

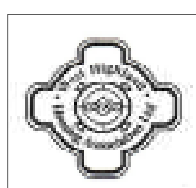


Constructive Communities Phase 2

Outline Business Plan by Community *Links* Scotland

November 2010

Pennyghael Community Hall



Contents

1.0	Background	4
1.1	Pennyghael Community Hall	4
1.2	Pennyghael Community Association and Pennyghael Development Association	5
1.3	Methodology	5
2.0	Current Situation	7
3.0	Policy Context	9
3.1	National Policies	9
3.2	Local Policies	13
3.3	Conclusions	16
4.0	Socio-economic Profile	17
4.1	Introduction	17
4.2	Population Demographics	17
4.3	Household Composition	18
4.4	Deprivation	18
4.5	Education	20
4.6	Conclusions	20
5.0	Demand	21
5.1	Introduction	21
5.2	Demographics	21
5.3	Current Use of Hall	22
5.4	Opinions of the Hall	23
5.5	Additional Comments	27
5.6	Conclusions	29
6.0	Future Priorities	30
6.1	The Potential Options	30
6.2	Next Steps	31
7.0	Funding Options	33
8.0	Conclusions and Recommendations	37
	Appendices	
1	Layout plan of existing building	
2	Community questionnaire	

List of Figures

Figure 1	Location of Pennyghael
Figure 2	Area Covered by Data Zone S01000820
Figure 3	Use of Facilities/Services in the Hall by Respondents
Figure 4	Frequency of Use of the Hall by Respondents
Figure 5	Respondents' Opinions on Improvements to the Hall
Figure 6	Respondents' Opinions on Ideas for Future Development

List of Tables

Table 1	Essential Works for Hall Costed by Morham and Brotchie QS
Table 2	Additional Works for Hall Costed by Morham and Brotchie QS
Table 3	Population Demographics for Data Zone S01000820
Table 4	SIMD (2009) Results for Data Zone S01000820
Table 5	Geographic Access to Service Indicators for Data Zone S01000820
Table 6	Demographic Makeup of Respondents to Questionnaire
Table 7	Age Breakdown of Respondents
Table 8	Current Use of Hall
Table 9	Reasons for Respondents Not Using the Hall
Table 10	Respondents' Opinions on Location of the Hall
Table 11	Respondents' Opinions on Accessibility of the Hall
Table 12	Respondents' Opinions on Facilities/Room Sizes
Table 13	Respondents' Opinions on Cost
Table 14	Respondents' Opinions on Booking Arrangements
Table 15	Respondents' Opinions on Ideas for Future Development
Table 16	Potential Funding Sources

1.1 Pennyghael Community Hall

Pennyghael Community Hall is the former local village school and is situated in the small village of Pennyghael in the south of Mull with a population of approximately 122 (source: SCROL for Output Area 60QD000584). Pennyghael is approximately an hour's drive from Tobermory, the main population centre on Mull and half an hour from the ferry terminal which connects the island to Oban on the mainland. The Community Hall is situated on the main road, on the main bus link to the southern tip of the island (and main tourist route to the heritage island of Iona). There is a small car park opposite which also serves as parking for the adjacent local tearoom/bed and breakfast.

