



PORTPATRICK COMMUNITY HUB

Business Plan 2019 - 2025

A Plan for Repair, Renewal & Regeneration.

PCDT
Portpatrick Community
Development Trust

Summary

This business plan has been developed by Portpatrick Community Development Trust to support our Stage 2 application in consideration of the Community Asset Transfer of Portpatrick Village Hall. However it is not all about the Village Hall. As you will see from this business plan our proposals are for the development of a vibrant and active Community Hub delivering a wide range of real and lasting Community Benefits, including:

- Arts and Culture
- Sport and recreation
- Health and Well-being
- History and Heritage
- Economic Development
- Environmental Improvement

Our starting point has been community need and the opportunities and challenges that rural communities face. We love Portpatrick and want to make a contribution to the economic, social and environmental well-being of our community. We believe that the opportunities afforded by the 2015 Communities Empowerment Act, and local and national community funding bodies mean that community led regeneration is not only possible but actively encouraged and a Community Development Trust is an approved structure to deliver these benefits for Portpatrick.

The business plan is about developing a successful and sustainable Community Hub, a place where groups can come

together, a facility for all community groups and a vehicle for delivering value and empowering community activity. Our aim is to repair, renew and regenerate our community.

In this business plan you will find a description of the Vision for the Hub and our proposals for how this might be delivered. We also describe the consultation and market research processes that we have gone through in the evolution of this plan. We describe the structure of the PCDT, our proposals for governance and operational management of the Village Hall. We also describe the current status of the Hall and the identified priority expenditure. Lastly we describe the implementation plan and present the budget and financial plan for the next five years.

We hope that the information presented in this business plan and supporting documents will demonstrate the care and consideration that has gone into formulating our proposals and demonstrating their viability. Of course, implementation of the plan and delivering the Vision presented here will involve challenges but the Directors of PCDT believe that the proposals are both robust and realistic.

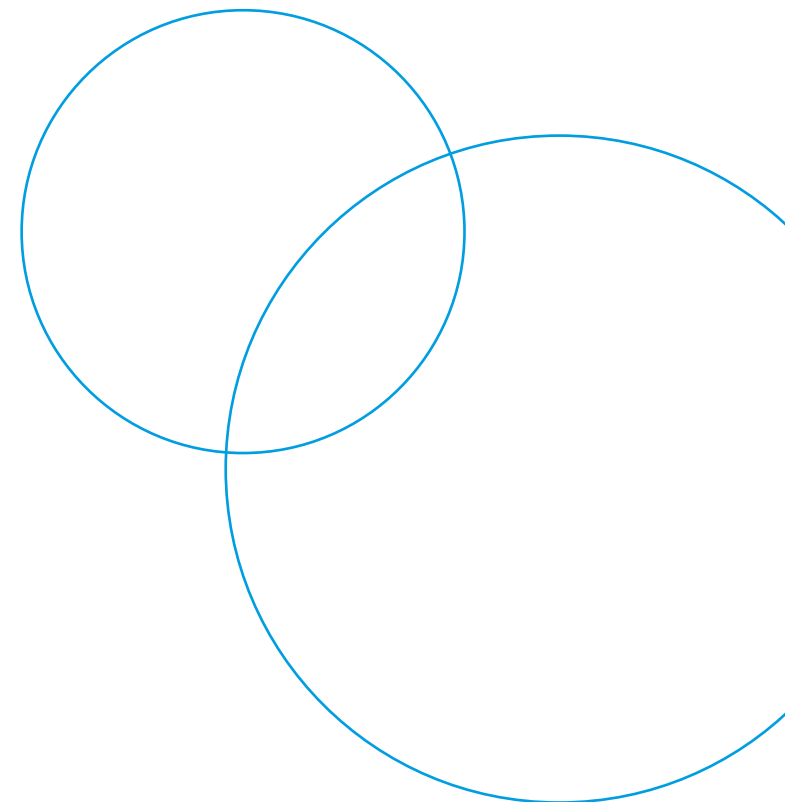
Our aim is to empower and build capacity in our community and the plan has been phased to meet the immediate need of bringing the Hall into community ownership and to provide the framework for delivering an exciting and evolving vision for **repair, renewal and regeneration in Portpatrick.**

On behalf of the Directors and Members of PCDT


Dr David Telford, Chair

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Vision

Introduction

Although the impetus has come from the decision by D&G Council to seek community management or asset transfer of the village hall as described in the section below on the formation of the PCDT. As a community development trust our starting point has been **community need**. **Our vision is for an attractive and vibrant Community Hub at the centre of our community delivering repair, renewal and regeneration**. This vision has evolved through the market research and consultation with potential partner organisations. **We are not at the end of the road, this is just the start of our journey**, we will continue to listen, explore and consult and seek ways to deliver a **fully inclusive** and successful **Community Hub** that meets the needs of **all** of our community. We have looked at successful models elsewhere and this has shaped what we believe can be achieved in Portpatrick.

The key principles adopted in developing the vision were:

- Work with established groups.
- Look for ways to build stronger communities
- Identify and look for ways to better meet the need of disadvantaged groups
- Be both outward looking and considerate of local needs
- Promote intergenerational working (working across the generations)
- Identify what needs to be done to improve the building and services
- Look at funding opportunities and opportunities for grant and commercial income to support community initiatives

It is **our aim to heal the fractures in our community** by encouraging everybody to engage, and to embrace any skills they have to offer, listen to their ideas and find ways to provide support. It has been an exciting journey so far and we hope that you will find something here that you would want to contribute to and **help us develop and deliver this** exciting opportunity.

"An attractive and vibrant Community Hub at the centre of our community delivering repair, renewal and regeneration."

Delivering a wide range of real and lasting Community Benefits, including:

- Arts and Culture
- Sport and recreation
- Health and Wellbeing
- History and Heritage
- Economic Development
- Environmental Improvement



Vision - cont.

Arts and Culture

There is strong evidence that creative and cultural activities can have a positive impact on people's health and well-being¹. Many of the consultees identified arts in various forms as desirable activities. This ranged from support for the **Portpatrick Local Cinema Group** and **D&G Arts** to the **Portpatrick Primary School** children who have identified a desire for a local arts class. A local artist has suggested that she would like to run both children and adults arts classes and utilise the hall for a summer exhibition.

In addition, there are several existing initiatives that we have engaged with that have expressed willingness to extend their activities to Portpatrick Hall these include: **Spring Fling**. Spring Fling is a vibrant visual art and craft open studios event covering the length and breadth of Dumfries and Galloway and regarded as one of the UK's most successful contemporary visual art and craft events. **D&G Arts Festival** is Scotland's largest rural performing arts festivals with over 50 events across 34 regional venues in May each year.

The **Portpatrick Folk Festival** was a previous success Our board includes someone with an extensive contact list with musician in Scotland and Ireland who has previous experience of festival promotion. He also has experience of organising band tours in France/Germany, Italy and Norway. We have now re-established a link with the Newton Stewart Folk Festival to facilitate

1. All-Party Parliamentary Group on Arts, Health and Wellbeing. (2017). *Creative Health: The Arts for Health and Wellbeing*.



joint promotion and can draw upon Northern Ireland's many memories of musical events in the Port. We believe that we can bring this festival back and extending its scope.

Looking further afield we are aware that some of the larger national art bodies are obligated under their funding terms to provide community access to the arts and would note that **Dumfries and Galloway tends to be under represented** in their rural touring activities. These include: **Scottish Opera, Scottish Youth Theatre, RSNO and National Youth Choir**. We have consulted with several of the other development trusts and Hall management groups in the area (see consultation section) and **we have agreement, in principle, that we will work together on a joint approach at the west Wigtownshire level.**

Sports and Recreation

The hall is already used by **Portpatrick Bowling Club** and Scottish Country Dancing as these organisations are existing community users. We have discussed options for improving the type and scope of sports and recreational activities offered with various groups.

We have discussed options with various existing community groups offering a range of activities including **Country Dancing, Tennis, Badminton, Netball, Trampoline, Zumba Silver Exercise, Jive, Line Dancing and adult Tap classes**. We recognise that it is important that any initiative to introduce new classes or recreation activities is not to the detriment of existing groups. A local specialist has indicated a willingness to work with us to **run taster dance classes** for a variety of these activities with a view to establishing a more regular class if this is of interest. We have also identified **volunteers** for running **Badminton, Tennis and Netball**.

Vision - cont.

Health and Well-Being

The demographics of Portpatrick present particular challenges, as is shown in the consultation section, the population of Portpatrick is on average older, with a higher percentage of persons with long term health conditions, disability and a higher number of carers. The employment statistics show a higher than average number of unemployed and of those employed a very high percentage in the accommodation and food service occupations.



