2. **DESCRIPTION**

In terms of Description, the property continues to comprise a not insubstantial village hall and bowling green, with the main building having been constructed in a variety of phases.

The main bowling green overlooks Glebe Road and there is also an area of land formerly used as a putting green, although this is not presently in operation.

There is also a war memorial situated to the gable elevation.

3. **ACCOMMODATION**

We would summarise the main accommodation areas as undernoted: -

Interior

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

Exterior

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

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

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

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

4,382 sq.m. (1.08 acres)

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

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

4. STATUTORY OBLIGATIONS

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

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

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

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

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

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

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

Reference to the Scottish Assessor's Association website indicates that the subjects are entered in the current Valuation Roll at a Rateable Value of £19,600.

We would advise you that, under existing legislation a new owner or occupier has the right to make a proposal against the assessment for a period of 4 months from the date of acquiring their interest in the property.

The Uniform Business Rate in Scotland for the year 2024/25 is 49.8 pence in the pound, known as the basic property rate. Where a Rateable Value is greater than £51,000 and less than £100,000 there is a supplement of 4.7 pence, bringing the total amount payable to 54.5 pence, known as the intermediate property rate. Where a Rateable Value is greater than £100,000 there is a further supplement of 1.4 pence, bringing the total amount payable to 55.9 pence, known as the higher property rate. The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for most properties in active use with a Rateable Value of £20,000 or less. Further details of the Scheme can be obtained from the Scottish Government website.

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

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

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

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

It is for this reason that all of the above matters should be dealt with on a formal basis by Solicitors acting on behalf of purchasers and/or banks. If there are any issues identified as a result of these reasonable formal enquiries, we would require to consider the effect these may have on values/marketability in consultation with legal agents.

5. TENURE

We have not had the opportunity of inspecting the Title Deeds, and for the purposes of our valuation, we have assumed that the subjects are held on Heritable Tenure. We have further assumed that the property is free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value.

6. TENANCIES

Not applicable.

7. GENERAL COMMENTS / PROVISOS

Again, we would refer you to our previous report for commentary in relation to the general market for facilities of this type.

Over the past several years, the market for properties of this type within a variety of sectors has remained relatively stable, and whilst there have been transactions recorded for properties such as churches and village halls, the rates which are being achieved do not appear to have materially altered in the intervening period.

It is however unusual to find properties of this nature transacting within the existing use sector and in the majority of cases, such properties will transact for either alternative commercial uses or for redevelopment purposes.

As a consequence, there does appear to be a notable difference in some cases for properties which will transact under market conditions within an established urban location and as a consequence, the comparable sales evidence we have available to us for smaller villages and more remote settlements suggest that lower levels of value are being achieved within these locations.

As a consequence, we have applied a lower overall rate to the Gross Internal floor area of the building than would be the case in respect of an urban location and in respect of the surplus land, we have applied a rate which effectively reflects the use as public open space.

The total Market Value we have reported therefore amounts to a figure of £100,000.

We would also wish to point out however that we have not in this case sought advice in relation to the potential for alternative use as it is our understanding that the property will be transferred to the existing community, and will therefore be maintained within the present community use.

In the event however of an alternative use being considered, there is the possibility that either a higher or lower value could be reported dependent upon the possibility or otherwise of obtaining a beneficial planning consent.

We have attempted to reflect all of the above factors in arriving at our figures of value.

8. CAPITAL VALUE

Having regard to the content of this report, including the Terms and Conditions attached hereto, we are of the opinion that the current value(s) can be fairly stated on the required bases as undernoted:-

1. Market Value

£100,000 (ONE HUNDRED THOUSAND POUNDS)

Should any of the assumptions contained within this report prove incorrect, we reserve the right to reconsider our opinion of value(s) if appropriate.

We trust the foregoing is sufficient for your purposes but should you require any further information, please do not hesitate to contact us.

Yours faithfully



**Ian Woods BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP**

APPENDIX 1
PREVIOUS REPORT



REPORT AND VALUATION

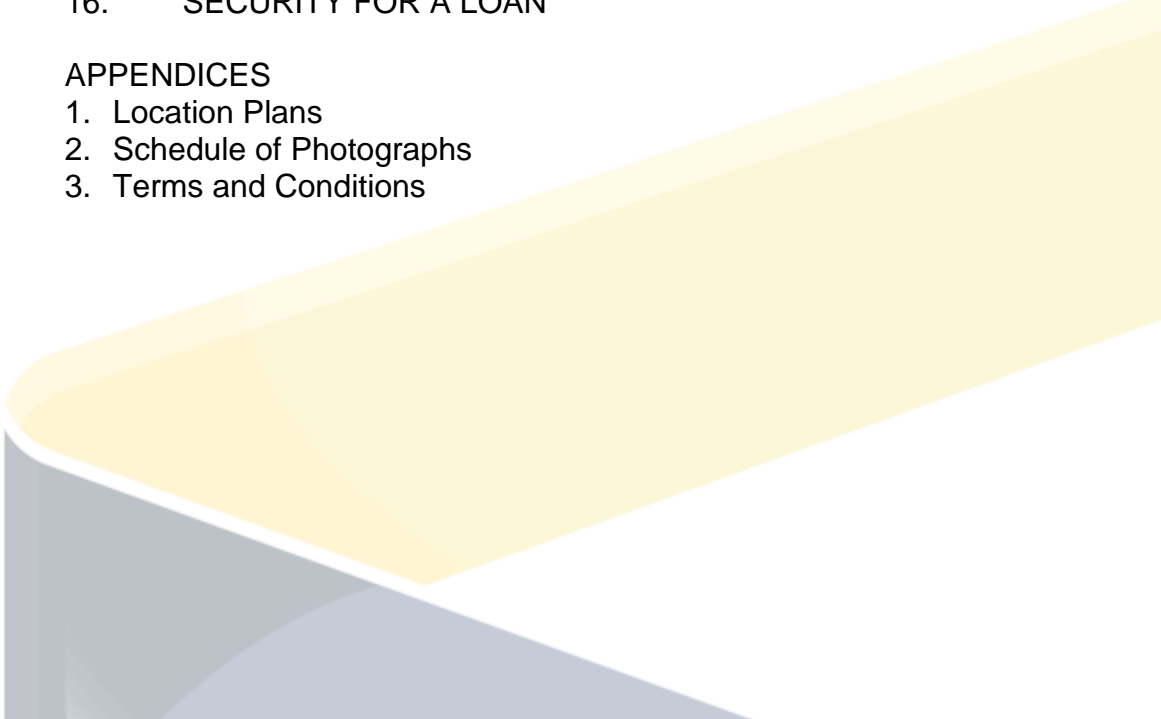
**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
BY GIRVAN
KA26 9TW**



INDEX

1. EXECUTIVE SUMMARY
2. LOCATION
3. DESCRIPTION
4. ACCOMMODATION
5. CONDITION
6. STATUTORY OBLIGATIONS
7. SERVICES
8. SITE AND GROUND CONDITIONS
9. ENVIRONMENTAL ISSUES
10. TENURE
11. OCCUPATIONAL LEASES
12. MARKET TRENDS AND GENERAL COMMENTS
13. RENTAL VALUE
14. CAPITAL VALUE
15. INSURANCE REINSTATEMENT COST
16. SECURITY FOR A LOAN

APPENDICES

1. Location Plans
 2. Schedule of Photographs
 3. Terms and Conditions
- 

01 December 2021

Mr David Anderson
Estates Co-ordinator
South Ayrshire Council
Newton House
30 Green Street Lane
AYR
KA8 8BH.

Our Ref.: IW/EB/WS210806

Your Ref.:

Dear Sirs

VALUATION STATEMENT

In accordance with your instructions, we have attended at the undernoted subjects in order to advise as to our opinion of values on the required basis. Our report is prepared in accordance with the Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is appended hereto.

Ian Woods BSc FRICS inspected the subjects on 25 November 2021.

We would confirm that we do not have a conflict of interest in accepting these instructions and that we currently carry appropriate Professional Indemnity Insurance cover.

Having carried out our inspection and completed relevant enquiries, we would now report on our opinions and findings as follows: -

PROPERTY

VILLAGE HALL & BOWLING GREEN, STINCHAR ROAD, BARR, BY GIRVAN, KA26 9TW

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

25 NOVEMBER 2021



DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office, 17 Corstorphine Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6000. Fax: 0131 477 6016.

