



THE JOURNEY SO FAR

Goudie's has taken its place in the rich fabric of buildings and facilities in Maybole and North Carrick

Let's back track a little to 2014 when Carrick Sports Club was calling last orders and there was a danger that the building would dilapidate further. At the same time the provision of day care was removed from the town, so suddenly Maybole had issues to resolve and opportunities to take. A new volunteer committee was put in place to look at options which included the possibility of selling the site to developers but the economics and other impacts didn't stack up.



After the first year of cutting costs and changing operations, it was agreed that the current model couldn't continue. One of the fundamental issues with the club structure was the requirement of a licence that was very restrictive and actually meant the building couldn't be used except by members or those signed in by members; so wider uses, even if they didn't require sales of alcohol, were very restricted. Member numbers had fallen off further so it was decided that Carrick Sports Club would be wound up and The Speakers was now the name for the building with a standard premises licence and no membership requirements so for the first time in over 40 years the building was open to all.



In 2016, Carrick Community Leisure Group secured funding for a small scale project to make the building wind and watertight and carry out some internal improvements. The building began to establish a new market in the town based around activities and facility for all to partake in. The building was sadly beyond small repairs and the extent of the wet and dry rot was huge and the building had a limited life left in it. Further to the structural issues, the building was largely inaccessible, something



that had to be addressed. Everything from 2016 through to September of 2019 proved the need for the daytime facility. Many groups and third sector organisations like VASA, Stepping Stones and the Social Work

team at times hosted support groups for the community. Volunteer organisations were utilising the spaces and reducing isolation in the community. Many charitable fund raisers were held for wider charities and the building was proven to still have a purpose and it was agreed that saving the building was a priority.

A very lengthy process began to secure the necessary funding to create a future for the building and in September of 2019 The Speakers held its last party night which had a great attendance. The building was emptied and the appointed contractors were given the keys and the work began in December which was always going to have its own issues being winter.

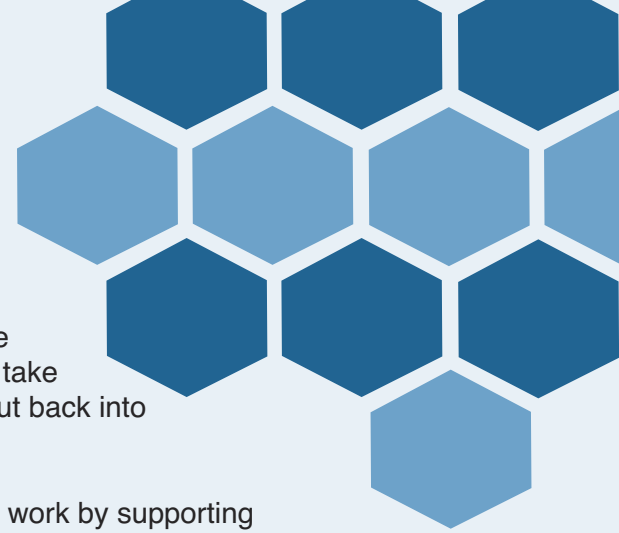
The tendering process

In line with the procurement rules laid down by the funders the contract was put on Public Contracts Scotland in mid-2019 and Lochlie Construction were appointed as a single lead contractor which was essential for a contract of this size. Because of the requirement for a single lead contractor and the requirement to tender publicly, larger contractors would be the most likely to tender and attention was given to ensuring local companies were aware of the contract and personal contact was made with local companies in case they weren't on Public Contracts Scotland. Lochlie Construction are a family business that originate from Mauchline although now based south of Glasgow.

The use of local trades throughout

Lochlie moved onto site in December and set about the internal rip outs and the exterior demolitions that were required. This work was carried out by Blacks, a local contractor, who are now Lochlie's preferred demolition experts. Early in 2020, once the demolition was concluded, joiners were brought in to take out rotten timbers and repair or replace. Within that group there were local tradesmen subcontracted and throughout the entire build many local trades were utilised for mechanical and electrical, joinery, specialist joinery for the bars, air conditioning etc. Unfortunately, Covid-19 was looming and, like the rest of the world, the site closed in March and this set the whole project back four months. When it reopened, the restrictions meant a smaller team than required was allowed on site and this combined with supply issues were all impacts that could never have been factored for.





The impact the workers from this site made to the local economy has been outstanding and their support and usage of local eateries and small shops was exceptional. At this point, we would like to add that four tradesmen appointed as subcontractors throughout this contract have now been employed by Lochlie Construction on a full time basis and are based with them on other sites. The garden was landscaped by John Cuthbert, latest fence additions by Scott and Brian Callow and the sound, lighting and wifi extensions have been carried out by Jim, Claire and Adam of GAB Audio.



Lochlie Construction and the design team led by Studio42 were amazing and navigated this build through one of the hardest times for all industry in many years, if ever. All of the works were carried out to the highest of conservation standards with traditional materials and skills. This included replacing all the pvc windows on the front and re-introducing timber sash and case as well as removing the single plastic fascia that ran the entire width of all three buildings and replaced this with two to give back something of a more traditional look to the front elevation and then reinstating the shop front windows back to their original much larger format, again in timber, completes the more traditional look. Sandstone elevations were stripped of Portland cement and re-pointed in traditional lime pointing and the roof elevations and lead work were reinstated.



The delays caused by Covid-19 and then the weather toward the end of the build meant the building was handed back in January 2021 to Carrick Community Leisure Group and when the weather eventually eased up, the sign writing and the final bits of paintwork concluded. The building was finally ready to go but, like everyone else, Covid delayed our opening but when we finally opened it was great to welcome people through the doors.

Why Goudie's

Often, as progress happens, the past is lost so the name is a tribute to Maybole's boot and shoe industry which was so important to the town for many decades. Dick Goudie was the last of the boot makers in Maybole and within the logo and elements of the building we have utilised some symbolism in memory of the industry. Hopefully, it keeps a part of the rich history of Maybole alive. There is no direct link to the building and Dick Goudie but when the name was suggested to us and we put it to a public vote with other options, the people chose.

The future for Maybole is looking great with the wider town centre regeneration, new school and the bypass and new housing areas. This building had no long-term future before this refurbishment but now the area has a new fully-accessible community space. It includes a family-friendly restaurant facility catered by 1880dinner@Goudie's; a new function suite that is amazing for celebrations of all kinds including high quality weddings; conference facilities; community and

group meeting rooms and bars with outdoor spaces. The economic aspects of the building, like any other business, are key to the success of this venture. Unlike most other businesses, as a not-for-profit social enterprise (no shareholders and no trustees take salaries), any and all profits are put back into community provision.

So please help us to continue our work by supporting local and subsequently the creation of more local employment which is one of the key drivers for the Maybole regeneration.

Carrick Community Leisure Group is planning a recovery programme that will, help people back into social activity and help community groups re-establish their place back in the community and we would ask you to please like our Facebook pages, Goudie's and Carrick Community Leisure Group, for the latest news and updates.

We would like to thank all of the funders that have made this possible and a good number of these are continuing to support the wider regeneration in Maybole - NCCBC, Heritage Lottery Fund, Historic Environment Scotland, the Robertson Trust, Big Lottery Fund, Garfield Weston and Ayrshire Leader Rural Fund.