Health and social care provision in Wigtownshire is under review with the **Transforming Wigtownshire project** aiming to bring communities together with health and social care providers to jointly design the best possible approach to

services. Topics under review include: urgent and emergency medicine as well as supporting healthy ageing. **Dumfries and Galloway Health and Social Care Partnership** brings together the NHS, Council and the Third and Independent Sectors. This partnership is committed to helping people achieve and maintain their best possible level of wellbeing, and to working in partnership to create, deliver and sustain new models of health and social care. A Community Hub provides the opportunity to link with these initiatives to deliver Health and Social care services, locally and directly to the community of Portpatrick. These services might include:



- Pharmacy Services
- Hearing Aids
- Podiatry
- Dementia Care

Periodic clinics such as:

- Blood Pressure
- Walking Aids and Occupational Therapy
- Falls Prevention Team

In addition to the NHS and Social care based services an Community Hub will also be able to work in partnership with established charities, to support specific groups in our community. These will include:

- MacMillan Care
- Marie Curie
- Alzheimers Society
- Dementia care
- Mental Health Support including "Breathing Space"



With the high proportion of carers in our community there is also opportunity to support this group with recreational and social activities to allow sharing of experience and provide mutual support. A community based hub that combines work with professional groups and volunteer based organisations.

There is an overlap here with other activities as well-being and healthy living is promoted through Arts, Social, Recreation and Cultural activity.

For example we have already agreed with **Portpatrick Local Cinema** to hold a **Alzheimers' support** event, based on older historical films and with a series of taster sessions for older persons for exercise and dance classes. Other options include providing support for awareness and fund-raising events such as "tea and cakes" for Marie Curie.



Vision - cont.

Young People & The Elderly

Under the Health and Well-Being heading we have also considered two specifically disadvantaged groups in Portpatrick. While young people are under-represented, the local children and young people are at particular disadvantage. With very little for them in the village they have to infiltrate other social groups out-with the village to access recreation and cultural activities. This presents families with difficulties in transport and places them at a disadvantage with respect to their peer group. With limited employment opportunities (other than in accommodation and food services) many young people leave the village, causing further skewing of the demographic. This is a structural problem faced by almost all rural communities and will not be solved with the development of the proposed Communities Hub. However we believe that the proposed Hub has a significant role to play.

At the last gathering of the international event “**Amaze Me Leader**” held in this region it was clearly identified that young people, in common with their counterparts from rural areas across Europe, have two fundamental issues to resolve to improve retention and return in this area – **transport and connectivity**. PCDT intends to develop innovative ways to combat these issues for youth. Community led high speed broadband connection and shared community transport have already been discussed and agreed as **priorities for joint working**

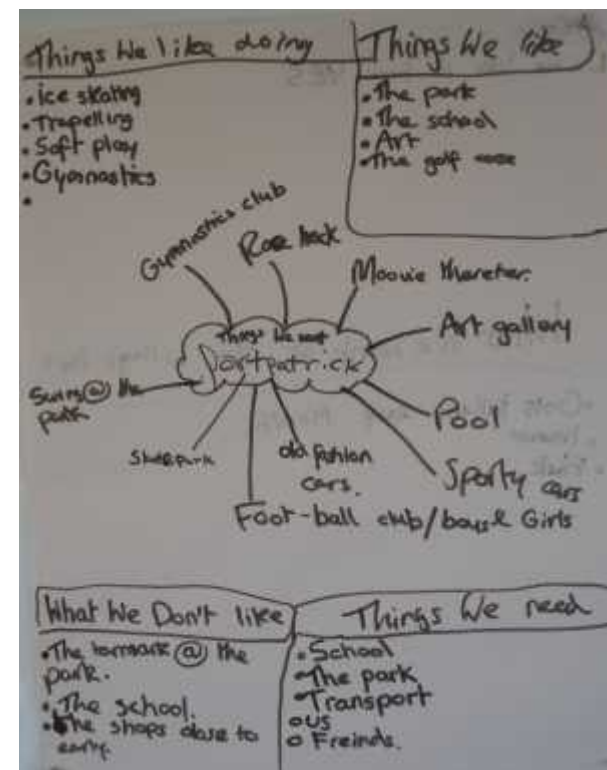


with **Lochans** and **Kirkmaiden/Drummore** village hall groups with a view joint initiatives and funding applications and pooling resources to this end.

In consultation there was particular support for **intergenerational activities**, that is generating opportunities for old and young to participate together. Examples of this included:

- Cookery and basic kitchen skills
- Woodworking and basic DIY
- Safe use of Power tools
- Art and crafts activity sessions
- Indoor Bowling "Taster" Sessions
- Sports Area
- Skateboard Park
- Trampolines
- Computer skills and use of social media

There was widespread support for getting **wifi access at the Hall** and for providing computer access and printing services. This was considered a facility that would be



Vision - cont.

valuable for both social and commercial purposes. Social purposes would include providing access and personal support to services such as pharmacy and employment services which are often on-line. Sessions for older persons on the use of facebook and messaging /social media to keep in touch with family and friends. In addition, the facility could be used to provide support for local residents and tourists for such things as printing downloading and printing copies of forms or booking information.

Significant progress has already been made. we have agreement for joint working with the Hall Groups in neighbouring villages with similar problems.

Both the **Rhins Mens Shed** and **"Lets Cook"** offer potential collaboration opportunities. The Let's Cook project of D&G Health Partnership runs 'free to attend' cookery sessions encouraging participants to cook from scratch using fresh produce as much as possible. cooking on a budget using healthy ingredients and recipes.

We have put in an joint expression of interest with Kirkmaiden/Drummore to look at the possibility of a community minibuss to address transport issues for young people and the elderly.



Vision - cont.

History and Heritage

Portpatrick has a rich history and heritage, from its earliest Hill Fort settlement, through its history as a fishing village and ferry port, building of the harbour and railway. Portpatrick is also home to a number of memorials to shipwreck events including the Princess Victoria. (This memorial is located on the cliffs of Portpatrick in honour of the lifeboatmen from the village who joined the rescue effort.)

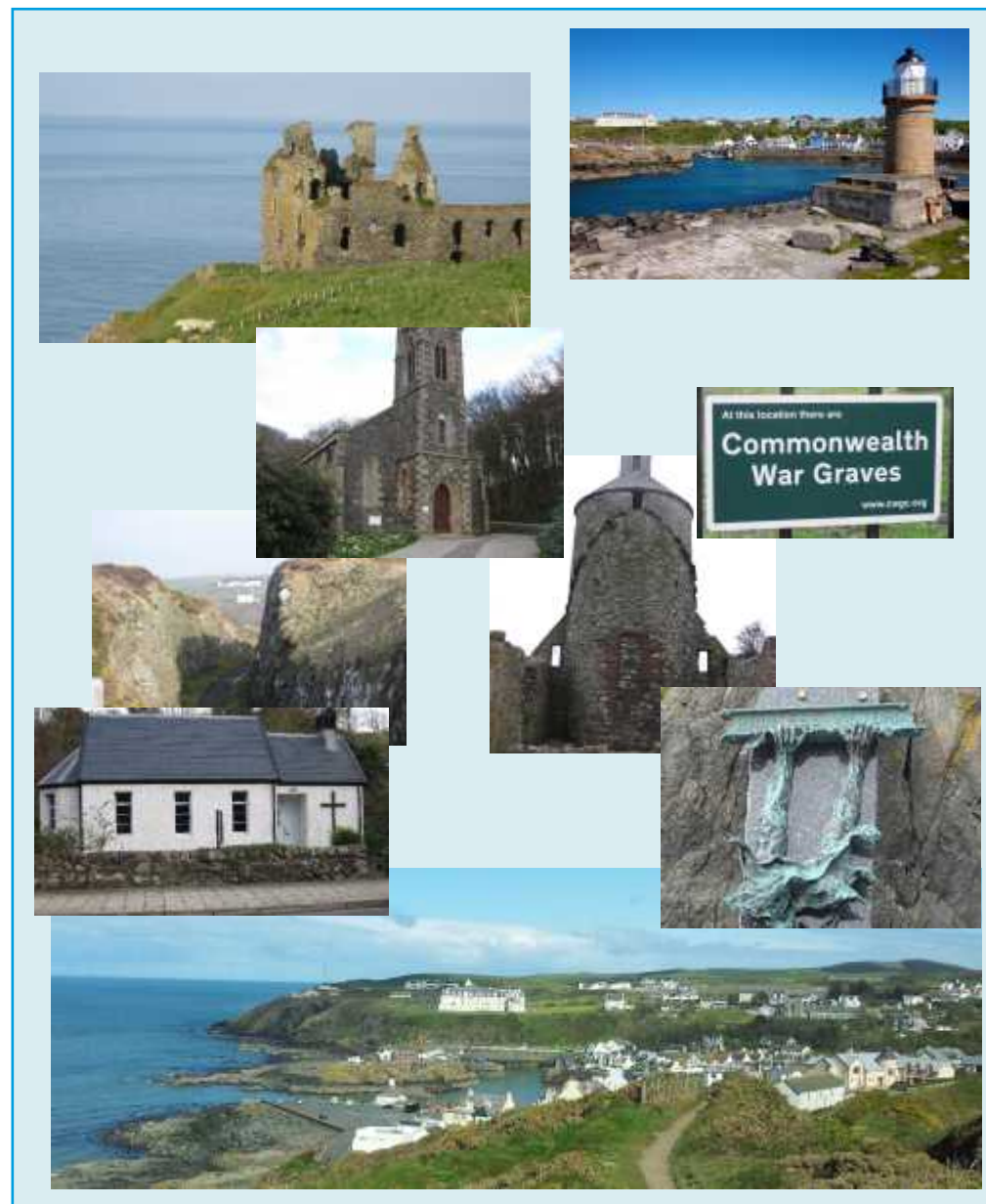
The old churchyard of St Andrew is a Scheduled Ancient Monument (ID SAM 16743) and the graveyard is a Category B listed building (ID 16744). A number of the monuments in Portpatrick Kirk-yard refer to named vessels and wrecks including The Lion, The SS Orion, The Eugenie, The Palmer, The Dasher, The Fury and The Westmorland.