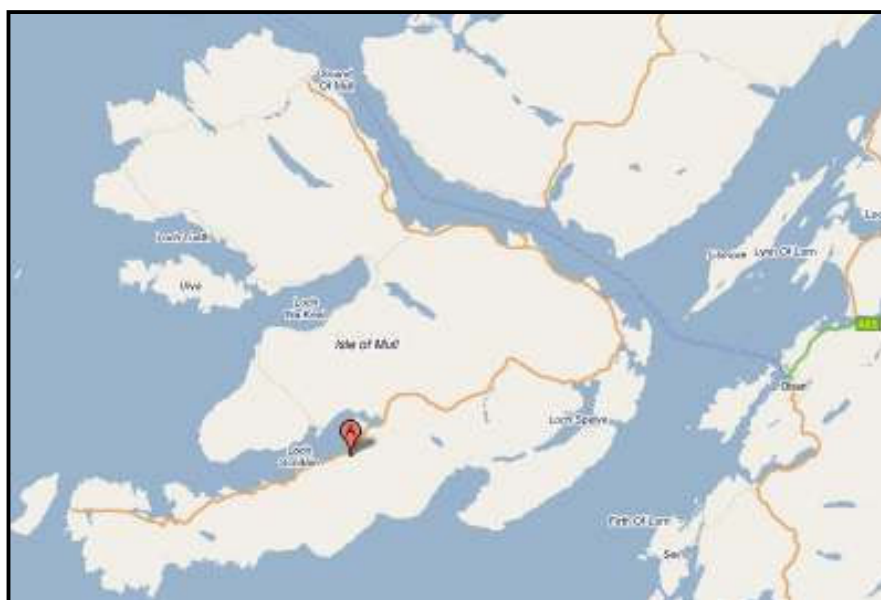


Figure 1: Location of Pennyghael

Pennyghael Community Hall has been operated by the Pennyghael Community Association for over 25 years. During this time, the Association organised and ran a successful programme of events for the local community including provision of a venue for weddings, funerals and christenings, art and local history exhibitions, a base for local delivery of Argyll College educational courses, a venue for public meetings and seminars, use as a polling station and a location for community events such as coffee mornings, parties, ceilidhs and fundraising events. The Hall can be hired by individual residents and has been used as a workspace for local artists and rehearsal space for local musicians. Overall, it provides a vital community resource, however its deterioration in recent years means that many of these uses can no longer be accommodated. Appendix 1 to this Business Plan shows the layout of the existing building.

In 2007, the Development Association purchased the Hall from Argyll and Bute Council after being served notice to quit. This aimed to retain an important resource for the local community. However, after purchasing the building, asbestos was discovered and the Association was required to remove this and undertake emergency repairs to make the building wind and watertight. This has left the Association with a building that is protected from the elements, but internally in need of repair and refurbishment. Without these internal improvements, the continued sustainability of the Hall is threatened along with its ability to serve as a community resource into the future.

1.2 Pennyghael Community Association and Pennyghael Development Association

Pennyghael Community Association was established in 1984 and is a registered charity (No. SC025284). In 2000, the Community Association developed a sub-group called Pennyghael Development Association, which was tasked with the remit of raising funds for the development of the building. The Development Association later became a company limited by guarantee (SC293630, incorporated 24/11/2005) and a registered charity (SC031866).

When the Community Association was served notice to quit the Hall in 2004, the Development Association set about raising funds for the purchase of the building and was successful in achieving this by 2006. Both organisations work with the same aim of providing facilities which meet the needs of the local community and there are plans for the organisations to be subsumed into one community organisation in future.

1.3 Methodology

Constructive Communities 2, funded by the Scottish Government and LEADER, aimed to allow up to 6 village halls to have outline business plans prepared on their behalf. Pennyghael Community Hall was selected in January 2010 to be one of the chosen halls. Community Links Scotland was appointed to prepare these Outline Business Plans. The following methodology was undertaken in the preparation of the Pennyghael Outline Business Plan:

- Visit to the Hall and meeting with representatives of the Development Association: the purpose of the initial meeting to the Hall was to gather additional information on the usage of the Hall, the threats to the sustainability of the Hall and the Association's vision for the future of the Hall;
- Establish the policy context: research was conducted into local and national policies that are relevant to the activities and facilities the Hall provides and express support for village halls as community venues in order to establish the ways in which the future development of the Hall can contribute to both local and national policy priorities;
- Needs analysis: statistical evidence produced by the Scottish government and other agencies was analysed to establish the population demographics and levels of deprivation in the area surrounding the Hall;

- Survey of all members considered to be part of the local community: a consultation was conducted using postal and online surveys to engage the local community and establish the demand for services, activities and facilities among Pennyghael residents;
- Funding strategy: based on the issues identified by the Association and their priorities for the future development of the Hall, a funding strategy was produced to highlight potential funding sources to the Association which may assist them to achieve their goals;
- Final Outline Business Plan including conclusions and recommendations: based on the priorities and threats for the Hall, an individually tailored Outline Business Plan has been produced outlining the information gathered in the project so far and providing conclusions and recommendations for future development of the Hall.