Aberdeen, Ayr, Bridge of Allan, Cumbernauld, Cupar, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South), Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling.

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Regulated by RICS

1. EXECUTIVE SUMMARY

- The subjects under report comprise a long established community facility, situated within the centre of the small South Ayrshire village of Barr.
- Barr itself lies around 7 miles to the east of the larger settlement of Girvan and is a predominantly residential settlement retaining a very low level of inherent population.
- The property itself is a relatively large unit of accommodation extending in total to approximately 393 sq.m. (4,230 sq.ft.) with the property having been constructed in a variety of phases. The site also includes a bowling green facility and a small putting green although given the time of our inspection, neither of these facilities were in use.
- Whilst the building itself was found to be in an adequate overall state of repair, there are a number of elements of the property which are likely to give rise to maintenance on an ongoing basis.
- The facility includes a public toilet facility which is open to the public, a main hall, a smaller original hall together with ancillary support accommodation. The bowling club area is separately access however can also be linked from the main hall.
- It is our understanding that the property is being considered for a transfer to the local community and this is the reason for our valuation instruction.
- We would expect there to be only limited demand for the property in its existing state and indeed, it could be argued that due to the size of the local inherent population, the facility is excessive in terms of size.
- Given the nature of the location therefore we would expect this to transfer at the lower end of the anticipated value range and this has been reflected in our valuation opinion. This opinion of value does however exclude any potential value associated with redeveloping the site and our valuation opinions therefore assume the current use.
- Our opinions of value as detailed hereunder presuppose the undernoted:
 - i) Clear Title is available.
 - ii) There are no outstanding statutory issues affecting the subjects.
- We understand that this report is not to be utilised for secured lending purposes and as such, it is inappropriate to pass further comment in relation to the suitability or otherwise of the property from a secured lending perspective.

2. LOCATION

The subjects are situated to the north of Stinchar Road at the junction with Glebe Road, within the centre of the village of Barr. The surrounding area is predominantly residential in nature, with housing in the area mostly of a traditional nature. Given the size of the village of Barr, there are very few additional commercial entities within the vicinity.

Barr itself is a very small predominantly residential settlement lying around 7 miles to the east of Girvan, forming part of the South Ayrshire jurisdiction. The village is accessed via the B734 road route and lies within the Stinchar Valley.

We attach a photocopy of an Ordnance Survey extract plan (scale 1:1250) together with a street layout plan (scale 1:7500) with the location of the subjects shown thereon, for identification purposes only.

3. DESCRIPTION

The subjects under report comprise a not insubstantial village hall and bowling green facility, situated within the centre of the village.

The building itself has been constructed in a variety of phases with all sections of the property being single storey in nature. The original section of the property dates we would estimate from the early 1900's and appears to be formed in traditional brickwork with a painted and rendered finish. This section of the property is surmounted by a pitched roof which has a tiled finish.

The property has been extended on a variety of occasions with the extensions dating we are advised from the 1960's and 1980's. The extensions include the main hall which is steel framed in nature and which has brick infilled walls with the remaining areas of the property being formed in brickwork with roughcast and render finishes. The main hall area is surmounted by a pitched roof which has a felted finish with the remaining projections surmounted by flat roofs which also have felted finishes.

To the gable elevation and overlooking Glebe Road is the main bowling green and putting green however due to the time of year, these facilities were not presently in operation at the time of inspection.

To the opposite gable elevation is the village war memorial.

Internally, the property is fitted as a traditional community/village hall and to the front of the property there is a public toilet area which is contained within the small projection to the front.

Moving to the rear of the property and contained within the original building is the original hall and also within this area of the property there is a meeting room, an additional room with very limited kitchen facilities, a good sized store and a fully fitted kitchen contained within the rear section.

The main hall is contained within the extended section and is again open plan in nature with this incorporating a stage area to the gable elevation.

The bowling club area lies to the rear of the property and provides a separate external access. This area can also be accessed from the kitchen area to the rear of the original building.

All areas of the property are finished to a broadly similar overall standard with the floors being formed in solid concrete or suspended timber and having vinyl, carpeted or timber finishes. The walls and ceilings throughout are predominantly painted.

4. ACCOMMODATION

We would summarise the main accommodation areas as undernoted: -

Interior

Entrance hall, public toilet facility, original hall, meeting room, sitting area, store, kitchen, original hall and main hall. Separately accessed bowling club area.

Exterior

Bowling green and putting green to one gable elevation with war memorial and landscaped areas to the opposite gable elevation. Limited car parking facilities to the rear.

According to our calculations, the property has a Gross Internal Area of –

393 sq.m. (4,230 sq.ft.)

From Ordnance Survey mapping systems we calculate the site to have a total area of approximately -

4,382 sq.m. (1.08 acres)

In the normal manner, we would recommend that the extent of the site be clarified with reference to relevant Title Deed documentation.

The above approximate areas have been calculated for valuation purposes and should be used for no other purpose whatsoever.

5. **CONDITION**

At the time of our inspection the subjects were found to be in an adequate overall state of repair however we would draw your attention to the following matters.

The building has been constructed in a variety of phases however no areas of the property appear to have been constructed with the recent past.

Given the nature and age of the property, we would expect maintenance to be required on an ongoing basis and this is something which should be anticipated and budgeted for.

Externally, the property is surmounted by a variety of roof structures and we note that a number of the pitched sections and the flat roofs are clad in felt. We would caution that roof coverings of this nature should be regarded as having a limited life expectancy, are a constant source of problems and often require a high level of maintenance and repair in order to remain wind and watertight. Again, ongoing maintenance should be anticipated. We would expect a prudent purchaser to require the advice of a reputable firm of roofing contractors to advise on the age and condition of the main roof and as to any ongoing repair liabilities.

A number of the external timbers throughout the property are in poor condition and require replacement.

Internally, the main areas of the property generally appear to have been maintained to an adequate standard however the finishes throughout the property are of a somewhat dated and traditional nature. Again, repairs are likely to be required on an ongoing basis.

This is a property appraisal report, the purpose of which is to determine the Market Value of the subjects and is not a report on the condition of the building fabric. In accordance with the RICS Valuation - Global Standards 2020, we have carried out a sufficient inspection to enable us to form an opinion as to value, and any comments as to the condition are of a general indicative nature only.

6. **STATUTORY OBLIGATIONS**

We understand the subjects are within an area governed by the South Ayrshire Local Development Plan, which has been adopted. Within this local plan, the subjects are within an area zoned for general residential land use policies.

Whilst the building does not appear to be Listed as being of architectural or historic importance, the subjects appear to be contained within a Conservation Area.

The property appears to have been in its present use now for some time, and accordingly we would not expect there to be any particular planning sensitivities of an adverse nature affecting the subjects.

We cannot confirm that the property and design will comply with building regulations however based on our inspection it would appear that the property has not been altered within the recent past.

Our opinions presuppose that there are no issues of this nature outstanding, but the position should be checked.

The introduction of the Fire (Scotland) Act 2005 appears to have removed the necessity for a Fire Certificate and replaced it with a system of self-regulated audit. This requires those parties responsible for a property to undertake a risk assessment to demonstrate that the fire precautions within the premises are adequate for its use. We would recommend that further advice in this regard be sought from an appointed legal adviser and/or local Fire Officer.

We have made the reasonable assumption that the roads and footpaths ex adverso the subjects have been adopted and are maintained by the Local Authority.

Reference to the Scottish Assessor's Association website indicates that the subjects are entered in the current Valuation Roll at Rateable Value £16,900.

A new owner or occupier has the right to appeal against the assessment for a period of 6 months from the date of acquiring their interest in the property.

The Uniform Business Rate in Scotland for the year 2021/22 is 49p in the pound, known as the basic property rate. Where a Rateable Value is greater than £51,000 and less than £95,000 there is a supplement of 1.3p, bringing the total amount payable to 50.3p, known as the intermediate property rate. Where a Rateable Value is greater than £95,000 there is a further supplement of 1.3p, bringing the total amount payable to 51.6p, known as the higher property rate. The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties in active use with a Rateable Value of £18,000 or less. Further details of the Scheme can be obtained from the Scottish Government website, as well as details of measures introduced to help ratepayers deal with the impact of Covid-19.