Dunskey Castle - A tower house was built in the mid-16th century for the Adairs of Kinhilt and added to in 1620's. By 1700 the whole building was derelict. Earthworks on the landward side is from an earlier Adair Castle. This earlier castle was first recorded in the 14th century, this castle was destroyed around 1500 by the McCullochs of Myrton and Cardoness.

Looking outwards, visitors to Portpatrick are also interested in the context. That is how the history of Portpatrick, sits within the wider area of Stranraer and the Rhins and outward to Northern Ireland and Central Scotland.

Among the activities around the proposed Hub within the History and Heritage domain, we have identified several projects with the stakeholders during consultation. These include:

- Working in partnership with the Stranraer YMCA & the local Primary School children on a video about the Princess Victoria.
- Signposting to the historical information and links with existing resources including Stranraer Museum.
- Information on walks and history trails



Vision - cont.

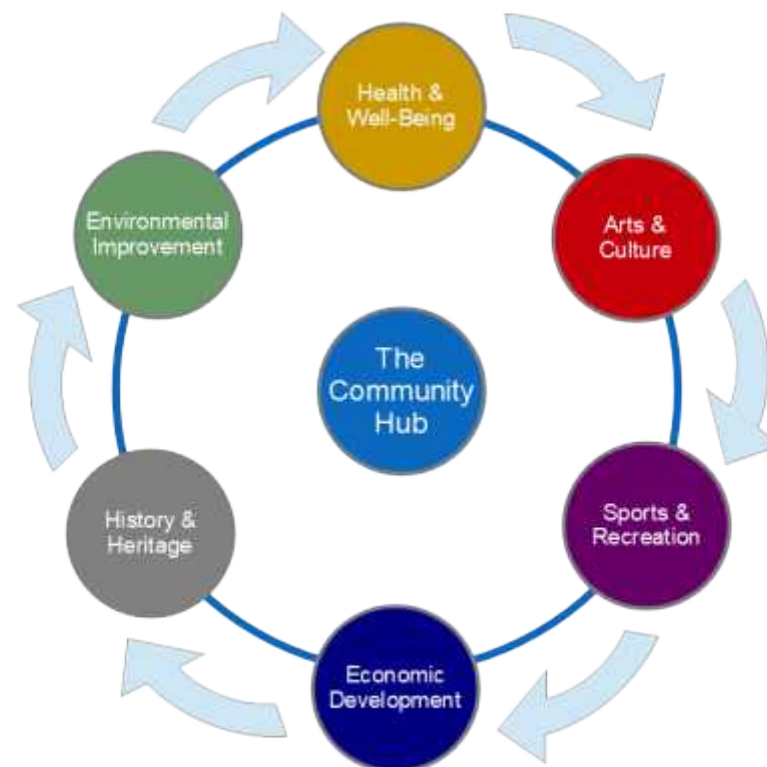
Economic Development

In the previous pages we have set out a vision for bringing Portpatrick Village Hall into community ownership and delivering a series of community benefits. As noted in the financial plan, Portpatrick Village Hall currently runs at a deficit, however this is partly due to low community utilisation. At present it is also used for some "commercial" activity. As a venue for private hire and as a wedding venue. In preparing the financial plan we have looked at the opportunity to increase this element of the hall income.

It is important for various reasons (including the existing burdens on the lease and for meeting the terms of community asset transfer, that the hall is and **remains in perpetuity wholly a community facility available for community-related activities**. The hall can be used for any activities that will benefit the community. These might include playgroups, art clubs, bowling clubs or any other activity that brings people together for recreational or health purposes. Notwithstanding this the Hall can also be used by private or commercial users.

In general, use of the hall for private events or one-off sales of such things as Farmer Market or Craft Sales is permitted if this is to raise funds for the hall to support community use. **However private and commercial use needs to be carefully balanced with community activities and should not override them.**

As well as raising revenue through commercial activity it is also permitted to deliver services on a commercial basis. This is known as 'non-primary purpose trading' and is allowed **only if it supports the primary purpose of delivering community related activities**. The PCDT as a Development Trust are eligible for a wide range of grant funding, to employ persons and businesses, to undertake trading for social purposes, and as an entity to own assets on behalf of the community. This gives us a high degree of flexibility to undertake economic development activities to support the delivery of the proposed social benefits outlined in the previous sections.



"Empowering the Community"
A constant cycle of consultation and development

We have made contact with a number of other Development Trust's in the area including **Stranraer Development Trust**, the **Millenium Centre Development Trust**, and the groups at **Lochans**, **Kirkmaiden** and **Drummore**. All have expressed an interest in joint working around raising the profile of West Wigownshire. We recognise that we can now build on what has been achieved and we need to become one stronger voice. The joint promotion of an **integrated** programme (in Arts & Culture, Festivals and Events) will be the next major step. to bring benefits to all our Communities.

Vision - cont.

As noted in the side bar "Events" at our local level cover a wide range of activities, some being wholly community based, such as Lifeboat Week, while others have a commercial dimension such as the Craft Fayre. Other existing events such as the Scooter Rally and Vintage Trucks have used the hall for private functions, but also bring economic benefit to the village. With improved marketing of the hall as a venue and by actively linking to events out-with the village it will be possible to both increase the hall lets and bring additional economic benefit to the village.

Even wholly private events such as a private hire and hire for weddings will bring economic benefit to the village by increasing demand for accommodation and for food and beverage. By actively promoting stay in Portpatrick alongside marketing the hall it is anticipated that it will be possible to enhance the economic benefit that even private events bring to the community. Of course, as noted above this type of activity needs to be balanced with the primary function of a Community Hub.

A second source of revenue is to provide additional services. This might include services organised and sold as part of a package such as Wedding set-up, dressing the hall and dismantling waste management and cleaning and the provision of lighting/ display boards for Art exhibitions. Other services that can be linked to social use include Bar and Catering Services and equipment hire.



Events

- Folk Festival
- Lifeboat Week
- Jazz Festival
- Community Education
- Community Music
- Spring-fling/ Arts Exhibition
- Christmas Fayre
- Farmers Market
- Oyster / Food festival
- Craft Fayre
- Scooter Rally
- Vintage Trucks
- Private Functions
- Wedding Venue



Services

- Wifi & Printing
- Computer hire
- Information Hub
- Wedding set-up and tear down
- Cleaning & Waste Management
- Catering & Bar services
- Art & Exhibition venue
- Lighting
- Emergency / Community Resilience
- Peripatetic Health and social care services

Vision - cont.

Environmental Improvement

Delivering environmental improvement is one of keynote objectives of PCDT. There are a number of ways in which existing and future initiatives can be supported by a Community Hub. This might be as simple as operating as an information resource, and providing a venue / location for storing information about the marine and terrestrial local ecology, information about the protected and endangered species.

A Community Hub can also provide and promote the opportunities to get out into the environment whether for leisure, such as walking, climbing, cycling or things to see an do locally and across the Wigtownshire and out to the wider Dumfries and Galloway initiatives. Portpatrick is in an ideal position to provide this resource for the west of the county.

The Community Hub will also act as a organisational hub and bridge to the community to a wide range of environmental organisations and regular or periodic initiatives, including the local beach clean events, Clean D&G, the South West 300, Coastal Path, and the Southern Upland Way. Last year the Village Hall was used as the starting point and marshals accommodation for a sponsored run along this west stage of the Southern Upland Way.

We have been in touch with TCV The Conservation Volunteers, TCV provide support for community groups works across the UK to create healthier and happier communities for everyone. This works by conserving a well-loved outdoor space or bringing people together to promote social cohesion, with varied activities connect people and green spaces to deliver lasting outcomes for both. The **Conservation Volunteers Green Gym®** is a scheme which helps groups improve both health and the environment at the same time. Experienced leaders provide support to establish a range of practical projects, providing the opportunity to tackle physical jobs in the outdoors - improving strength and stamina, boosting practical skills and confidence and benefiting local green spaces.



Working in partnership

As a Development Trust, PCDT acts as a bridge between community organisations, public sector and business. While we have an active and involved membership, (both local community members and associate members) our vision is to work in partnership, both locally in Portpatrick with local groups such as the **Bowling Club** and the local Primary School and in a wider sense across Dumfries and Galloway and beyond.

We have identified a number of opportunities, and have agreement in principle, where partnership working will achieve more for ourselves and for the partners organisations than we can achieve separately. For example, running a small villages local cinema festival, working with Total Booking on bringing acts to a range of venues, working with **D&G Arts Live** to provide a venue for the D&G wide **Arts festival** and working with the **YMCA** and **Portpatrick Primary** on a youth video project. We have also agreed to work with **the Bowling Club** on a young peoples taster session and indoor bowling experience to help them with recruitment of new members. This is only the start, the potential is huge.

We have commented on opportunity to address the under-representation of Dumfries and Galloway with the **national Arts bodies, regional programmes**. By joining with the other Development Trusts and Hall management groups we will be able to offer a larger audience and a range of venues.