2.0 Current Situation

Following on from purchasing the building in 2007, Pennyghael Development Association discovered the presence of asbestos and this has resulted in the requirement for significant investment in the fabric of the Hall, to cover removal of the asbestos and to make the building wind and watertight. The work carried out has included:

- Installation of new double glazed windows;
- Repairs to the roof;
- Renewal of rainwater goods.

This work has been paid for through the fundraising efforts of the Community Association and the Development Association, with help from Argyll and Bute Council, and has effectively exhausted their resources. This has left the local community with a building that is protected against the elements, however the internal space is now unfit for purpose, unattractive and requiring a major upgrade. These further repairs which are required to the building are as follows:

- Attention to damp internal walls;
- Installation of disabled access;
- Replacement of heating system;
- Renewal of wiring;
- Replacement of kitchen;
- Replacement of toilets.

The overall physical condition of the building has meant that many of the uses listed in Section 1.1 of this Outline Business Plan can no longer be accommodated and the faults are affecting the community's ability to use the facility at all. During its 25 years of operation as a community hall, the venue has been an essential facility for the local community. Pennyghael is a remote settlement, with the community relying on the Hall as a venue to meet, hold functions, attend events and run local organisations. There are no alternative community facilities within 14km. In recognition of the Hall's importance, the Development Association set out the essential repairs and engaged the services of a qualified quantity surveyor to assess the costs of making the building fit for purpose as a community facility once more, in addition to being able to capitalise on potential tourist passing trade. This resulted in a cost estimate being produced for the following schedule of works (as shown in Table 1 overleaf).

In addition, the Association asked for additional works (which are not a priority) to be costed, including a new disabled toilet, installation of ramped access and additional decoration. The costs of this additional work are shown overleaf in Table 2.

These combined works (with assumptions included for fees and VAT at the current rate of 17.5%) result in a total potential refurbishment cost of approximately £218,000. However, it should be noted that some of the work has already been undertaken by the Association as outlined at the start of this section.

Table 1: Essential Works for Hall costed by Morham and Brotchie QS

Element	Cost
Essential repair and refurbishment works	£87,508.00
Provisional allowances	£7,250.00
Contract preliminaries (25%)	£23,689.50
Contingency (10%)	£11,844.75
Subtotal	£130,292.25
Fees (estimate at 12%)	£15,635.07
Subtotal	£145,927.32
VAT (17.5%)	£25,537.28
Total	£171,464.60

Table 2: Additional Works for Hall costed by Morham and Brotchie QS

Element	Cost
Additional repair and refurbishment works	£ 24,706.00
Provisional allowances	£ 1,000.00
Contract preliminaries (25%)	£ 6,426.50
Contingency (10%)	£ 3,213.25
Subtotal	£ 35,345.75
Fees (estimate at 12%)	£ 4,241.49
Subtotal	£ 39,587.24
VAT (17.5%)	£ 6,927.77
Total	£ 46,515.01

The Development Association acknowledges that there is an opportunity to refurbish the Hall with access to new funding programmes such as the BIG Lottery's reopened Investing in Communities programme and the transfer of the Rural Priorities Community Services and Facilities option to LEADER, and as such they have taken a step back to consider all of the options available to them. They feel that the options should be properly considered and a conclusion arrived at which will adequately address needs and demands. If all of the available options are considered at present then there is less likelihood of future demand being uncovered for a use that cannot be accommodated within the refurbished building and could result in additional expenditure on facilities.

The Development Association had previously asked the local community during a public meeting their opinions on a number of alternative uses for the building (September 2006). This consultation evidence was updated as part of the research for this Outline Business Plan and the results are shown in Section 5. Section 6 outlines the priorities and alternative options arising from this, which include the basic refurbishment already costed by the QS and larger scale works in response to demand from the local community.