With reference to the Scottish EPC Register, we would confirm that an Energy Performance Certificate (EPC) has been prepared and lodged in respect of the subjects. The Energy Rating detailed on the EPC is noted as **95-F**. The EPC contains a number of recommendations on how the energy performance of the building could be improved. Within the limitations of our inspection for valuation purposes, we are not able to provide any comment in relation to the suitability of these recommendations.

Under provisions contained within Section 63 of the Climate Change (Scotland) Act 2009, the Scottish Government has brought forward regulations to require property owners to improve the energy efficiency and greenhouse gas emissions of their buildings. The Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 requires owners of non-domestic buildings to both assess and improve the emissions and energy performance of their buildings. These regulations are effective from 1st September 2016.

The regulations currently apply to buildings with a floor area of more than 1,000 sq.m. The total floor area of the subjects under report does not exceed 1,000 sq.m., and therefore the property is not currently subject to these new regulations.

In our experience, we find that informal verbal enquiries of the Local Authority are unreliable with different information or advice provided by different personnel. Indeed, it is often difficult to secure any practical useful comment in some cases. Due to the practical difficulties, it would be remiss of us to pass any further comment since this could be inconsistent or erroneous.

It is for this reason that all of the above matters should be dealt with on a formal basis by Solicitors acting on behalf of purchasers and/or banks. If there are any issues identified as a result of these reasonable formal enquiries, we would require to consider the effect these may have on values/marketability in consultation with legal agents.

7. SERVICES

The subjects appear to have mains water and electricity supplies, and drainage is we presume to the public sewerage system.

Natural lighting is afforded throughout the subjects by a series of timber and steel framed windows, which are both single and double glazed. Artificial lighting is provided by a combination of fluorescent strip and bulb lighting dependent upon location.

There appear to be an adequate number of electric power points provided throughout the subjects, which are assumed to be held on a 13 amp circuit. The property appears to include a heavy duty three phase power supply. We would comment however that there are areas of the electrical installation which are of a somewhat dated nature.

Heating is provided to all of the main accommodation areas by a series of low and high level electric heaters. Again, however the fittings in a number of areas of the property are of an older standard.

The sanitary and domestic installations within the property were found to be to an adequate although dated standard. The cooking facilities within the kitchen are powered by a bottled gas system.

8. SITE AND GROUND CONDITIONS

The subjects appear to comprise the footplate of the main building together with a landholding extending in total by our calculations to approximately 4,382 sq.m. (1.08 acres).

The site fronts to Stinchar Road and Glebe Street, with a small parking area provided to the rear. The site is laid out to provide the main building within the central section with the bowling club and putting green areas overlooking Glebe Street and a war memorial lying to the opposite gable elevation. Also adjacent to the war memorial is a very large tree.

The site is predominantly triangular in shape although is relatively level.

The surrounding area is predominantly residential in nature.

We have no formal information regarding site/ground conditions and our opinions as reported presuppose that the subjects are unaffected by any material, abnormal, unusual or difficult conditions of this nature.

Our opinions assume that this is the case.

In the event of adverse ground conditions being drawn to our attention, we would reserve the right to reconsider our opinion of value if appropriate.

9. ENVIRONMENTAL ISSUES

Given the age, nature and location of the property it is unlikely that the premises will be subject to any material or significant environmental/contamination risks.

However no assurances can be given in this regard and any further comment is outwith the scope of our remit/expertise.

Similarly, having regard to the age of the property and nature of construction, we consider it unlikely that any deleterious or hazardous materials will have been utilised in the original construction process.

Within the limitations of our valuation inspection we found no evidence of invasive vegetation within the immediate vicinity.

There is a small water course lying on the opposite side of Stinchar Road. We have assumed no flood risk from this water course.

10. TENURE

We have not had the opportunity of inspecting the Title Deeds, and for the purposes of our valuation, we have assumed that the subjects are held on Heritable Tenure. We have further assumed that the property is free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value.

11. OCCUPATIONAL LEASES

Not applicable.

12. MARKET TRENDS AND GENERAL COMMENTS

The subjects under report comprise a village hall/community facility, situated within the centre of the South Ayrshire village of Barr.

Barr itself is a small predominantly residential village with a resident population of only around 250 with the village lying around 7 miles to the east of Girvan and accessed via the B# road route. The village is situated within the Stinchar Valley.

Given the levels of population which exists within the area, there are very few commercial entities within the village with the majority of housing in the area being of a traditional nature.

The subject property comprises the main village hall and bowling green facility with the buildings on site originally dating we would estimate from the early 1900's however the property has been substantially extended during the mid to latter part of the 20th Century.

All areas of the property are single storey in nature with the main village hall laid out to provide the main public toilet facilities serving the village and to the rear of this are two separate hall areas with ancillary/support accommodation. The bowling club facility is accessed separately externally and lies to the rear of the original hall. There is however also a separate access from the larger village hall.

Whilst the property was found to be in an adequate overall state of repair, there are clearly elements of the property which will require maintenance on an ongoing basis and in particular we would draw your attention to the external areas with areas of the external timbers requiring maintenance and a number of the roof coverings being felted which will require replacement over a period of time.

The internal finishes throughout are to a traditional standard although within the limitations of our cursory valuation inspection, the facility did appear to have been adequately maintained.

We are advised that the property is presently within the ownership of South Ayrshire Council however consideration has been given to a transfer to the local community. We are advised that this is the reason for our valuation instruction.

As such therefore we have provided our opinion of value reflecting the nature of the existing property and have not taken account of any development potential.

In the event of the property being exposed to the open market, we would expect there to be a degree of demand from parties seeking to develop the site for alternative use purposes although any price paid on this basis would be continual upon obtaining necessary statutory consent and a planning brief.

In terms of the existing use, given the low levels of inherent population, there is an argument that the village hall is some way in excess of the size which would overall be anticipated for a facility serving such a small village.

In a number of locations through central and southern Scotland, properties such are former halls, churches and similar uses have transacted on the open market and whilst the highest prices are obtained in a number of areas where there is a potential to carry out redevelopment of the site, we are also aware of properties which have transacted for what is essentially a continuation of the present use.

There have also been transactions where parties have been identified who can make use of the original accommodation albeit within different usage and examples of this would be scenarios such as a sale of a church to an alternative religious organisation, the sale of a hall for use such as a children's nursery or a store or indeed, in some cases, sales of properties in stronger locations for uses such as a showroom or quasi retail use.

Again, given the size of the local population it is considered unlikely that the property would be considered suitable for an alternative commercial use and in reality therefore we consider that there is likely to be only a very modest level of demand in the event of a sale being considered for anything other than for development purposes.

Even however in the event of the land being exposed to the market for alternative use purposes, there are likely to be elements of the original site which would require to be maintained, particularly the war memorial.

We also note that the property is contained within a Conservation Area and whilst this does not preclude land from being developed, this is effectively a further hurdle which will require to be overcome prior to development consent being granted.

In arriving at our opinion of value however we have adopted the comparative principle of valuation methodology and have had regard to a number of sales of similar properties in a variety of locations throughout Scotland including the undernoted:

Address	Sale Date	Price	Size (sq.ft.)	Rate per sq.ft.	Comments
11A George Square, Greenock	Dec 2020	£110,000	3,673	£29.95	Category C Listed, former church and hall of stone construction with a pitched and slated roof. Appears to be used by a number of local community groups.
Shettleston Methodist Church, 1104 Shettleston Road, Glasgow	March 2020	£200,000	6,437	£31.07	Traditional church building with adjoining hall. An undisclosed buyer purchased the freehold interest for £200,000.
234 Ashcroft Drive, Glasgow	Dec 2019	£66,101	2,342	£28.22	Former Scout Hall in Croftfoot. Asking Price was £40k. No dedicated parking and generally dated throughout.
Knox's Church and Hall, Howard Street, Arbroath	Dec 2019	£130,027	5,644	£23.04	Well-presented traditional stone built church and hall premises. Purchased for conversion to 20 bed hostel and community hall. Situated on prominent road route.
Ford Church, Lochgilphead	Nov 2019	£25,000	717	£34.87	A small traditional church, well maintained and suitably presented at the time of sale. Attractive outlook. Sold for conversion to single residential dwelling.
Longbar Community Centre, Auchengree Road, Beith	Sept 2019	£100,100	3,057	£32.74	Semi-rural community hall constructed 1910. In reasonable order at the time of sale. Planning application subsequently submitted for single residential dwelling.