Portpatrick has also strong ties with groups in Ireland and many of the festivals and events are well supported by visitors from the island of Ireland. This has included Folk festival and events around Life boat Week. The chair of PCDT is also the Dumfries and Galloway representative on the cross border EU initiative, where he is a member of advisory panel of the **Bryden Centre** – a cross border Interreg funded research centre for Advanced Marine and Bio-Energy research.
<https://www.brydencentre.com/partner>

In consultation PCDT have already agreed to work with **Stranraer Development Trust**, **Lochans Community Hall** and **Kirkmaiden** on joint funding initiatives.

Working in partnership

- Kirkcolm Community Trust
- Stranraer Development Trust
- The Millenium Centre Development Trust
- Drummole Hall/ Kirkmaiden Community Council
- Lochans Hall
- Port Logan Hall

PCDT can also help both formal and more informal community organisations seek and obtain funding from national and local fund distributing bodies. While our aim will always be to become self-sufficient, we will strive to attract funds both locally and nationally to improve the facilities and services of the hall. We are already well served with wind farm funds in the area - some funding has already been granted by Killgallioch for enhancements to Euan's Playspace through a Portpatrick charity which we have established links. Co-operation on future bids has already been agreed.

While it still is uncertain what regional funds will be available, post Brexit, with the Leader programme coming to an end, we are closely following the development of the **South of Scotland Economic Partnership (SoSEP)** to see what funds could be attracted for community led economic and social development in the village.



About PCDT

Background to PCDT

The need for both a community based development plan and for a suitable vehicle to bring Portpatrick Village Hall into community ownership was established over three years ago when in November 2015, Dumfries and Galloway Council called a public meeting to seek interest from the community for the management or asset transfer of the Village Hall.

In response to a **D&G Council decision in in the summer of 2017**, to close the hall in the absence of any groups coming forward, a small group of volunteers took on the Hall Keeper duties. This was on a temporary basis, to learn more about running the Hall and allow time to develop a community development plan. The background to this is presented in the next section about Village Hall.

In the meantime as communities have grasped the potential of the Community Empowerment (Scotland) Act 2015, many community groups have chosen this form of social enterprise to deliver benefits to their local communities.

What is a Development Trust?

A development trust is a specific type of entity. It is based on a legal structure that is a company limited by guarantee. Any group of three or more people can come together and form company as a social enterprise for a specific purpose. Across Scotland Community Trust get involved in all sorts of community projects including managing and owning community assets, community energy projects and working with young people and disadvantaged groups.

To make an asset transfer request, the organisation needs to be a "community transfer body". This is defined in section 77 of the Community Empowerment Act. It can be either a community controlled body (defined in section 19) or a body designated by the Scottish Ministers. As the group is incorporated, it is legally a single body rather than just a group of individuals. This means the body



Web Site: <https://pcdt.scot>

can enter into contracts or leases itself, which continue even if the membership changes. As a community owned organisation we are able to work in partnership with the public sector, local businesses and other community groups. PCDT like all development trusts is underpinned by a strong ethos of self help and self reliance and a belief that community regeneration (achieved through community owned enterprise and assets) is the way to build strong and sustainable communities.

The Development Trust Association of Scotland (DTAS) can assist groups with the legal form and we sought their assistance and advice on the structure. Following this advice **we set up the**



company with a fully compliant set of articles of association. This forms the legal vehicle for the development trust. However the Trust itself is not formed until it has **at least 20 community members. (We now have over 75 members).** An inaugural meeting of members took place in **March 2019** and the articles of association were formally adopted by members and the Portpatrick Community Development Trust became **a fully functioning Development Trust.**

What will PCDT do?

Since the formal establishment of PCDT in March 2019 we have been working on this community development plan. While this plan does have the Village Hall as its focus, you will see that we are looking to present a much wider vision for community repair, renewal and regeneration. To do this we have **consulted widely** with **existing groups and community based organisations**.

As a Community Development Trust PCDT aim to bring about **long-term sustainable social and economic development and regeneration** in and around Portpatrick. PCDT is open to everybody who has an interest in Portpatrick. Different types of membership are offered and we welcome all those who want to help us develop this community plan and deliver its benefits. To get involved we invite you to join PCDT.

The objectives of PCDT are written into the articles of association of the company together with all the rules under which we operate. This is available for download from the web site <http://pcdt.scot/downloads/>

PCDT Structure

PCDT is an incorporated body **owned and operated by its members**. There are three classes of membership, full members, associate members and junior members. Only full members have voting rights. The members elect an executive team of between 3 and 6 directors from the membership. There are specific rules requiring directors to stand down (although generally eligible of re-election) to ensure that the board of directors are fully accountable to the members. All the founding directors of the company stood down at a general meeting held in May 2019. The make-up of the current board is shown overleaf.

This team bring a wealth of experience in the administration and management of organisations across the public, private and voluntary sectors. Their experience also clearly demonstrates a **clear commitment to the voluntary sector** with members previously and currently involved with a range of social enterprises.

PCDT Objectives

- To maintain and/or improve the provision of public amenities.
- To maintain and/or improve buildings or sites of historic or architectural importance.
- To protect and conserve the local environment through, for example, the encouragement of renewable energy sources, where and as appropriate.
- To create training and employment opportunities by the provision of workspace, buildings and/or land for the use of locals.
- The advancement of community development including the advancement of rural regeneration.

But only to the extent that the above purposes are consistent with furthering the achievement of sustainable development.

PCDT Executive Team



Mr Christopher Cain

Chris has been resident in Portpatrick for over 15 years. During his career Chris was Senior Master for 18 years serving on the ferry route from Stranraer/Cairnryan to Belfast . He was responsible for the introduction into service of the world's largest fast ferry at Stranraer . His responsibilities included the operating budget of the vessel, and he well understands the corporate world , ensuring safety compliance whilst adhering to budgetary requirements. Whilst Senior Master Chris won the Lloyds List

Safer Ship Award in both 1999 and 2002 for his work developing and producing Training Software Packages for ship's crew. Since retiring Chris has taken on the voluntary role of Treasurer for his church, having sourced external funding based on a number of grant awards to provide a new platform lift, thus ensuring safe access for all visitors to the building.

Key Skills

- Public , Private and Third Sector
- Grant Applications
- Community Development
- Engagement young persons, Play Strategy



Mrs Kirsty Anne Lammie (Katie) - Treasurer

Katie runs a holiday house in Portpatrick and is a partner in the family farm. Experienced in office administration she has run the office for her brother's hotel in Portpatrick and for the holiday lets businesses. Katie is well aware of the challenges Portpatrick faces in Hotel and Tourism sector and is committed to develop economic regeneration and employment opportunities through the opportunities afforded by the proposed Community Hub. A committed volunteer. In the past Katie was the chairperson for

Stranraer ladies circle and chair of the Parent School Council. She is presently also the chairperson for a local group. - the Shawl Group a self help group for people with long term conditions that meet in Stranraer every Tuesday morning to socialise and have regular speakers.

Key Skills

- Delivering to Budget
- Managing Teams
- Health & Safety
- Fund Raising for Voluntary Sector



Mr Harry Harbottle

Harry was born in Stranraer and after leaving as a child with his family he returned to live and work in Portpatrick in 2001. He has considerable senior management experience in the public, private and third sectors and has represented communities and consumers at local, national and European levels throughout his career. He has chaired the D & G Leader LAG Rural and Community Development Group for the last two years and has chaired the national

organisation" Play Scotland" for the last 8 years delivering the Scottish Government's Play Strategy. He continues to operate an international business from his office in Portpatrick. Harry has extensive experience consulting on the needs of young people.

Key Skills

- Family and Small Business
- Business Administration
- Tourism and Hospitality Business
- Community and Voluntary Work

Key Skills

- Operating Community Halls
- Sports and Leisure
- Hall maintenance
- Running Community Events and Fund raising



Mr Alexander John Palmer

Alex, is also Portpatrick man born and bred. Alex went to Portparick School and Stranraer Academy, a time served Instrument Fitter at RAE Farnborough. Alex has accumulated wide range of experience over his career including commercial fishing, building roads, RNLI lifeboat mechanic, marine engineer, working in the North Sea and laterly working with Stena on the Cairnryan to Belfast crossing. Alex has been a volunteer crew member most of his life, until he became employed by the RNLI in 2000, Alex is a "Port boy" through and through, growing up in Portpatrick where he spent many hours at sea on his late father's fishing boat and on his own boat.



Mr Thomas Greig Monteith

Tommy is a Portpatrick man born and bred. Tommy grew up in Portpatrick and has lived here all his life. Tommy with the support of his wife Brenda worked as Hall keeper for the Portpatrick Hall for over 15 years and was a member of the Portpatrick Coast Guard for over 10 years. He is experienced in fire protection and and sprinkler installation. As a volunteer he has organised and run the football winter league and is an active member of ONUS, (Oceans need us). Tommy has been involved in many community fund raising activities including MND raft race. He was one of the volunteer organisers for the recent Skiffie World and has been part of the Stranraer Coastal and Wigtown Bay Coastal Rowing Clubs. Tommy was the initiator of the original petition to save Portpatrick Hall and believes passionately in the need for a Community Hub in Portpatrick.