3.0 Policy Context

3.1 National Policies

The Purpose and Scottish Government National Indicators and Outcomes

The overriding purpose to which all the work of the Scottish Government and its partners is aimed is;

“To focus the Government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.”

Therefore all projects must show how they can contribute to the achievement of this Purpose. In May 2007 the Scottish Government streamlined the resources of government to enable them to focus on increasing the success of the country and meeting the Purpose. This was done around five strategic objectives that describe where the Government will focus their actions. There are also 15 National Outcomes which describe what the Government want to achieve over the next 10 years.

The Strategic Objectives are;

- **Wealthier and Fairer:** enable businesses to increase their wealth and more people to share fairly in that wealth;
- **Safer and Stronger:** help local communities to flourish, becoming stronger, safer places to live, offering improved opportunities and a better quality of life;
- **Healthier:** help people to sustain and improve their health, especially in disadvantaged communities, ensuring better, local and faster access to health care;
- **Smarter:** expand opportunities for Scots to succeed from nurture through to lifelong learning ensuring higher and more widely shared achievements;
- **Greener:** improve Scotland’s natural and built environment and the sustainable use and enjoyment of it.

In particular, improvements to Pennyghael Community Hall would contribute towards the second of these Strategic Objectives, Safer and Stronger. Pennyghael Community Hall is community owned and represents an ideal location for increased social interaction amongst the residents of the Pennyghael area. This therefore contributes to helping the local community to flourish, thus making it stronger and a safer place to live.

If improvements are made to the building, Pennyghael Community Hall could also help contribute to the Healthier Strategic Objective by providing an indoor space that could be used for a number of sports/leisure activities that are low cost and easily accessible for the local community. The development of the facilities on offer would also enable Pennyghael

Community Hall to contribute towards the Healthier objective by ensuring the opportunity for healthy eating awareness services and activities to improve wellbeing to be made available in the area surrounding Pennyghael.

In addition, if the Hall improved its energy efficiency or invested in renewable technology as a means of replacing the heating system without damaging the building this would contribute to the Greener Strategic Objective. The development of the facilities at the Hall will also assist in the achievement of the Smarter Scotland objective through expanding opportunities for residents of the Pennyghael area to participate in lifelong learning and skills development activities in their local area.

The relevant National Outcomes to the priorities of Pennyghael Development Association (as outlined in Section 6 of this document) are:

- Our young people are successful learners, confident individuals, effective contributors and responsible citizens;
- Our children have the best start in life and are ready to succeed;
- We live longer, healthier lives;
- We live our lives safe from crime, disorder and danger;
- We live in well-designed, sustainable places where we are able to access the amenities and services we need;
- We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others;
- We value and enjoy our built and natural environment and protect it and enhance it for future generations;
- We reduce the local and global environmental impact of our consumption and production.

Projects to improve the physical environment and amenities at Pennyghael Community Hall will contribute towards these National Outcomes by providing an ideal space for activities provided by the local community which can help to ensure that healthy lives are maintained throughout the community. In addition the development of this building, already owned by and in the heart of the local community, will further foster pride in the local area and communication among different groups in the community. This will strengthen the community and make the area surrounding Pennyghael a more attractive place to live.

Government Economic Strategy

This strategy sets out how the Scottish Government will work with businesses and individuals to achieve the Purpose shown above. Five Strategic Priorities have been set out to achieve the aim of economic growth and a strong, successful Scotland:

- Learning, Skills and Well Being;
- Supportive Business Environment;
- Infrastructure Development and Place;
- Effective Government;
- Equity.

A number of key approaches have been defined in relation to each Strategic Priority. By providing quality facilities that are available to the public for use in the provision of a variety of services, Pennyghael Development Association can contribute towards the Strategic Priorities and their related approaches in the following ways:

Learning, Skills and Well-being:

- A focus on giving every child a strong start in life: the development of Pennyghael Community Hall can help to achieve this by providing space for organisations and groups to run activities which contribute towards the positive development of children and young people;
- An approach to health and well-being that ensures all Scots enjoy the right level of physical and mental health to give them the opportunity to maximise their potential: the Hall contributes towards this priority by providing local and accessible space for the provision of, for example, a number of sports and keep fit activities, healthy eating awareness classes and a meeting place for social groups which contribute to an individual's good mental health;
- The creation of the conditions for talented people to live, work and remain in Scotland: Pennyghael Community Hall can help to achieve these conditions by contributing towards the services and facilities available in the Pennyghael area and thus increasing the attractiveness of the local area.