40 Kirk Street, Campbeltown	Feb 2019	£65,000	2,791	£23.29	Former British Red Cross building. A small terraced traditional property comprising meeting hall and support accommodation. Purchased by South Kintyre Development Trust.
Strathmiglo Church Hall, High Street, Cupar	Oct 2018	£65,000	3,928	£16.55	Village church hall of traditional build. Smaller in size than the subjects. A degree of ground positioned to the front of the site.
St Columba's Church, Torridon Lane, Dunfermline	April 2018	£131,000	2,860	£48.88	Purchased by an architect so can only assume now a single dwelling. Was in good condition at time of sale.
Former St Michael's Church, West Port, Cupar	Mar 2018	£65,000	3,768	£17.25	Traditional church premises, smaller in size. Subsequently redeveloped to create 9 flatted dwellings.
St Christopher's Church, Binend Road, Glasgow	Feb 2018	£170,000	4,505	£37.74	Property had been marketed at 'offers over £110,000. We understand the purchaser was a nursery operator. Convenient access to M77. Required a degree of maintenance.
Inverchaolain Church, Dunoon	Sept 2017	£25,000	2,059	£12.14	A traditional church property. Smaller than the subjects and overlooking the Cowal peninsula. Believed to be used as a hall. No vehicular access.
St Margaret's Tollcross Park Church, Braidfauld Road, Glasgow	June 2017	£152,000	6,174	£24.61	Traditional church premises. Purchased by another religious group. Relatively well-presented.
Kirkhill Church, Cairns Road, Cambuslang	May 2017	£139,000	4,504	£30.86	Traditional church building, relatively well presented. Purchased by nursery operator.

Given the issues we have highlighted above in relation to the nature of the location and indeed the dimensions of the property itself, we are of the view that the property is likely to transact at the lower end of the anticipated value range.

As is often the case within this section of the market however none of the properties which we have analysed for comparison purposes is considered to be identical to the subjects under consideration in this case and as such, a higher level of subjective judgement does require to be applied reflecting the specific location and descriptive elements in respect of the property under consideration.

Whilst we are satisfied that the comparable evidence we have detailed does allow our opinion of value to be substantiated to an extent, we have required to apply our own judgement as to the levels of value which should be applied.

In arriving at our opinion of value therefore we have applied an overall rate of £20 per sq.ft. to the Gross Internal Area of the main building which produces a figure of £84,600. We have rounded this figure marginally to produce a figure of £85,000. To this, we have added an overall rate of £15,000 to the bowling green and putting green areas, reflecting the use as amenity land. This provides a total figure of £100,000.

13. RENTAL VALUE

Due to the nature of our instructions it is not considered appropriate to pass further comment under this heading.

14. CAPITAL VALUE

Having regard to the content of this report, including the Terms and Conditions attached hereto, we are of the opinion that the current value(s) can be fairly stated on the required bases as undernoted:-

1. Market Value

£100,000 (ONE HUNDRED THOUSAND POUNDS)

The above opinion of value reflects the property in its existing use.

15. INSURANCE REINSTATEMENT

We have not been asked to provide this figure.

16. SECURITY FOR A LOAN

Not relevant

Should any of the assumptions contained within this report prove incorrect, we reserve the right to reconsider our opinion of value(s) if appropriate.

We trust the foregoing is sufficient for your purposes but should you require any further information, please do not hesitate to contact us.

Yours faithfully

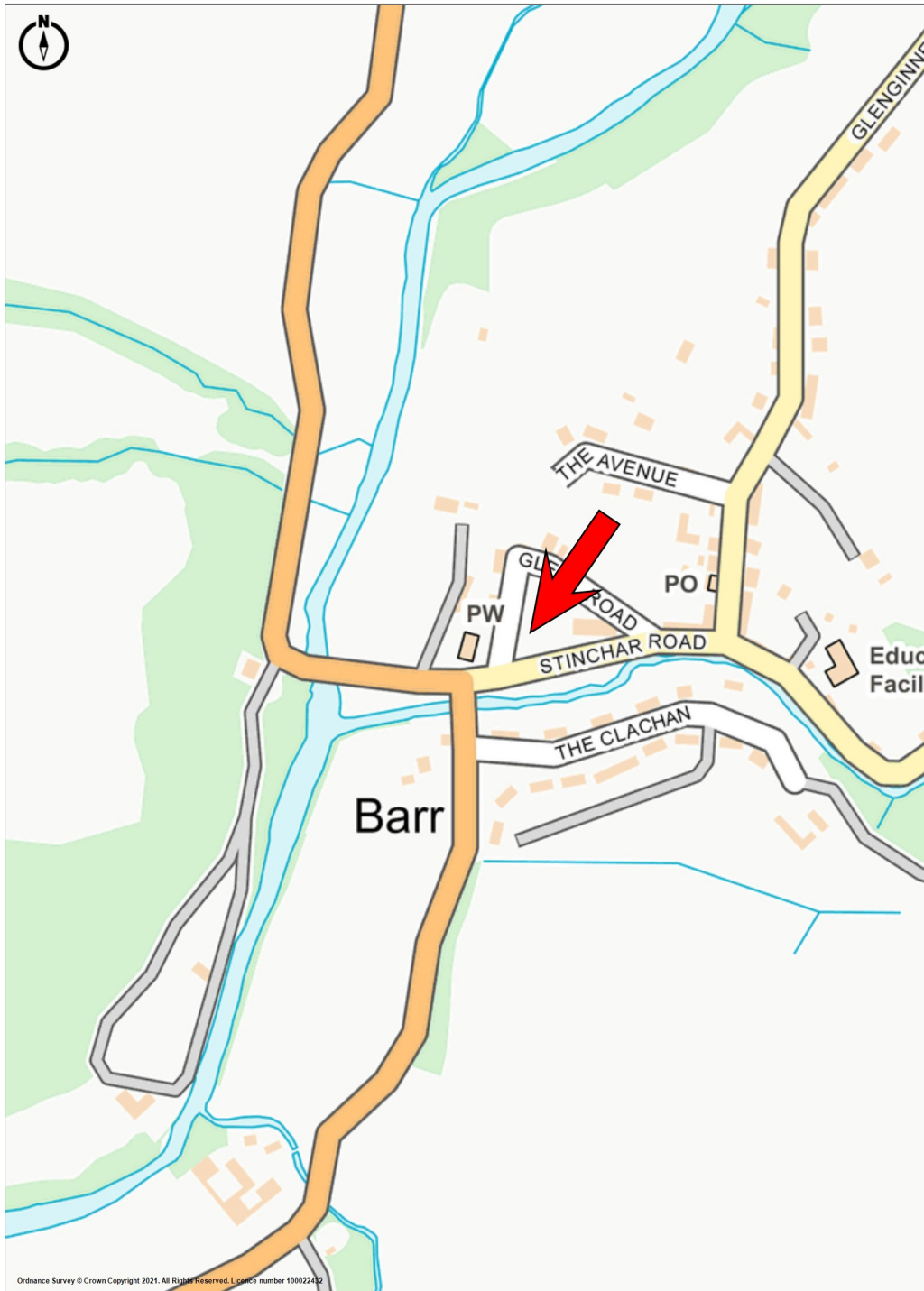


**Ian Woods BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP**

APPENDIX 1
LOCATION PLAN (S)



BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
KA26 9TW



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Promap
● LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size – A4

APPENDIX 2
SCHEDULE OF PHOTOGRAPHS





Original Building



Rear Elevation



Main Hall



Putting Green



Reception



Toilet Area





Store



Seating Area



Kitchen



Original Hall



Bowling Club



Main Hall



APPENDIX 3
TERMS AND CONDITIONS





Introduction

Unless specified to the contrary in the body of the Report, our valuations are carried out in accordance with the following terms and conditions.

1. THE SERVICE

- 1.1. Unless otherwise stated, the Valuer is an External Valuer as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book).