Key Skills

- Civil and Marine Engineering
- Extensive local knowledge
- Running Community Events and Fund raising
- Voluntary Work

Key Skills

- Energy and Environment
- Company Organisation and Management
- Writing Proposals and Business plans
- Private and Education Sector Board experience



Dr David Telford - Chair

David has been a resident of Portpatrick for 10 years. He is a Chartered Engineer, Fellow of the Energy Institute and Chartered Energy Engineer. He was formerly chair of Portpatrick Community Council and is currently a non-executive Board member of Novantie (the commercial arm of D&G Housing Partnership). He is also the Dumfries and Galloway representative on the advisory Board of the Bryden Centre, a cross- border research centre based at Queens University in Northern Ireland.

David has extensive business experience having created an environmental consultancy employing up to 20 people. He sold to national engineering consultancy and became the Scottish Director for Energy and Sustainability. He now runs a small micro-enterprise (Sonas Energy). David is also currently Chief Infrastructure Officer for a new start-up business developing a range of Hydrogen Fuel battery electric Heavy Goods Vehicles.

Consulation & Market Research

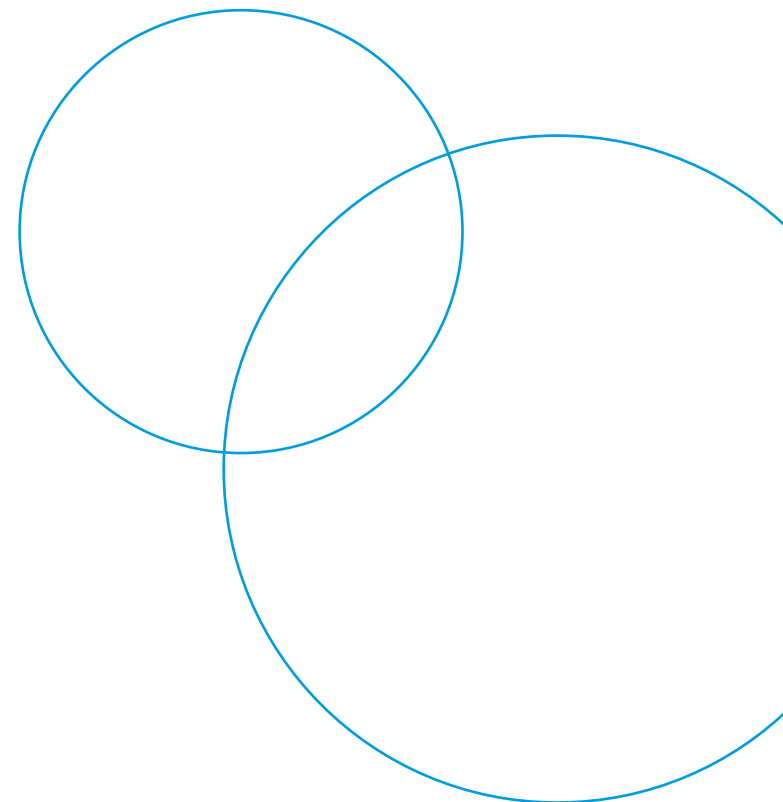
The demographics of Portpatrick present particular challenges. According to the latest published census return available on the Office of National Statistics web-site (2011 Census data). The population of Portpatrick is 534 of which 31.1% are in the 60 to 74 years age range and 12.7 percent were older than 75 in 2011. This compares with the Scottish average of 15.5% for the 60-74 Age bracket and 7.7% over 75 years old.

The health statistics from the census data show higher than average levels of long term health conditions or disability. One striking statistic is that the population of Portpatrick has over twice the national average of carers over 65. (40.5% compared with 19.3%).

As might be expected from the demographic, the **percentage of economically inactive residents is also much higher** than the Scottish average at 44.4% (31%). While the percentages of unemployed in both the 16 to 24 and 50 to 74 ranges are also above national averages. Employed in the 16-74 Age group 52%.(63.3%).

The employment statistics also show that a **high percentage of workers are in the accommodation and food service industries** at 3.5 times the national average 22.3% (6.3%) and a higher percentage of home workers 23.2% (10.8%).

By comparison, the household indicators (car-ownership, number of rooms per person, central heating etc.) all show that Portpatrick residents sit above average.



Consultees

A full list of consultees is presented in Appendix 1. These conversations have taken place in the four months March to July 2019 and have shaped the vision presented. However as noted in the introduction, **this is just the start of our journey**, we will continue to listen, explore and consult and seek ways to deliver a **fully inclusive** and successful **Community Hub**.

The challenge will be to manage priorities if we are to move in such a broad front. Our thinking has been very much influenced by the many successful community initiatives across the region. But this is **not** just a " **lift and drop**" approach, trying to simply replicate a successful model that works elsewhere. Rather it has been a **co-production exercise**, listening to what works elsewhere, trying to understand why and matching that up with our own priorities and needs. The key has been to identify and approach those organisations and individuals who will be willing and able to help us deliver something that is wholly tailored to the needs of our community here in Portpatrick. We do not think that we have all the answers but believe that within each of our target sectors we have identified a basis for moving forward.

Given the demographic, Health and Social Care is seen as a key community need. We have discussed our proposed approach with the the Transforming Wigtownshire project and reviewed the various publications produced by the D&G Health and Social Care partnership.

<https://dghscp.co.uk/what-is-the-partnership/>

We propose to develop this and work with the Wigtownshire Health and Well Being/ Community Health Improvement Teams.

D&G HSCP Say this:

"In the next 10 years, the number of people in Scotland aged over 75 is likely to have increased by over 25%. In the same period, it's also estimated that nearly two-thirds of people will have developed a long-term condition by the age of 65.

Health and social care services and partners can work better together to ensure that the needs of those who use services are more 'anticipated'. Better use of their combined resources can help to put an emphasis on anticipatory care which could result in the prevention of unplanned admissions to hospital or long-term care which will result in individuals benefiting from an improved quality of life, maintaining independence for longer and minimising support needs.

Prevention is at the heart of public service reform with integrated preventative approaches including anticipatory care, promoting physical activity and introducing technology and rehabilitation interventions to prevent or delay functional decline and disability.

We are now able to prevent, detect and treat illness earlier and understand more about how long-term conditions affect people's lives. We have a better understanding of the support that people need to live their lives on their own terms. In future, local integrated networks of care and support will build stronger links with the many local voluntary services and resources that help people to stay well"

Green Gym

We have a fabulous environment around Portpatrick, this can be used to attract increased visitors with events such as Charity walks, environmental improvement initiatives and outdoor exercise events. We have been in contact with "Green Gym" and are seeking funding for a local initiative. You can see from the map opposite that Dumfries and Galloway is under represented.



Tourism

Portpatrick was and remains a popular tourist destination. However increasing competition from alternative destinations has seen a decline in activity. As a Development Trust we are looking to support local businesses. Community events already attract visitors and we can build on this base. By working in partnership with other social and community initiatives across the region we will be able to stimulate increased visitors numbers with knock-on economic benefit for local employment and local business. A good example is the South West 300 (map shown opposite). Portpatrick is clearly key stop-off point in this loop.



supports Killearn, with the objective of improving and protecting community life. However it is also marketed as a premier venue, providing private and corporate events alongside community events. In doing so it provides a platform for local businesses and services. This is unlikely to be a wholly appropriate model for Portpatrick for a number of reasons but it does illustrate what can be done to support regeneration in local communities.

References

- Inspiring Change - DTAS
- The Green Asset Guide - DTAS
- Local People Leading -DTAS
- Health and Social Care Strategic Needs Assessment - D&G - HSCCP
- Strategic needs assessment Children and Young People - D&G - HSCCP
- Transforming Wigtownshire - D&G - HSCCP
- Scottish Index of Multiple Deprivation- Scottish Government
- Office of National Statistics

Wedding & Events Venue

A fantastic example of what can be achieved is the Killearn Village hall.



<https://www.killearnvillagehall.co.uk/>

Killearn Village Hall is operated on a not-for-profit basis and had a **multi-million pound** refurbishment. As part of Killearn Community Futures Company (KCFC), it

Portpatrick Village Hall

The need for both a community based development plan and for a suitable vehicle to bring Portpatrick Village Hall into community ownership was established **over three years ago** when in November 2015, Dumfries and Galloway Council called a public meeting to seek interest from the community for the management or asset transfer of the Village Hall. At that community meeting and a subsequent one in January 2016 no groups came forward willing to take on the hall.

The challenges at that time were considerable. The hall was in annual deficit, it was losing money and the income from the use of the Hall was declining. It was clear that if the Hall was to be brought into community ownership then **a development plan** was required. This plan would need to show how the Hall could be a financially sustainable community asset. A request was made jointly by **Portpatrick Harbour Community benefit Society** and **Portpatrick Community Council** 18th August 2016 was rejected by D&G Council Communities Committee on 20th October 2016 as lacking in substance and a definite plan.

At a PCC meeting on the 6th December a group of volunteers came forward and the then Chair of the PCC wrote to D&G Council on 7th December 2016, with a proposal for a 2 year Service Level Agreement (SLA) with declared aim of establishing **an exit route for D&G Council**.

This proposal was accepted, and the **group** agreed to undertake care-taking activities starting in June 2017. This group comprised several volunteers with volunteer PCC representatives. Part of the agreement was that we would work towards an entity capable of undertaking a management lease or full Community Asset Transfer. This was on a temporary basis, to allow us to learn more about running the Hall and allow time to **develop a community development plan**.