The Scottish Economic Recovery Plan - Update from 3rd March 2010

This plan aims to stimulate lasting improvements in Scotland's long-term economic performance by concentrating effort on three broad areas:

- Investing in innovation and industries of the future;
- Strengthening education and skills;
- Supporting jobs and communities.

The development of the facilities on offer at Pennyghael Community Hall would assist the Scottish Government in these areas by providing opportunities for individuals to thrive and gain additional education and skills and by strengthening the community of Pennyghael through the creation of an intergenerational social hub.

Community Learning and Development Strategy and Skills for Scotland: A Lifelong Skills Strategy

Community learning and development is seen as a key tool in delivering the Scottish Government's commitment to social justice. This Strategy establishes that CLD capacity should be targeted towards strategies and activities aimed at closing the opportunity gap, achieving social justice and encouraging community regeneration. This strategy outlines three national priorities for community learning and development. The most relevant of these to the development of Pennyghael Hall is:

- Achievement through building community capacity - Building community capacity and influence by enabling people to develop the confidence, understanding and skills required to influence decision making and service delivery.

The opportunity for all residents of the Pennyghael area to participate in the management of the Hall and the provision of space for community groups to meet allows members of the local community to gather the confidence, skills and local support to influence service delivery and ensure Pennyghael is able to flourish. Additionally, through the use of the Hall facilities to provide projects involving learning and development, Pennyghael Hall can also contribute towards the other priorities of:

- Achievement through learning for adults: raising standards of achievement in learning for adults through community-based lifelong learning opportunities incorporating the core skills of literacy, numeracy, communications, working with others, problem-solving and information communications technology (ICT);
- Achievement through learning for young people: engaging with young people to facilitate their personal, social and educational development and enable them to gain a voice, influence and a place in society.

Linked to the Community Learning and Development Strategy, the Lifelong Skills Strategy sets out the Scottish Government's vision for a smarter Scotland with a globally competitive economy based on high value jobs, with progressive and innovative business leadership. There are four key parts to this vision and the development of the facilities at Pennyghael Community Hall will contribute towards the achievement of the vision in the following areas:

- Where people can work in teams, are creative and enterprising and hungry to continually learn new skills. They expect to realise their aspirations and are equipped to achieve their potential in a constantly changing world. People are motivated to contribute to Scotland's future and are confident that they can do so;

- Where learning and training providers work as one system and thanks to wider use of technology and e-learning, barriers of geography and rurality have been reduced.

Pennyghael Development Association can contribute towards these aims by providing facilities for the community to use to provide services/activities in the local area that encourage lifelong learning and development.

All Our Futures: Planning for a Scotland with an Ageing Population

The Hall can also contribute towards the achievement of national priorities for particular demographic groups. 23% of the population of the Pennyghael area is of pensionable age or above and these residents are often active in the community and the most in need of services and facilities in the local area. This Strategy, published in 2007 by the current Administration, has three basic premises on the best course of action with an ageing population;

- Older people are contributors to life in Scotland;
- There are barriers which need to be broken down between generations;
- Services should be in place to ensure that people can live life to the full as they grow older.

Six priority areas for action have been identified including improving opportunities and removing barriers, forging better links between the generations, improving and maintaining health and well being and offering learning opportunities throughout life. Pennyghael Development Association can contribute to the achievement of these priorities by providing the facilities to enable the provision of services/activities that cater both specifically for older people and/or encourage intergenerational cooperation.