The Valuer provides directly to the Client a Report based on an inspection as described below, and either:-

(a) in respect of the particular type of property, has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently; or

(b) where he satisfies (a) above, except that he has insufficient current knowledge, he will be or has been assisted by a person(s) who has (have) such knowledge and the skills and understanding necessary to provide the assistance required;

Unless previously agreed in writing and set out in the Confirmation of Instructions, the Report will cover the following points:

- 1.1.1. A description of the property, its location and its readily apparent state of repair;
- 1.1.2. The Valuer's opinion(s) of value of the Property on the basis stated in the Confirmation of Instructions. These may include Market Value, Market Rent, Building Reinstatement Cost Assessment and/or such other basis as may have been agreed in writing;
- 1.1.3. Where the valuation(s) has (have) been affected by the existence of an unimplemented planning consent for change of use or other development, the Valuer will so report and advise as to the amount(s) of the increase reported in consequence.
- 1.1.4. In the case of Property to be held as an investment:
- (a) An opinion of Market Rent at the reporting date, representing the rental income that the owner will be entitled to from the Property if it becomes or remains fully occupied;
- (b) An opinion on the effects on value of the quality and terms of the lease(s) and relevant implications upon the valuation; and
- (c) the Valuer's view of the market's opinion of tenant covenants for the class of the subject Property in the subject locality.
- 1.1.5. Advice, if the Valuer considers it relevant, on whether there is significant prospect of or potential for change of use or other development of the Property, or those in the vicinity, which would materially affect the value of the Property.
- 1.1.6. Advice, if the Valuer considers it relevant, on any other factors that may materially affect the status or value of the Property as security.
- 1.1.7. Comment upon the proposed purchase price if this has been notified in writing to the Valuer.

- 1.1.8. A statement of any special assumptions which the Valuer has made.
- 1.1.9. If appropriate, the Valuer's opinion of the suitability of the Property as a lending security having regard to the criteria typically applied by mainstream lenders.
- 1.1.10. If appropriate, the Valuer's opinion (without liability on the part of the Valuer) of current market conditions and/or trends in respect of this type of property in the area.
- 1.1.11. A statement as to the valuation method adopted, and an indication as to the extent to which the Valuer has been able to have regard to comparable market transactions:
- (a) in the case of Property valued for the existing use as an operational entity having regard to trading potential, the opinion which the Valuer has formed as to the future trading potential, including the gross income and profitability likely to be achieved; and
 - (b) in the case of Property valued on a residual basis, the significant material figures and assumptions made and the consequences of changes thereto.
- 1.1.12. Where specifically agreed in writing at the time of instruction, an indicative Building Reinstatement Cost Assessment, this is given solely as a guide. A formal Buildings Reinstatement Cost Assessment for insurance purposes can only be given by a quantity surveyor, building surveyor or similarly qualified professional. The Client is advised to obtain a formal Buildings Reinstatement Cost Assessment for insurance purposes
- 1.1.13. Any other aspects, other than the usual legal investigations, which the Valuer considers require further consideration or investigations.
-

- 1.2. Following provision of the Report, the Valuer will be prepared to discuss its contents.
- 1.3. The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to the Property, tenure, leases and all other relevant matters.
- 1.4. Subject to Paragraph 2.1 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
- 1.5. If the Valuer's inspection suggests that there may be material hidden defects to the Property the Valuer will so advise and may defer submitting a final Report until the results of further investigations are available.
- 1.6. The Report will not seek to identify the existence of contamination. If, however, the Valuer in the course of the inspection or investigations learns that there may be contamination, the Valuer will report this to the Client.
- 1.7. In preparing the Report, unless otherwise stated by the Valuer, the following assumptions will be made that the Valuer shall be under no duty to verify:
- (a) that no deleterious or hazardous materials or techniques were used in the construction of the Property or have since been incorporated;
 - (b) that good title can be shown and that the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
 - (c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the Property, its condition, its use, nor its intended use, is or will be unlawful;

(d) that all required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with and that works not requiring consents meet the standards required by the building regulations or are exempt;

(e) that inspection of those parts of the Property that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;

(f) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential for contamination of the Property from past or present uses of the Property or from any neighbouring property;

(g) that no notices have been issued by the Statutory Authorities or by the Fire Master and that no significant capital expenditure is required to comply with the provisions of inter alia the Offices, Shops and Railway Premises Act, Health and Safety at Work etc Act, Fire Precautions Act, Disability Discrimination Act, Equality Act and the Factories Acts; and

(h) that the flank walls of the Property are party walls and that the liability for mutual repairs, including the roof, its parts and pertinents, is on an equitable basis between the proprietors of the various floors.

- 1.8. Unless otherwise specifically stated the Report does not take VAT into account. The client is advised to obtain specialist advice in this regard. Similarly, unless specifically stated, the Report makes no allowance for the costs of acquisition or disposal or for any tax which might arise.
- 1.9. In providing the Services the Valuer will have regard to relevant contents of the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors.
- 1.10. The Report will be provided for the stated purpose and for the sole use of the named Client. DM Hall accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer, and accept no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it, may be included in any published document, circular or statement, or published in any way, without DM Hall's prior written approval of the form and context in which it may appear. In the event that the Report is presented to your Lender, we cannot guarantee that it will be acceptable to them. The Client is advised that if a Lender seeks to rely on this Report they do so at their own risk.
- 1.11. DM Hall has a Complaints Procedure in accordance with The Royal Institution of Chartered Surveyors Rules of Conduct. A copy of this procedure is available on request.
- 1.12. Compliance with the RICS Valuation – Professional Standards (Red Book) may be subject to monitoring under the Institution's conduct and disciplinary regulations and the Valuer Registration Scheme.

2. THE INSPECTION

- 2.1. The Valuer will undertake a visual inspection of so much of the exterior and interior of the Property as is accessible with safety and without undue difficulty, as can be seen whilst standing at ground level within the boundaries of the Property and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considers reasonably necessary to provide the Services, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the Property which are covered, unexposed or inaccessible, or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical heating or other services. Roof voids and attics are not inspected. In some instances or types of property only selected or representative parts of the Property may be inspected.

- 2.2. The purpose of the inspection is to provide an opinion of value. Comments may be made on the readily apparent state of repair of the Property. The inspection is not a building or structural survey and the Report will not detail defects that do not materially affect value. Where defects are mentioned in the Report, they should be regarded as indicative and not exhaustive.
- 2.3. The Valuer will not carry out an asbestos inspection and will not be acting as an inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. The Client's legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, it is assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.
- 2.4. The Valuer will not carry out an inspection for Japanese Knotweed or other infestations by invasive species. Unless otherwise stated it is assumed that there is no Japanese Knotweed or other infestations by invasive species within the boundaries of the Property or in neighboring properties. The identification of infestations of this type should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed or invasive species, further investigations may be recommended.

3. THE REPORT

- 3.1. If it is not reasonably possible to carry out a substantial part of the Inspection this will be stated in the Report.
- 3.2. Where the Valuer relies on information provided, this will be indicated in the Report, together with the source of the information.
- 3.3. The Report will state the existence of any apparent, recent significant alterations and extensions so as to alert the Client's legal advisers.

4. VALUATION

- 4.1. The valuations provided will be on the assumptions set out in section 1.7 in respect of individual subject properties (unless otherwise agreed) as inspected. The valuations will be provided on the bases of value stated in the Confirmation of Instructions and as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors. Any special assumptions or reference to a particular buyer will be clearly stated.
- 4.2. The valuations will exclude any additional value attributable to personal goodwill, or the value of any fixtures and fittings which are only of value *in situ* to the present or proposed occupier, except in the case of a Property which is fully equipped and valued as an operational entity, where only personal goodwill is excluded.
- 4.3. Unless otherwise stated, in the valuation of portfolios, each Property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

5. INSTRUCTIONS AND CHARGES

- 5.1. All instructions from the Client will be made directly by the Client and confirmed in writing.
- 5.2. The Client will pay to DM Hall the fee initially agreed between them, subject to any amendment thereto to be agreed if the Valuer's instructions are subsequently modified. In addition, the Client will reimburse DM Hall the cost of all reasonable out-of-pocket expenses which may be incurred and pay the amount of any Value Added Tax on the fee and expenses.
- 5.3. Unless otherwise agreed in writing, and subject to condition 5.4 below, the maximum liability of DM Hall and the Valuer (in contract, delict, negligence or otherwise) howsoever arising, in relation to the Property, shall be 20% of the value of the Property on the basis identified in the Confirmation of Instructions or, if no basis is expressed, Market Value as defined by the RICS, on the date of the instruction.
- 5.4. The maximum aggregate liability in contract, delict, negligence or otherwise, howsoever arising, of DM Hall and the Valuer in respect of any one claim or series of claims arising from, or in relation to, this Report shall not in any circumstances exceed £10,000,000 or the limit of liability stated in the professional indemnity insurance policy of DM Hall, whichever is the lower. A copy of the policy certificate is available on request.

