



East Ayrshire
COUNCIL

For official use only

Organisation
**NEW CUMNOCK
DEVELOPMENT TRUST**

Reference Number **GC7495**

grant assessment form

1 Aims and objectives of the organisation

The company's main purposes are: -

- To provide or advance the accessibility of recreational facilities and/or organising recreational facilities with the objects of improving conditions of life of the community;
- Advancement of citizenship or community development, including rural or urban regeneration and the promotion of civic responsibility and volunteering;
- To advance the provisions for educational opportunities;
- To advance environmental protection or improvement including preservation, sustainable development and conservation of the natural environment;
- To prevent or relieve poverty;
- To advance health and public participation in sport; and
- To advance the arts, heritage, culture or science.

2 Purpose of the grant (including breakdown of costs)

A grant of £120,000 is requested to support the cost of renovation works to the former Castle Hotel, New Cumnock.

The Trust have used community benefit payments to purchase the former Castle Hotel which is currently unoccupied and in a dilapidated state. A previous REF grant of £18,240 was awarded in June 2019 to evaluate project feasibility and produce a project plan for the best use of the building as a community space.

Significant community and stakeholder consultation was undertaken to determine the preferred use of the former castle Hotel. This confirmed that the creation of budget, visitor accommodation at the former Castle Hotel is the preferred project option and has potential to be both viable and sustainable. The restoration of the building will be in keeping with the objectives of the community action plan and the New Cumnock master plan. Town Centre Regeneration funding has also been awarded by East Ayrshire Council to support purchase of the adjoining property to enhance the project and help repurpose derelict buildings in the town centre. Town Centre Regeneration funding will also contribute to architect, engineer and consultant fees. An application for planning permission has been submitted and work continues on detailed specification and costings.

The proposal is to develop 51 Castle as a good quality, affordable budget hotel or 5* hostel type accommodation. It will offer family accommodation, accommodation for walkers, cyclists, visiting football supporters, etc. with the availability of single, double and twin bedded rooms. Rooms will be easy to clean and maintain, of a good standard but affordable, will be well insulated, provide good wifi and display heritage and history information about the local area. It is hoped that some of the building's internal features can be maintained and the mural will be restored on the external side wall of the building. The project aims to create employment, generate income that can be used to support other activities within the community and encourage a higher volume of visitors to the town which will

All questions on this form must be completed

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also have a positive impact on other local businesses.

It is estimated that project costs will be around £733,300 as follows: -

- Purchase and Management Costs £56,133
- Feasibility, Business Plan & Architect Costs £78,767
- Capital Refurbishment £575,000
- Working Capital £10,200
- In kind staff & volunteer contribution £13,200

A robust business plan has been developed and positively evaluated by one of the Council's Business Advisors.

3a How many people are on the organisation's Management Committee? 8

3b What is the organisation's total membership? 37

3c How many members usually attend the organisation's meetings or events? 6-35

3d How many members of the organisation would benefit from the grant? ALL

3e How many members of the community would benefit from the grant? All

4 How will the grant :-
(a) develop the organisation; or
It will support a key town centre community regeneration project.
(b) benefit the local community.
It will improve the look of the town centre and help attract more visitors to the town.

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Total cost of project	£733,298
Amount of grant requested	£120,000
Bank Balance(s) Date 30/6/2020	£338,531.88
Where the group has more than one bank account all balances should be recorded	
Cash in hand Date	£
Value of any other financial assets Date	£
Name of other funding sources	
Amount and date of grant	
£	Date

6 **If latest balance (including other financial assets) exceeds the cost of the project or is substantial, are these funds ring-fenced for the normal activities of the group or can they contribute to the cost of the project?**

The community benefit funds held will be allocated according to plans agreed by the board of trustees and the community. There are funds earmarked for specific projects, an allocation is being considered for use with other social and economic renewal projects being developed by business planning consultants and a wider community grant making process is being considered. An additional amount may be allocated to the Castle project depending on agreement from the community and the windfarm owners.

All questions on this form must be completed

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Recommendation**Support**

✓

Refuse**Defer****Amount**

Up to £120,000

Recommended**Reason for recommendation**

The applicant is a properly constituted community based Trust. The project satisfies the 'sports and leisure' category within REF criteria. The grant is requested from Afton Windfarm income.

A grant of up to £120,000 is recommended to support this project subject to the following conditions: -

- Evidence of a robust procurement process;
- Confirmation of appropriate planning consents;
- Submission of copy of tenders and/or 3 quotes for works not included in tender price;
- Confirmation of final costs for the overall project. Should the final costs be less than the grant requested the final award will be reduced accordingly;
- Written evidence of other funding secured to support the project balance;
- Consideration of a standard security over the premises; and
- As far as is possible and reasonable, that any press release, statements or publicity issued by the charity relating to project works shall make mention of the grant from the EAC Renewable Energy Fund and/or incorporate the REF logo.

Management Risk Ranking L / M / H
 Risk Ranking based on Grant Application and Financial Information used to determine appropriate levels of monitoring and evaluation.

Child Protection Risk Ranking L / M / H
 Applications with a **HIGH** ranking are not recommended for support

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If there are any revenue implications how will they be met in future years?

N/A

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Does the project represent value for money?

Yes ✓

No

All questions on this form must be completed