3.2 Local Policies

Argyll and Bute Structure and Local Plan

The Argyll and Bute Structure Plan provides a strategic land use framework up to 2012, which has guided the preparation of the Argyll and Bute Local Plan. The Structure Plan sets out economic, social and environmental objectives to guide an investment strategy for Argyll and Bute. These objectives are carried over as the main objectives of the Argyll and Bute Local Plan.

The development of the facilities at Pennyghael Community Hall would help achieve a number of the Economic and Social Objectives in the following way:

- To enhance the economic and social prospects of the geographically diverse local communities in Argyll and Bute: as Pennyghael is part of an island community, the economic, business and employment opportunities within the area are limited. By improving the facilities at the Hall and providing more services for tourists who visit the Isle of Mull, local businesses will also be promoted and therefore the economic prospects of the area have the potential to be enhanced. In addition, the Hall provides an ideal location for social

interaction among residents of Pennyghael and the provision of social clubs encompassing a variety of interests which will enhance the social prospects of the area.

- To promote appropriate responses to the variety of challenging economic, transport-related and planning circumstances facing these local communities: the Hall is able to provide services and facilities in the local area to ensure that residents do not need to travel to access these on the mainland. This is particularly important with regards to older and younger people who do not have access to private transport. In addition the development of facilities and services in Pennyghael help ensure that people of all generations, in particular young people, are able and willing to remain on the Isle of Mull.

The Argyll and Bute Local Plan identifies five key underlying issues in the area:

- An ageing population;
- A continued reduction in the number of young economically active families;
- A rapidly changing economic base with traditional industries in decline and suffering from globalisation and new industries emerging that are more dependent on accessibility, the inherent skills of the workforce and a high quality environment and the loss of local retail outlets;
- The need for a significant investment in public services infrastructure;
- To reduce and ameliorate the effects of peripherality – by encouraging the expansion of local facilities throughout Argyll and Bute.

The development of the facilities on offer at Pennyghael Community Hall will contribute towards addressing the issues above by ensuring the Island of Mull remains an attractive place for young families to settle, with a community facility to provide services/activities for residents from childhood to old age. In particular, the Hall directly contributes to the last of these issues- addressing the effects of peripherality- by providing a space for community interaction and the provision of services and activities in the local area.

There is a specific policy within the Local Plan which addresses the improvement and/or development of new community facilities (Policy LP COM 1 - Community Facility Development). It emphasises the Council's commitment to community facilities as 'the social foundations on which many communities rely' and aims to encourage new services and facilities that support and enhance a community and specifically help retain the local population in the face of a declining number of young economically active families.

Argyll and Bute Single Outcome Agreement

The Single Outcome Agreement objectives for Argyll and Bute are linked to each of the fifteen national outcomes outlined above, with a number of local outcomes contributing towards the achievement of each national outcome in the Argyll and Bute area. These local outcomes are formed from the statements set out in the Community Plan as shown below.

The Argyll and Bute Community Plan 2009-2013

The Argyll and Bute Community Plan was produced by the Argyll and Bute Community Planning Partnership. It aims to establish Argyll and Bute as a 'Leading Rural Area' through the achievement of three visions: Outstanding Environment, Vibrant Communities and Forward Looking, with associated statements. The development of Pennyghael Community Hall can contribute to the achievement of a number of these aims in the following ways:

Vibrant Communities

- Safe supportive communities with positive culture and sense of pride in the area: the development of Pennyghael Community Hall will contribute to this vision by improving the physical appearance and functionality of the facilities on offer at the Hall and thus reengaging the local community and contributing towards fostering a renewed sense of pride and ownership in this local facility;
- Well balanced demographically with young people choosing to stay or move to the area: key factors in the attractiveness of an area are the facilities/services available and the level of activities on offer for children/young people. The development of Pennyghael Hall would therefore contribute to ensuring the attractiveness of the Island of Mull to current and potential young residents by ensuring the continued existence of community facilities;
- Vibrant local economy that is based on core attributes of the area, flexible and open to new opportunities: by opening up the potential of the Hall as a venue for large events such as weddings or as a tourist attraction, the hall is contributing towards enhancing the local economy. The benefits to be gained from this will not only ensure the long term survival of the Hall but also extend to the wider community of Pennyghael by opening up new opportunities for trade within the village;
- Well connected economically and socially: the Hall contributes to ensuring that Pennyghael is well connected both economically and socially by providing a local venue for the provision of services relating to employment and training, opening up the village to income generation opportunities from the wider area and allowing increased social interaction amongst the local residents as a central community hub in the area;
- High quality public services and leisure/community facilities that attract people to settle in Argyll and Bute: the Hall has the potential to contribute to this aim by providing a community facility that will enhance the services on offer in Pennyghael and contribute towards the attractiveness of the local area and the Island of Mull to potential residents.