This maximum aggregate liability is irrespective of how many separate and individual claims may be presented or their total and the Client expressly in advance frees, relieves and holds harmless DM Hall and its members as members and as individuals, past and present, from any such claims past, present and future in excess of the limitation of liability set out in this clause.

6. PRIVACY AND DATA PROTECTION

- 6.1. Processing of personal data is regulated in the United Kingdom by the General Data Protection Regulation EU 2016/679 ("GDPR") as supplemented by the Data Protection Act 2018 as well as other laws which relate to privacy and electronic communications. In this Paragraph 6, these laws are called "**Data Protection Law**". Terms which are defined in Data Protection Law bear the same meanings when used in this Paragraph 6.
- 6.2. In processing any personal data which DM Hall may receive or collect in the ordinary course of acting for the Client, DM Hall acts as an independent controller and not a processor or sub processor. This means that DM Hall is responsible for complying with Data Protection Law in respect of any personal data it processes in providing Services to the Client. Where the Client (or third parties on behalf of the Client) disclose personal information to DM Hall for the purposes of providing Services it is the Client's responsibility to make sure that such disclosure to DM Hall for these purposes will be fair and lawful and will not contravene Data Protection Law. Where appropriate, the Client (and any third party disclosing personal data to DM Hall on the Client's behalf) should draw the attention of any affected individuals to DM Hall's privacy statement (see Paragraph 6.5 below)
- 6.3. In general terms, DM Hall uses any personal data that is disclosed to it by or on behalf of the Client for the purposes of:
 - 6.3.1 providing services to the Client;
 - 6.3.2 meeting legal requirements upon it – such as in relation to anti-money laundering and;
 - 6.3.3 internal administrative purposes arising from the surveyor/client relationship.

- 6.4. To the extent that the Valuer processes personal data for the purposes of providing his/her Report, the Valuer acts as a processor of the personal data on behalf of DM Hall.
- 6.5. Further information about how DM hall handles personal data that is disclosed to it by (or on behalf of) the client, the reasons it relies on to do so and the rights that individuals have under Data Protection Law can be found in DM Hall's privacy statement which can be viewed at www.dmhall.co.uk. A copy of the privacy statement can be made available at any time on request. To obtain a copy of the privacy statement or to discuss any aspect of the privacy statement or this Paragraph 6, then please e-mail us at data@dmhall.co.uk.

7. DEFINITIONS

- 7.1. The "Valuer" is the author of the Report on the Property.
- 7.2. The "Report" is the report of the kind described in section 1 of these Conditions of Engagement.
- 7.3. The "Property" is the property which forms the subject of the Report.
- 7.4. "DM Hall" is DM Hall LLP, a limited liability partnership registered in Scotland with registration number SO301144 and having its registered office at 17 Corstorphine Road, Edinburgh EH12 6DD.
- 7.5. The "Client" is the person, firm or company to whom DM Hall is to provide the Report in accordance with the Confirmation of Instructions and these Conditions of Engagement.
- 7.6. The "Confirmation of Instructions" is the letter issued by DM Hall confirming receipt of instructions to prepare a valuation, setting out the Services and setting out the fee for the Report.
- 7.7. "Market Value" means the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.8. "Market Rent" means the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.9. "Building Reinstatement Cost Assessment" means an estimate for insurance purposes of the current cost of:
- (a) rebuilding the Property in its present form (unless otherwise stated); or
 - (b) the Property being constructed as currently proposed;
- each including the costs of site clearance and professional fees but excluding:
- (i) VAT (except on fees);
 - (ii) loss of rent; and
 - (iii) the cost of alternative accommodation for the reinstatement period.
- 7.10. The "Services" means the specific services to be provided by DM Hall to the Client pursuant to the Confirmation of Instructions and section 1 of these Conditions of Engagement.
- 7.11. The "Lender" means a party who has provided or intends or proposes to provide financial assistance to the Client towards the purchase or remortgage of the Property and in whose favour a standard security will be granted over the Property.

APPENDIX 2
SCHEDULE OF PHOTOGRAPHS





APPENDIX 3
TERMS AND CONDITIONS





Introduction

Unless specified to the contrary in the body of the Report, our valuations are carried out in accordance with the following terms and conditions.

1. THE SERVICE

- 1.1. Unless otherwise stated, the Valuer is an External Valuer as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book).

The Valuer provides directly to the Client a Report based on an inspection as described below, and either:-

(a) in respect of the particular type of property, has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently; or

(b) where he satisfies (a) above, except that he has insufficient current knowledge, he will be or has been assisted by a person(s) who has (have) such knowledge and the skills and understanding necessary to provide the assistance required;

Unless previously agreed in writing and set out in the Confirmation of Instructions, the Report will cover the following points:

- 1.1.1. A description of the property, its location and its readily apparent state of repair;
- 1.1.2. The Valuer's opinion(s) of value of the Property on the basis stated in the Confirmation of Instructions. These may include Market Value, Market Rent, Building Reinstatement Cost Assessment and/or such other basis as may have been agreed in writing;
- 1.1.3. Where the valuation(s) has (have) been affected by the existence of an unimplemented planning consent for change of use or other development, the Valuer will so report and advise as to the amount(s) of the increase reported in consequence.
- 1.1.4. In the case of Property to be held as an investment:
- (a) An opinion of Market Rent at the reporting date, representing the rental income that the owner will be entitled to from the Property if it becomes or remains fully occupied;
- (b) An opinion on the effects on value of the quality and terms of the lease(s) and relevant implications upon the valuation; and
- (c) the Valuer's view of the market's opinion of tenant covenants for the class of the subject Property in the subject locality.
- 1.1.5. Advice, if the Valuer considers it relevant, on whether there is significant prospect of or potential for change of use or other development of the Property, or those in the vicinity, which would materially affect the value of the Property.
- 1.1.6. Advice, if the Valuer considers it relevant, on any other factors that may materially affect the status or value of the Property as security.
- 1.1.7. Comment upon the proposed purchase price if this has been notified in writing to the Valuer.

- 1.1.8. A statement of any special assumptions which the Valuer has made.
- 1.1.9. If appropriate, the Valuer's opinion of the suitability of the Property as a lending security having regard to the criteria typically applied by mainstream lenders.
- 1.1.10. If appropriate, the Valuer's opinion (without liability on the part of the Valuer) of current market conditions and/or trends in respect of this type of property in the area.
- 1.1.11. A statement as to the valuation method adopted, and an indication as to the extent to which the Valuer has been able to have regard to comparable market transactions:
- (a) in the case of Property valued for the existing use as an operational entity having regard to trading potential, the opinion which the Valuer has formed as to the future trading potential, including the gross income and profitability likely to be achieved; and
- (b) in the case of Property valued on a residual basis, the significant material figures and assumptions made and the consequences of changes thereto.
- 1.1.12. Where specifically agreed in writing at the time of instruction, an indicative Building Reinstatement Cost Assessment, this is given solely as a guide. A formal Buildings Reinstatement Cost Assessment for insurance purposes can only be given by a quantity surveyor, building surveyor or similarly qualified professional. The Client is advised to obtain a formal Buildings Reinstatement Cost Assessment for insurance purposes
- 1.1.13. Any other aspects, other than the usual legal investigations, which the Valuer considers require further consideration or investigations.
-

- 1.2. Following provision of the Report, the Valuer will be prepared to discuss its contents.
- 1.3. The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to the Property, tenure, leases and all other relevant matters.
- 1.4. Subject to Paragraph 2.1 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
- 1.5. If the Valuer's inspection suggests that there may be material hidden defects to the Property the Valuer will so advise and may defer submitting a final Report until the results of further investigations are available.
- 1.6. The Report will not seek to identify the existence of contamination. If, however, the Valuer in the course of the inspection or investigations learns that there may be contamination, the Valuer will report this to the Client.
- 1.7. In preparing the Report, unless otherwise stated by the Valuer, the following assumptions will be made that the Valuer shall be under no duty to verify:
- (a) that no deleterious or hazardous materials or techniques were used in the construction of the Property or have since been incorporated;
- (b) that good title can be shown and that the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
- (c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the Property, its condition, its use, nor its intended use, is or will be unlawful;

(d) that all required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with and that works not requiring consents meet the standards required by the building regulations or are exempt;

(e) that inspection of those parts of the Property that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;

(f) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential for contamination of the Property from past or present uses of the Property or from any neighbouring property;

(g) that no notices have been issued by the Statutory Authorities or by the Fire Master and that no significant capital expenditure is required to comply with the provisions of inter alia the Offices, Shops and Railway Premises Act, Health and Safety at Work etc Act, Fire Precautions Act, Disability Discrimination Act, Equality Act and the Factories Acts; and

(h) that the flank walls of the Property are party walls and that the liability for mutual repairs, including the roof, its parts and pertinents, is on an equitable basis between the proprietors of the various floors.