An underused hall is not an community asset but a **community liability**, so our starting point has been community need. In addition it was necessary to build community capacity. That is, a wider group of volunteers with a wider pool of resources.

However the initial hall group did set-up and run a booking web site, obtained paint and varnish and had started to re-decorate the Hall. The group also sought funding for professional support and obtained a grant fund from Portpatrick Community Council to commission a third sector support organisation to prepare a report.





Here For Growth report

The "Here for Growth" Report pulled together information that was known at that time and was presented at a community workshop in November 2017. This report presented a SWOT analysis (reproduced opposite) and also showed that with its present level of activity it was not financially viable as a community asset.

At that time the report also noted that the hall group was a group of volunteers and un-incorporated and therefore could not take on the asset transfer.

The report was also very clear that in its present form the Hall would be unlikely to secure revenue funding to underwrite the operational deficit and that the number of hall lets would need to increase if the Hall was to be at all viable. Some very general recommendations were made on income generation options but these fell short of a deliverable plan. This report then also pointed to the need for a much more ambitious community development plan and to the formation of a community based entity capable of delivering a viable plan.

The concept of a Community Hub based in the village hall has evolved through the research and consultation process. The plan presented here addresses the threats and weaknesses identified in the "Here for Growth" report and builds on the opportunities presented.

Strengths <ul style="list-style-type: none"> - Enthusiasm within Steering Group - Community interest - Location - Busy with regular users (without any active marketing) - Potential 	Weaknesses <ul style="list-style-type: none"> - Fear within the community of having to take on too much as volunteers - Fear of liability - The fabric of the building - Energy efficiency of the building
Opportunities <ul style="list-style-type: none"> - Social enterprise opportunities (particularly in relation to commercial events such as weddings and dances) - Large catchment area - Health and Social Care - Sport and Leisure - Tourism / Heritage - Moving away from the Council-wide charging structure - Funding (grants combined with commercial income generation) - Marketing 	Threats <ul style="list-style-type: none"> - Impending closure by Council - Time pressure by Council - Capacity of volunteers - Declining resident community numbers - Title deed restrictions - The ability of community groups to pay the fees - Maintenance of the building / Health and Safety regulations etc

Governance & Operational Management

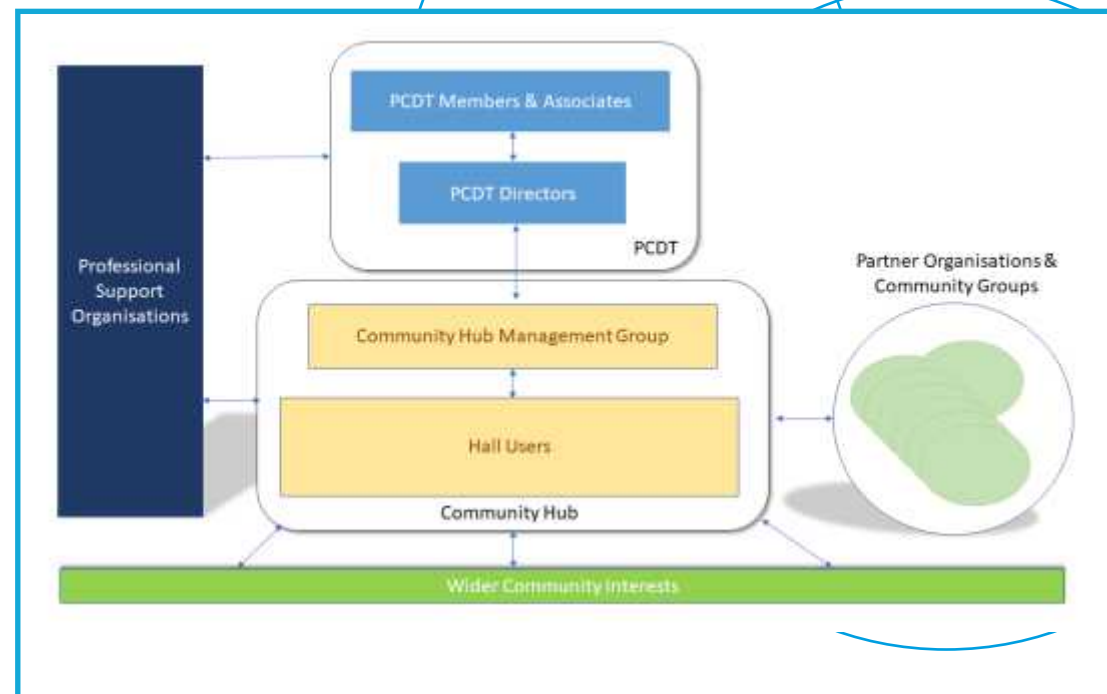
Proposed Structure

To make a community asset transfer request, the organisation needs to be a "community transfer body". (In this instance the PCDT). PCDT is owned and operated by its members. PCDT is legally incorporated this means that it is legally a single body rather than just a group of volunteer individuals. This provides a legal structure for owning the asset on behalf of the community. This means that Hall will remain a community asset even if the executive team changes.

A development trust is a community-owned and led organisation, working to combine community-led action with an enterprising approach to address and tackle local needs and issues. **The aim of a development trust is to create social, economic and environmental renewal in a well-defined geographical area, creating wealth within that area and keeping it there!**

As has been described in the section on the PCDT itself the directors are responsible to the members. PCDT can engage with professional support organisations and engage professional services. As a development trust can operate a bank account and take on liabilities (such as debt financing and insurance premiums.) it can also trade (to buy the services needed for operations of the Hall such as electricity and waste management services). PCDT has to prepare audited accounts and is bound by company law and the published articles of association.

It is a non-profit distributing organisation and neither directors nor members can directly benefit financially in any way. The company can however employ staff, own assets and purchase services. As a Development Trust PCDT has members not shareholders and cannot declare a dividend. However as a legal entity it can make profit, but these profits can be held for community benefit and need to be distributed to the community (through sponsorship of community based projects) that the development trust serves.



The Community Hub Management Group

The Community Hub will be a separate project under PCDT. It will have its own Community Hub Management Team. This team will comprise the PCDT executive team together with a volunteer group made up of active PCDT members and representatives of the partner groups and hall users. It is envisaged that the composition of this group will vary and change with time as community hub projects are developed and delivered. The Community Hub will be outward looking and will engage with a wide range of community interests.

We feel that it is important that Community Hub projects are co-produced and co-developed in consultation with the community groups and partner organisations rather than a top-down management. This proposed structure facilitates this approach.

Financial Plan

Baseline Costings

D&G Council has provided the financial spend for financial years 12/13 through to 18/19. These data include direct labour charges and several exceptional events. (Most notably an anomaly which was a cost of £8226 for emergency repairs and £8016 for metered water rates.) There is also carry-over of some costs from one year to another where the change in labour requirements changes did not correspond to financial year ends. With some analysis we have been able to prepared a baseline P&L assessment. This shows that the including labour charges the average losses for D&G were about £10,000 per annum. However with our Hall Group providing care-taking services in 16/17 and 17/18 the labour charges were eliminated. The baseline P&L opposite shows that the average loss without labour was £3557 per annum.

Hall Rates

The hall rates are published by D&G Council and we are proposing keeping these at the same level for both community and commercial use. This means that we can honour any forward bookings already made.

Proposed Hall Rates	Main	Small room
Commercial	£27.90	£14.85
Community	£14.05	£7.06
Junior/ Concession	£10.06	£5.75

all booked hours will be chargeable including set-up times.

Baseline Financial P&L (Based on Actual Costs 2012-2018)	Excl. Labour	Inc. Labour
Income		
Hall Lets	£4,597	
Costs		
Labour		£6,440
Repairs	£1,071	
Rates	£1,443	
Water Rates	£880	
Cleaning Materials	£299	
Waste Management	£1,124	
Electricity	£1,498	
Compliance Testing	£300	
Other Costs (Contract Cleaning)	£1,539	
Total Costs	£8,154	£14,594
Average loss excluding Labour	-£3,557	
Average loss Including Labour		-£9,997

Bookings

Although the Hall Group had no responsibility for financial management of the hall, (invoicing or collecting income) we did also run the booking systems so have had visibility of the bookings from summer 2016. Using these data we have been able to construct a model of the weekly average bookings splitting these into "community" and "commercial" use. This is shown overleaf

Existing	Week Day	Community	Concession	Business/ Commercial
	Mon	1.5		
	Tue			
	Wed		2	
	Th	1.5		
	Fri	0		
	Sat	0		
	Sun			1
	Hours	3	2	1
	Rates	£14.05	£10.06	£27.90
	Total	£42.15	£20.12	£27.90
	Occupancy 14%	Total / week		£90.17
	Total/ month		£391.34	
	Total / year		£4,696.05	
	Splits	Utilisation	Income	
	Commercial	17%	31%	
	Community	83%	69%	

Existing Average Bookings

The typical existing average bookings are shown above. With this model the monthly income is £391.34 which does broadly correspond to the annual income from hall lets in the historical figures of £4696 from the model vs baseline average of £4597. Modelling this way allows us to quantify the effect of progressive roll-out of the proposed vision and what might be a realistic increase in the hall letting rate. When looking at this model it is important to realise that this represents weekly average. In practice for example the 1 hour on a Sunday commercial is actually more likely to be a 8 hour booking once every two months across the year.

