



Foundations for Recovery : The Next Steps

For North Carrick Community Benefit Company

November 2022

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1. About North Carrick Community Benefit Company

North Carrick Community Benefit Company (NCCBC) was formed as a company limited by guarantee in June 2014 and registered as a Charity in August of 2015. The company is set up to administer grant funding from renewable energy sources and other source that fits with the company and its charitable status. Funding is designated for the North Carrick area of South Ayrshire that includes 5 community council areas, made up of the communities of Crosshill, Straiton, Kirkmichael, Kirkoswald, Maidens, Turnberry, Dunure, Minishant and Maybole.

2. Foundations for Recovery

In 2021, NCCBC was successful in securing over £500k in funding from the UK Government's Community Renewal Fund for its 'Foundations for Recovery' (FfR) Programme - to develop a range of projects in North Carrick to a stage ready for implementation.

The funds, including £50k from NCCBC itself, were used for an intensive six-month programme to convert community and business aspirations, ideas, and proposals into investment-ready projects. The programme has chosen to focus on three specific areas of activity: heritage and culture (with a focus on tourism); community assets; and workforce development.

Although not restricted exclusively to tourism, the FfR programme will develop opportunities for increased income from visitors looking for experiences in the Heritage and Culture sector, adventure tourism, agritourism.

3. Vision

Strapline

People | Place | Progress – we will have a focus on developing the skills and opportunities for local people in an enhanced place while attracting visitors to the area

Vision and Mission

VISION

North Carrick will be a thriving, resilient place where communities work together to stimulate rich social connections, create local wealth and give opportunities to everyone to flourish

MISSION

To lead on collaborative development of projects across North Carrick

Values

1. **Collaboration** – We will stimulate ideas but will develop projects in collaboration with local communities and groups]
2. **Empowerment** – Where needed we will help develop new local bodies to lead on projects in their own communities
3. **Cross-fertilisation** – This is a North Carrick Vision. While individual projects should have local impact, they should link to all projects across the region
4. **For everyone** – Involvement and benefit should reach across North Carrick and impact positively on everyone, regardless of age and circumstances
5. **Involvement** – We will include everyone in decision making.

No.	Project	Description	QS Cost (£m) Inc Fees & VAT	Coastal Communities (£25,000 currently closed)	Levelling Up (second round to be confirmed)	Shared Prosperity (funding via SAC - amount to be discussed)	NLFH and HES - Place based fund (up to £5m)	Sports Scotland Facilities Fund (£100,000)	CARES (retrofit of community buildings - up to 380,000)	Ayrshire Growth Deal	Sustrans Places for Everyone Fund (Large sums for infrastructure)	Place Based Investment Fund (via SAC)	Regeneration Capital Grants Fund (average £.1m per project)	Community Shares and public subscription	Tourism Infrastructure Fund (Visit Scotland)	Scottish Landfill Communities Fund	Charitable Trusts (Wolfson, Clothmakers, Garfield Weston etc)
		<p>West breakwater and west quay</p> <ul style="list-style-type: none"> Restoration of the sandstone lighthouse as a sound structure Contemporary design of new elements are planned such as a new boat store and a solid construction walkway with wave barrier on the west wall. Improvements to the harbour master office and facilities Increase areas for storage of boats out of the water for the winter season, including consolidation of the North Dyke, with safe vehicle and trailer access 															

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		<ul style="list-style-type: none"> Re-surfacing of the harbour access areas with creation of safe visitor areas for picnic tables and attractive landscape furniture Refresh the signage and heritage interpretation information boards 															
C.2	Dunure Community Heritage Centre	<p>Creating a new heritage, visitor and community centre which offers flexibility in use to ensure it can house different activities across the whole year.</p> <ul style="list-style-type: none"> Allowing for increased use by visitors during summer but more intense community use in the winter/ autumn periods. 	3.097														

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		<ul style="list-style-type: none"> The proposed accommodation reflects this flexibility: <ul style="list-style-type: none"> - central three-part cafe/exhibition/meeting rooms - permanent exhibition space to explain the heritage of Dunure - multipurpose hall for community and social events - shop serving both local and visitor needs - kitchen, toilets, & storage 															
C.3	Dunure Kennedy Park and	Alterations and improvements to the park and creating a fully disabled accessible route	1.297														

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	Inks to Harbour	<p>from the harbour up past the lime kiln, the doocot and the castle to visitor centre.</p> <ul style="list-style-type: none"> • an enlarged and improved car parking area in conjunction with the visitor centre • upgraded pathways through the park • a new feature bridge over the stream with seating areas facing the sea • upgrades to the roadway through the village with ramped access at the steep sections • improved road surfacing • improved pedestrian spaces around the harbour 															

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C.4	Dunure Kennedy Hall Conversion	<p>The new heritage and community centre will make the Kennedy Hall surplus to requirements. Options considered for its future use are:</p> <ul style="list-style-type: none"> • conversion of the hall into short term holiday accommodation to create two x 2-bedroom holiday cottages with living room and kitchen; or • creating three x small-scale craft and workspaces where individual crafts people or artists can have a base from which they can make and sell produce to visitors and residents alike, and can provide products 	<p>Accom: 0.279 <u>OR</u> W/shops: 0.303 (TOTAL DUNURE: c£5.9m)</p>														

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		via other outlets in the village and more widely															
C.5	Maidens Community Hub	<p>Creating a new build 2 storey centre on the site of the current bowling club house. Combining the bowling club with community uses offers the chance to create a more flexible and functional series of spaces which can serve both groups. The proposed accommodation is:</p> <ul style="list-style-type: none"> • Ground floor: main bowling function room; bowling club locker room; bar; toilets • First floor: community hall; meeting room; kitchen; public toilets; plant and maintenance spaces 	2.928														

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		services, gym, changing rooms. <ul style="list-style-type: none"> The golf course will be improved with 9 greens and 18 tees. BMX TRACK, cycling, mountain biking and walking areas, zip lines will be added 															
C.8	Kirkoswald Readers Club	The existing 2-room cottage with outdoor toilet is dilapidated and not fit for purpose. The availability of the Church Hall in the village suggests that the building is not needed as meeting space for the community, but it does have a potential use as an income generator for the community. Options considered for the Club building's future use are:	0.212														

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		environmentally and financially sustainable. (A proposal to free up space in the Hall by building a new community shop is still being explored.)															
C.11	North Carrick Public Toilets	The ambitions for North Carrick as a destination require the area to offer visitors a positive experience with access to attractions and activities for all ages and interests. It also needs to ensure that it provides the backup facilities which go along with this. The aim is for North Carrick to have an exemplary provision of public toilets supporting local tourism and leisure industries. The strategy	0.585														