- 1.8. Unless otherwise specifically stated the Report does not take VAT into account. The client is advised to obtain specialist advice in this regard. Similarly, unless specifically stated, the Report makes no allowance for the costs of acquisition or disposal or for any tax which might arise.
- 1.9. In providing the Services the Valuer will have regard to relevant contents of the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors.
- 1.10. The Report will be provided for the stated purpose and for the sole use of the named Client. DM Hall accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer, and accept no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it, may be included in any published document, circular or statement, or published in any way, without DM Hall's prior written approval of the form and context in which it may appear. In the event that the Report is presented to your Lender, we cannot guarantee that it will be acceptable to them. The Client is advised that if a Lender seeks to rely on this Report they do so at their own risk.
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2. THE INSPECTION

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- 2.2. The purpose of the inspection is to provide an opinion of value. Comments may be made on the readily apparent state of repair of the Property. The inspection is not a building or structural survey and the Report will not detail defects that do not materially affect value. Where defects are mentioned in the Report, they should be regarded as indicative and not exhaustive.
- 2.3. The Valuer will not carry out an asbestos inspection and will not be acting as an inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. The Client's legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, it is assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.
- 2.4. The Valuer will not carry out an inspection for Japanese Knotweed or other infestations by invasive species. Unless otherwise stated it is assumed that there is no Japanese Knotweed or other infestations by invasive species within the boundaries of the Property or in neighboring properties. The identification of infestations of this type should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed or invasive species, further investigations may be recommended.

3. THE REPORT

- 3.1. If it is not reasonably possible to carry out a substantial part of the Inspection this will be stated in the Report.
- 3.2. Where the Valuer relies on information provided, this will be indicated in the Report, together with the source of the information.
- 3.3. The Report will state the existence of any apparent, recent significant alterations and extensions so as to alert the Client's legal advisers.

4. VALUATION

- 4.1. The valuations provided will be on the assumptions set out in section 1.7 in respect of individual subject properties (unless otherwise agreed) as inspected. The valuations will be provided on the bases of value stated in the Confirmation of Instructions and as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors. Any special assumptions or reference to a particular buyer will be clearly stated.
- 4.2. The valuations will exclude any additional value attributable to personal goodwill, or the value of any fixtures and fittings which are only of value *in situ* to the present or proposed occupier, except in the case of a Property which is fully equipped and valued as an operational entity, where only personal goodwill is excluded.
- 4.3. Unless otherwise stated, in the valuation of portfolios, each Property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

5. INSTRUCTIONS AND CHARGES

- 5.1. All instructions from the Client will be made directly by the Client and confirmed in writing.
- 5.2. The Client will pay to DM Hall the fee initially agreed between them, subject to any amendment thereto to be agreed if the Valuer's instructions are subsequently modified. In addition, the Client will reimburse DM Hall the cost of all reasonable out-of-pocket expenses which may be incurred and pay the amount of any Value Added Tax on the fee and expenses.
- 5.3. Unless otherwise agreed in writing, and subject to condition 5.4 below, the maximum liability of DM Hall and the Valuer (in contract, delict, negligence or otherwise) howsoever arising, in relation to the Property, shall be 20% of the value of the Property on the basis identified in the Confirmation of Instructions or, if no basis is expressed, Market Value as defined by the RICS, on the date of the instruction.
- 5.4. The maximum aggregate liability in contract, delict, negligence or otherwise, howsoever arising, of DM Hall and the Valuer in respect of any one claim or series of claims arising from, or in relation to, this Report shall not in any circumstances exceed £10,000,000 or the limit of liability stated in the professional indemnity insurance policy of DM Hall, whichever is the lower. A copy of the policy certificate is available on request.

This maximum aggregate liability is irrespective of how many separate and individual claims may be presented or their total and the Client expressly in advance frees, relieves and holds harmless DM Hall and its members as members and as individuals, past and present, from any such claims past, present and future in excess of the limitation of liability set out in this clause.

6. PRIVACY AND DATA PROTECTION

- 6.1. Processing of personal data is regulated in the United Kingdom by the General Data Protection Regulation EU 2016/679 ("GDPR") as supplemented by the Data Protection Act 2018 as well as other laws which relate to privacy and electronic communications. In this Paragraph 6, these laws are called "**Data Protection Law**". Terms which are defined in Data Protection Law bear the same meanings when used in this Paragraph 6.
- 6.2. In processing any personal data which DM Hall may receive or collect in the ordinary course of acting for the Client, DM Hall acts as an independent controller and not a processor or sub processor. This means that DM Hall is responsible for complying with Data Protection Law in respect of any personal data it processes in providing Services to the Client. Where the Client (or third parties on behalf of the Client) disclose personal information to DM Hall for the purposes of providing Services it is the Client's responsibility to make sure that such disclosure to DM Hall for these purposes will be fair and lawful and will not contravene Data Protection Law. Where appropriate, the Client (and any third party disclosing personal data to DM Hall on the Client's behalf) should draw the attention of any affected individuals to DM Hall's privacy statement (see Paragraph 6.5 below)
- 6.3. In general terms, DM Hall uses any personal data that is disclosed to it by or on behalf of the Client for the purposes of:
 - 6.3.1 providing services to the Client;
 - 6.3.2 meeting legal requirements upon it – such as in relation to anti-money laundering and;
 - 6.3.3 internal administrative purposes arising from the surveyor/client relationship.

- 6.4. To the extent that the Valuer processes personal data for the purposes of providing his/her Report, the Valuer acts as a processor of the personal data on behalf of DM Hall.
- 6.5. Further information about how DM hall handles personal data that is disclosed to it by (or on behalf of) the client, the reasons it relies on to do so and the rights that individuals have under Data Protection Law can be found in DM Hall's privacy statement which can be viewed at www.dmhall.co.uk. A copy of the privacy statement can be made available at any time on request. To obtain a copy of the privacy statement or to discuss any aspect of the privacy statement or this Paragraph 6, then please e-mail us at data@dmhall.co.uk.

7. DEFINITIONS

- 7.1. The "Valuer" is the author of the Report on the Property.
- 7.2. The "Report" is the report of the kind described in section 1 of these Conditions of Engagement.
- 7.3. The "Property" is the property which forms the subject of the Report.
- 7.4. "DM Hall" is DM Hall LLP, a limited liability partnership registered in Scotland with registration number SO301144 and having its registered office at 17 Corstorphine Road, Edinburgh EH12 6DD.
- 7.5. The "Client" is the person, firm or company to whom DM Hall is to provide the Report in accordance with the Confirmation of Instructions and these Conditions of Engagement.
- 7.6. The "Confirmation of Instructions" is the letter issued by DM Hall confirming receipt of instructions to prepare a valuation, setting out the Services and setting out the fee for the Report.
- 7.7. "Market Value" means the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.8. "Market Rent" means the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.9. "Building Reinstatement Cost Assessment" means an estimate for insurance purposes of the current cost of:
- (a) rebuilding the Property in its present form (unless otherwise stated); or
 - (b) the Property being constructed as currently proposed;
- each including the costs of site clearance and professional fees but excluding:
- (i) VAT (except on fees);
 - (ii) loss of rent; and
 - (iii) the cost of alternative accommodation for the reinstatement period.
- 7.10. The "Services" means the specific services to be provided by DM Hall to the Client pursuant to the Confirmation of Instructions and section 1 of these Conditions of Engagement.
- 7.11. The "Lender" means a party who has provided or intends or proposes to provide financial assistance to the Client towards the purchase or remortgage of the Property and in whose favour a standard security will be granted over the Property.