What's Possible	Week Day	Community	Concession	Business/ Commercial
	Mon	2		
	Tue	2	2	
	Wed	2	2	
	Th	2		
	Fri	2		
	Sat	4		4
	Sun			8
	Hours	14	4	12
	Rates	£14.05	£10.06	£27.90
	Total	£196.70	£40.24	£334.80
	Occupancy 71%	Total / week		£571.74
	Total/ month		£2,481.35	
	Total / year		£29,776.22	
	Splits	Utilisation	Income	
	Commercial	40%	59%	
	Community	47%	41%	

What's Possible.

Using the same approach we can look at what is possible. The figures above show that with these rates we could in principle achieve a total income per month of £2481.35. Of course this is way in excess of the current £391.34 per month and will not be realisable in practice. Nonetheless less this provided an estimate of an upper limit. If we assume that realistically 100% occupancy would be 6 hours per day (2 hours morning, 2 hrs. afternoon and 2 hrs. evening) then this model is at 71% occupancy. Against this standard the existing bookings are at 14% occupancy.

Average Week Model	Week Day	Community	Concession	Business/ Commercial
	Mon	0		
	Tue	1.5		
	Wed	0	2	
	Th	1.5		
	Fri	2		
	Sat	2		
	Sun			1
	Hours	7	2	1
	Rates	£14.05	£10.06	£27.90
	Total	£98.35	£20.12	£27.90
Occupancy 24%		Total / week		£146.37
		Total/ month		£635.25
		Total / year		£7,622.95
Split		Utilisation	Income	
Commercial		10%	19%	
Community		90%	81%	

Average Model

We can then define an average model which is an average of 10 hours lets per week. This is an occupancy of 24%. It could be made up of for example a Saturday morning of 4 hours and 4 hours in the evening on one day each month with a single Sunday of 8 weeks every two months. This average would deliver an income of £7622.95 per year.

Target Week (Max pack) Model	Week Day	Community	Concession	Business/ Commercial
	Mon	1.5		
	Tue	2	2	
	Wed	2	2	
	Th	1.5		
	Fri	3		
	Sat	4		
	Sun			4
	Hours	14	4	4
	Rates	£14.05	£10.06	£27.90
	Total	£196.70	£40.24	£111.60
Occupancy 52%		Total / week		£348.54
		Total/ month		£1,512.66
		Total / year		£18,151.96
Splits		Utilisation	Income	
Commercial		18%	32%	
Community		82%	68%	

Target Utilisation

We have also defined a target average utilisation for the Community Hub. This is an occupancy of 52% yielding a monthly total let income of £1512.66 per month. In this (and previous diagrams we have show the split between commercial and community use. Even at this target level community use is 82% of the let time while commercial is only 18% but the commercial lets (Private parties weddings etc. account for 32% of the lets income.

Year 1 Income Model

Based on these weekly averages we have defined identified a realistic plan for roll-out of the activities planned. For year one we have assumed the first 8 months at the existing level followed by 3.5 months at our average let level and 0.5 months at our target level of lets. This provides a total income of £6110.39 for year one lets. This corresponds to increasing the monthly average lets from £391/month to £508.81 per month. Lochans Hall management team have provided comparison figures. They have gone from £240./month under D&G Council to £500.00/ month, with a recent exceptional month of £875.00. This suggests that our target is both realistic and achievable.

Year 2 Income Model

For year two we can expect that the average becomes the norm and we double the number of target let months form two weeks (0.5) to 1. This then provides a year two target income target for lets at £8500, which corresponds to a monthly income of £707,82 or 1.8 times our baseline position by year 2.

Year 3 Income Model

For year 3 we have doubled our target income months. These will be based getting two major events within the year. This takes the total income to around £9377.79 or a monthly average of £780.88. This corresponds to achieve a occupancy rate of around 47% of our defined 6 hours per day as 100%. ie to achieve this we would need to achieve an average of 3 hours per day lets by year 3.

Years 4 & 5

For years 4& 5 we have followed the same cost exclamation rates and assumed a small increase in services income. For lets, we have increased the target months achieved to 3 and 4 for years 4 and 5 respectively.

Year 1	N Months	Income
Base	8	£3,130.70
Average	3.5	£2,223.36
Target	0.5	£756.33
	Total	£6,110.39
	Weekly	£117.51
	Monthly	£508.81

Year 2	N Months	Income
Base	0	£0.00
Average	11	£6,987.70
Target	1	£1,512.66
	Total	£8,500.37
	Weekly	£163.47
	Monthly	£707.82

Year 3	N Months	Income
Base	0	£0.00
Average	10	£6,352.46
Target	2	£3,025.33
	Total	£9,377.79
	Weekly	£180.34
	Monthly	£780.88

Projected P&L years 1 - 5

Based on these revenue models we have prepared a 5 year projected P&L. The hall lets income is shown, below this we have split the electricity and waste management from overhead to allow a proportion of recoverable costs. This allows us to consider these high costs as cost of sales and recover a proportion from commercial users. Electricity and Waste for community groups remains as a fixed overhead. Larger private events with set-up times contribute a disproportionate amount to the heat and waste costs so these will be recovered from end-users. End user can then choose to be control their expenditure on these items.

We have also allowed a small level of income from services. These will be from hire of equipment, cleaning or set-up services, or contributions from bar or catering service providers. We have consulted with several providers and this is an acceptable provision.

Costs:

- We have assumed that that in year 1 that non-domestic rates will be at 100% concession level. National Non Domestic Rates (NNDR) can receive 100% relief on National Non Domestic Rates. This is because a building is being solely used for community use and not commercial use. 80% of this is Mandatory relief deemed by the Scottish Government and 20% is discretionary relief by Dumfries and Galloway Council. In subsequent years, in view of D&G Council budget constraints

Projected Profit and Loss					
	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Income					
Hall Lets	£6,110	£8,500	£9,378	£10,255	£11,133
Recoverable Elect & Waste	£577	£689	£716	£745	£775
Services	£750	£1,500	£2,250	£2,500	£2,500
Total Income	£7,437	£10,689	£12,344	£13,500	£14,407
Cost of Sales					
Electricity	£300	£312	£324	£337	£350
Waste	£225	£315	£327	£340	£354
Total Cost of Sales	£524	£626	£651	£677	£704
Gross Profit	£6,913	£10,063	£11,693	£12,823	£13,703
Fixed Costs					
Rates	£0	£400	£420	£441	£463
Water Rates	£880	£924	£970	£1,019	£1,070
Repairs	£1,286	£1,350	£1,418	£1,488	£1,563
Insurance	£704	£739	£776	£815	£856
Compliance Tests	£300	£315	£331	£347	£365
Waste Management	£899	£1,258	£1,309	£1,361	£1,416
Electricity	£1,198	£1,246	£1,296	£1,348	£1,402
Other Costs	£600	£630	£662	£695	£729
Total Fixed Costs	£5,867	£6,863	£7,181	£7,514	£7,862
Net Profit	£1,046	£3,200	£4,512	£5,309	£5,841
Gross Margin	15%	32%	39%	41%	43%

we have assumed that the 20% discretionary relief may not remain available.

- Repairs are at the average for D&G costs for the hall castellated by 5% per annum.
- Insurance is based on a quotation from Keengan-Pennkid for buildings and contents , public liability, employers liability and Trustees liability. It also includes for payment by monthly direct debit.
- Similarly the remaining costs are based on the baseline costs provided by D&G council with a 5% per annum escalation.

Community Hub Projects

Project Costs and Income

Outwith the projected revenue P&L we consider that there will be both additional costs for priority work and for discretionary expenditure. It is proposed that these will be handled as project costs to be paid from the declared profit and grant funding.

For these, we assume that each element will be costed and paid for from a combination of surplus and grant funding on a project by project basis. Funds will then only be allocated to the projects if the grant application is successful or the surplus is available.

The project costs identified to date include items such as:

Priority Expenditure

- Roof repairs - flat roofs £6300.00
- External Lights £500.00
- Internal Decoration £1500.00
- Eradication of Knotweed £3000.00
- Re-seal Hall Floor £2500.00
- New locks and fire door repair

Discretionary Expenditure

- Sports equipment and mats
- Black-out blinds
- Wifi and telephone line
- Computers
- Printers
- Sound and Lighting Systems
- Display Boards and Exhibition Lights
- Events Decorations and dressing



Implementation Plan

Year 1

Within the financial plan we have assumed that the lets income in first year will be for 8 months at a similar level ramping up towards the end of the year as the partnerships and projects start to be implemented. We have established the governance structure with the Hall to be managed by the "Community Hub Management Group". This is a subgroup of PCDT and comprises the executive committee of PCDT together with volunteers from our members and partners. The Hub Management Group is responsible for bookings, maintenance, marketing, financial management and security of the Hall.

We have an established web site under the domain name PCDT.scot and have the software used for the original booking web site. The first project to be initiated will be a drop-in centre on Saturday mornings. manned by volunteers this will provide an alternative booking method, marketing and information.

Within the first 8 months we will be formalising the expressions of interest and working in principle agreements that we have and setting up the first "taster" sessions. We will also be producing and distributing publicity leaflets to improve the marketing of the hall for weddings and events. A priority to grow revenue will be simply marketing the hall as a venue. Our volunteer group will complete the internal decoration and varnishing of the floor.

Projects and grant funding opportunities will be developed as these become available. To some extent these will be driven by our partners and the availability of suitable calls for proposals from the funding bodies. The goal in the first year is to secure the existing revenues streams and provide a basis for building on these through subsequent years. In year 1 a priority for capital spend will be high speed broadband and wifi connectivity as this will open up a number of opportunities.

Subsequent years

With the basic structures, organisation and marketing materials in place, in year 2 we will be seeking to develop more of the opportunities identified in this plan. PCDT executive team will meet with the partner organisations and get involved in the co-production of projects and initiatives. By year 2 we will be able to consider fabric improvements and better adapting the internal spaces

Concluding remarks

This plan is a live and evolving document. As we have made clear this is only the begining. The executive committee of PCDT have produced it in response to a real community need. We believe that the plan presented is exciting, robust and deliverable.

It is ambitious in scope, but no different from what has been achieved by communities across Scotland. Portpatrick has numerous advantages compared to many rural communities. We hope that we have demonstrated the need for such a plan if we are to secure a viable future for our Village Hall and that you will help us repair, renew and regenerate our community for the benefit of all.

Appendices

Groups Consulted and potential partner organisations

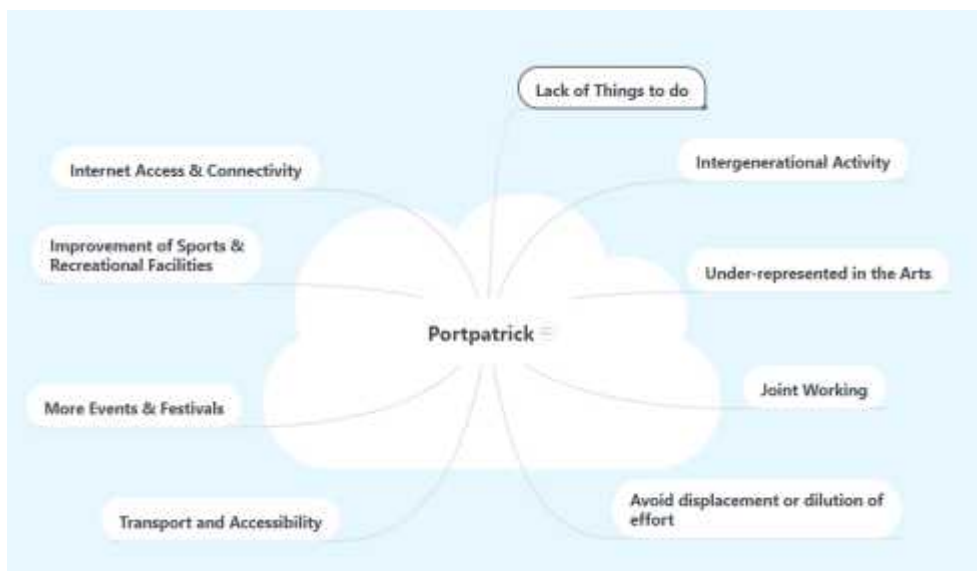
- Castle Bay Residents Association
- D&G Arts
- Driftwood Cinema
- Drummore Hall Group
- Galloway Strollers
- Green Gym
- Healthy Connections Wigtownshire
- Kirkmaiden Community Council
- Let's Cook
- Local Artists & Artist Groups
- Lochans Community Hall
- Marie Curie
- ONUS
- Plays Scotland
- Port Logan Cinema
- Portpatrick Bowling Club
- Portpatrick Folk Festival Organising Committee
- Portpatrick Local Cinema
- Portpatrick Primary School
- Rhins Men's Shed
- Scooter Rally
- Scottish Episcopal Church

- Silver Swans
- Stranraer and District Young Farmers
- Stranraer Development Trust
- Stranraer Millennium Centre Community Trust
- Stranraer Oyster Festival
- Sunnymede Caravan Site
- Total Booking
- Transforming Wigtownshire
- Various Portpatrick Business Owners
- Various Young People's Groups
- West Galloway U3A
- Wigtownshire Health and Wellbeing-Partnership
- Zumba Instructor

Professional Advisors & Suppliers

- Development Trust Association Scotland DTAS
- Morton Fraser Lawyers
- Scottish Government Health & Social Care Advisor
- Dumfries and Galloway Council Community Ward Worker
- Keegan-Pennykidd
- Office of the Scottish Charity Regulator OSCR

Key Themes and comments



Key themes and comments arising from the Consultation Process

During the consultation and engagement process a number of clear but interrelated themes emerged which we have taken into account in developing the plan. These are:

Lack of things to do

This was mentioned by many of the consultees, including the schoolchildren, caravan owners and B&B owners. This theme was also echoed in the original "Here for Growth" report where it was summarized as "Play-parks and pubs but not much else". The schoolchildren were perhaps clearest on what they wanted- **see the separate submission**. Comments included:

"Not enough places to play"

"Lights on the MUGA are broken and no-one will fix"

"Friday night Club would be good"

"We want more shops"

"Too many pubs and nothing else to do"

Intergenerational Activity

Perhaps surprisingly lack of opportunity for intergenerational activity was a recurring theme from both older and younger people. However there was clear support for things like the "Lets Cook" and also from the Rhins Men's Shed to run a satellite session for teaching young people to use woodworking tools and for practical demonstrations of cooking. It was also noted by several consultees that there was No shortage of teaching talent. This could include Arts classes, flower arranging, woodworking, ceramics. Comments included:

"What a good idea - When will it start?"

"No-one listens to us"

"I would sign up for that"

Similarly several groups felt that taster sessions might help with recruitment.

Under-represented in the Arts

D&G Arts and Total Booking both commented on the need for a venue in the West of Wigtownshire with a full stage and lighting area. They noted that Portpatrick Hall has the best stage and back stage changing area so would be the most suitable for touring acts. In addition a local artist who sits on the Spring Fling Committee said *"Portpatrick has been under represented in some of the Spring fling as we could not get a venue"*. D&G Arts Live also noted that Portpatrick was a missed opportunity at present.

Joint Working

There was general and enthusiastic support for joint or partnership working among the Rhins Hall Groups that we contacted. The idea of being able to work together was well received and there was agreement in principle to:

- co-ordinate events to avoid clashes

- to work to support the marketing each others events
- to articulate programmes so that these could be marketed as a whole
- to work on joint bids for example of transport or a shared support worker
- to access a larger pool of specialist volunteers

"We need to become one stronger voice"

Avoid displacement or dilution of effort

This was also mentioned as a theme when discussing joint working and with some of the people who put on activities in other village halls. It is important that we do not duplicate activities elsewhere. For example the Rhins Mens Shed pointed out that a Mens Shed in Portpatrick could damage them as several of their members came from Portpatrick, but they would be happy to help by making things or running training sessions.

Similarly, the dance instructor we consulted said *"Dance classes should be inclusive and fun such a Zumba, Jive/Line dancing. It has to be something that is new and unique so as to create and hold interest. So often teachers try to set up yet another tai chi or yoga class only to struggle as there are plenty of established classes with loyal members so a lot of competition, and offering yet another of the same generally looks to dilute established class sizes, then the class folds because it is not viable."*

Transport and accessibility

A number of groups mentioned transport as a problem, from several perspectives. This included the primary school children who needed to travel to Stranraer to access after-school activities such as arts or exercise classes and swimming, to older residents who are dependent on the bus service and need to travel to access healthcare services, doctors surgery, dentists, podiatry etc. Young people also complained about lack of transport in the evenings and being unable to meet with their peer group and so felt excluded.

More events & festivals

There was strong support for this among the business owners consulted. In particular, one commented that there used to be more in the past and things like the Folk Festival, or Jazz festival did bring visitors and increased business. Bring these things back and marketing them well would be a real benefit. The Scooter Rally was cancelled last year and there was concern that things are heading in the

wrong direction. The increase in self-catering accommodation and the lack of affordable food outlets was seen as contributing to the decline. There was a couple of suggestions about extending special interest events (such as Vintage Trucks/Classic cars/ Ribs/ Historic Boats) and the potential for linking promotion of events with co-ordination of accommodation bookings. Several consultees pointed to the success of Skiffie Worlds and the fact that Portpatrick had no co-ordinated response to maximise the benefit and so missed out.

Improvement of Sports & Recreational Facilities

This theme and the next are related to the first of "Nothing to Do" . The children again were perhaps the clearest looking for improvements with specific functional use. The ideas suggested included : skakeboard area/ trampoline facilities/ revitalising the MUGA, getting nets in the football park. It was also noted by the Bowling Club that the Muga is under utilised and neglected by the Council and the village is at risk of losing this as a sports / recreation area if something is not done.

Internet Access and Connectivity

This was not identified by consultees, but was raised by the PCDT as a possibility. When raised the concept got wide support as the facility could be used for a range of purposes.

- 1) For intergenerational activity with young people showing older one how to use social media to maintain contact with families or to access online services.
- 2) To provide wifi or printing access for visitors or those without the facilities at home. One consultee commented *"We have to go to Stranraer library for printing it would be much better in the village"*
- 3) To provide computer access for gaming or accessing social media for young people at evenings or weekends
- 4) To provide computer access to disadvantaged groups who need to access government / local authority/ healthcare online services.