Barr SCIO – ACAF Request

1.0 Background

- 1.1 In March this year, Barr Community SCIO (BCS) submitted a request for ownership of the Barr Community Centre as a Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 (the Act).
- 1.2 The BCS proposal, as described in their CAT application, is to renovate the asset 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’. The outdoor space, including the bowling green, will continue in its current use. The SCIO’s aim is for the facility to ‘reduce social isolation and boost community health and wellbeing while providing opportunities for community activities, projects, local business creation, events and workshops.’
- 1.3 An independent valuation of the asset was undertaken in June 2024 by DM Hall, Chartered Surveyors, and the opinion of the valuer is that the market value of the requested asset is £100,000. BCS has offered to purchase the asset for £1 (one pound), giving their reasons for requesting a discount of £99,999 on market value as:
 - 1.3.1 Community Benefits Resulting From The Proposal – these are described in BCS’s CAT Stage 2 Request Form and were rated as Very Strong by the CATAG;
 - 1.3.2 Cost of Essential Repairs Required to the Asset – a Condition Survey of the asset commissioned by the Council in June 2023 identified estimated repair costs of £243,700 *however* £79,000 of those repairs are classed as Long Term (recommended in the next 6-10 years) and others go beyond the scope of repairs the Council would normally expect to carry out (see section 2 below);
 - 1.3.3 Their assertion that the asset is ‘held in trust for the inhabitants of the Parish of Barr’ and was acquired by SAC’s predecessor authority for no consideration. The Council has sought an external legal opinion to confirm any restrictions on our ability to dispose of the property. This opinion may have a bearing on the conditions of the sale should Cabinet agree to the transfer.
- 1.4 In addition to the requested discount (see 1.3), BCS has requested a grant from the Council’s Advancing Community Assets Fund (ACAF) of £258,500 (see section 2 below).

1.5 Under the Act, the Council is required to assess the CAT request and notify the Barr SCIO of its decision within 6 months (that is by 21st Sept 2024). A paper has been prepared for the 27th August Cabinet meeting with a recommendation that Cabinet approve the transfer of ownership for the discounted sum of £1.

2.0 ACAF Grant Request

2.1 BCS has requested a grant from the ACAF of £258,500. This is based on the Schedule of Estimated Costs (£243,700) identified in the Condition Report carried out by Avison Young (AY) in June 2023, plus a 6% adjustment for inflation amounting to £14,800.

2.2 ACAF Guidance for Applicants states: 'The Council expects that requests for capital costs (through ACAF) would not exceed £100,000; however the Leadership Panel will consider grant requests in excess of £100,000 on a case by case basis.

2.3 The full Schedule of Estimated Costs is included below at 2.5. The items highlighted are those proposed for removal on the grounds that: a) they are recommended to be undertaken 6 years or more into the future; or b) they are beyond the scope of works the Council would routinely undertake on its operational estate. **The proposed grant award from the ACAF, therefore, is £118,826** (comprising £112,100 based on the remaining items on the Schedule of Estimated Costs + an additional 6% for inflation/contingency).

2.4 This proposed grant offer, to cover the works identified, will enable the continued operation of the facility. The proposed grant value of £118,826 is significantly higher than any previous ACAF awards.

2.5 Edited Schedule of Estimated Costs

Barr Community Centre, 5 Stincher Road, Barr, KA26 9TW

Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold cost	1,200	1,200		
2	Access pitched roof covering to replace all ridge	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property	750	750		
6	Allow to replace all windows to Hall nr 2, with new thermally efficient units	14,000	14,000		
9	Repair and re-align boundary fencing to property.	10,000	10,000		
	Supply and install new timber fence between bowling and putting green	7,500	7,500		
	Replace cracked and damaged paving slabs.	350	350		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew vinyl to entire	350	350		
11	Change door ironmongery and provide colour contrast to Access wc	600	600		
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation), and replace existing bulkhead fittings with LED type	2,000	2,000		
Medium					
Structure & Fabric					
14	Allow here sum for the replacement of mineral felt covering to flat roof where required	5,000		5,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door	500		500	
18	Prepare and redecorate render finish to all elevations of the property	8,000		8,000	
19	Replace plasterboard ceiling to Male wc.	500		500	
	Hack off and renew de-bonded ceramic wall tiles to Male wc	500		500	
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance	1,200		1,200	
22	Replacement of vinyl floor coverings throughout.	8,100		8,100	
23	Prepare and redecorate floorslab to store room.	200		200	
24	Refurbish existing kitchen, to provide new stainless steel commercial units	25,000		25,000	
25	Replace base units and worktop to room R011 with new	5,000		5,000	
26	Allow to replace taps and plugs to vanity units of wc's	700		700	
	Allow to replace two pairs of internal fire doorsets to corridors	4,000		4,000	
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800		800	
27	Allow for full cyclical redecoration works throughout property	9,000		9,000	
	Undertake works recommended withing Accessibility Audit	2,600		2,600	
Building Engineering Services					
28	The switch gear and power distribution boards are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in	10,000		10,000	
29	warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	40,000		40,000	

30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
	Allow for the replacement of all perimeter fencing to site with a type which is matching to the existing	60,000			60,000
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800			800
	Undertake works recommended withing	18,500			18,500
Accessibility Audit					
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	189,200	38,800	71,100	79,300
Total £	Building Engineering Services	54,500	2,000	52,500	-
Total £		243,700	40,800	123,600	79,300

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 2Q2023

Day to day cyclical maintenance excluded unless otherwise stated



South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Barr Community Centre Community Asset Transfer Request
Lead Officer (Name/Position)	Tom Burns, Service Lead Asset Management and Community Asset Transfer
Support Team (Names/Positions) including Critical Friend	Robin Jamieson – Co-ordinator Asset Management Colin Love – Team Leader Community Asset Transfer

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main aims of the policy?	To transfer ownership of Barr Community Centre and grounds to Barr Community SCIO through a Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015.
What are the intended outcomes of the policy?	The Community Asset Transfer will contribute to the Empowerment of the Barr community. It has been assessed by the Council's CAT Assessment Group as providing benefits under the following headings: <ol style="list-style-type: none"> 1) Economic Development 2) Rural Regeneration 3) Social Wellbeing 4) Reduced Inequalities 5) Environmental Development

Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	. The transfer will primarily impact the community of Barr.
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
Age: Issues relating to different age groups e.g. older people or children and young people	Positive - Census data shows 40% of Barr's population is aged 60+ (Scottish average is 23%). Public transport to/from the village is very limited. The transfer and proposed renovation of the asset will provide a flexible, accessible facility of benefit to older and younger residents with limited opportunity to access facilities beyond the village.
Disability: Issues relating to disabled people	
Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	
Race: Issues relating to people from different racial groups, (BME) ethnic minorities, including Gypsy/Travellers	
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	
Sex: Issues specific to women and men/or girls and boys	
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	

<p>Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p>	
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Socio-Economic Disadvantage	Positive and/or Negative Impacts
<p>Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	
<p>Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future</p>	
<p>Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies</p>	
<p>Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>Positive - Barr is a rural village with limited public transport. SIMD shows it falls within the most deprived decile for geographic access to amenities. An improved facility will provide new opportunities for the residents of Barr.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>A public consultation period invited members of the community to make representations on the proposed transfer. Of 119 representations received, 93 were in favour.</p> <p>The asset transfer request and proposal was assessed by the Council's Community Asset Transfer Advisory Group. CATAG's recommendation is to approve the transfer subject to conditions.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	

<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners?</p> <p>Please specify partners</p>	
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	

Section Four: Detailed Action Plan to address identified gaps in:

a) evidence and

b) to mitigate negative impacts

<u>No.</u>	<u>Action</u>	Responsible Officer(s)	Timescale
1	NA		
2			
3			
4			

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	Expected Spring 2025.
When will the policy be reviewed?	NA
Which Panel will have oversight of the policy?	NA

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Barr Community Centre Community Asset Transfer Request.....

This policy will assist or inhibit the Council’s ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

Eliminate discrimination
Advance equality of opportunity Providing improved facilities accessible to a rurally isolated community.
Foster good relations
Consider Socio-Economic Disadvantage (Fairer Scotland Duty)

<u>Summary of Key Action to Mitigate Negative Impacts</u>	
<u>Actions</u>	<u>Timescale</u>
NA	

<p>Signed:Tom Burns.....Service Lead</p> <p>Date:29th July 2024.....</p>