Outstanding Environment

- An area that is accessible yet retains its remote character: the development of Pennyghael Community Hall contributes towards the achievement of this aim by ensuring the availability of a local facility in Pennyghael that can act as a community hub and provide local services to the community despite the area's remote character.

Forward Looking

- Communities that are culturally rich with a desire to excel: Pennyghael Community Hall contributes to the history and culture of Pennyghael and therefore the development of this hall will ensure that the rich culture of the area will be protected. In addition the desire of the Association to expand the reach of the Hall's facilities to the tourism sector will ensure more people are able to appreciate the local area;
- Proactive communities where local people and organisations look for and create opportunities: the Hall not only provides a space for the local community to gather to discuss important local issues or opportunities in Pennyghael, but provides an example of local people taking a proactive part in maintaining a community facility and the history of an area. Any support to the development of Pennyghael Hall therefore contributes to ensuring that the proactive community in Pennyghael is maintained and expanded;
- Communities that encourage lifelong learning – The development of Pennyghael Hall can contribute towards fostering a culture of lifelong learning in Pennyghael by improving the facilities on offer that allow such services/activities to be provided.

Argyll and Bute Council Corporate Plan 2010 – 2013 and beyond

The corporate plan sets out strategic objectives for the council's work, based on the three visions outlined in the Community Plan.

- **Environment:** promoting our cultural, social and natural heritage and protecting our unique area;
- **Social Change:** affecting demographic change, caring for vulnerable people and lifelong learning;
- **Economy:** creating an attractive, well connected, modern economy.

Pennyghael Development Association can contribute to a number of these by ensuring the history of Pennyghael is sustained through the Hall and creating quality local facilities that make Pennyghael and the Island of Mull an attractive place to settle. The Association can also enhance the economy of Pennyghael by promoting functions of the Hall that attract non-local users and acting as a venue for the provision of service and/or activities that encourage lifelong learning and cater for the vulnerable members of the community.

3.3 Conclusions

This section has shown a number of areas where Pennyghael Association can potentially contribute towards the achievement of priorities set out by both national and local government, through the development of the Community Hall. This can be achieved through different scales of development, from basic refurbishment as the Association had initially envisaged, through creating larger facilities capable of housing new services to the community and visitors to the area, and able to generate revenue to assist with the ongoing running costs. The remainder of this Outline Business Plan considers these alternative options along with socio-economic evidence and the results of community demand analysis.

4.1 Introduction



Source: Scottish Government, SIMD 2009

Table 3 below shows us the population estimates for 2007 in this data zone compared to figures for Argyll and Bute and Scotland. This shows that the age breakdown of the area surrounding Pennyghael is consistent with averages for Argyll and Bute. There is an ageing population with a higher percentage of pensioners and lower percentage of under 20s than in Scotland. In particular, there is a higher percentage of males than females in the population of the Pennyghael area which contrasts with both Argyll and Bute and Scotland where the majority of the population are female.

Table 3: Population Demographics for Data Zone S01000820							
		S01000820		Argyll and Bute		Scotland	
		Count	Percentage	Count	Percentage	Count	Percentage
0 - 15	Female	53	8.56%	7,634	8.36%	447,656	8.70%
	Male	53	8.56%	7,780	8.52%	469,295	9.12%
	Total	106	17.12%	15,414	16.87%	916,951	17.82%
16 - 19	Female	9	1.45%	2,029	2.22%	128,046	2.49%
	Male	16	2.58%	2,371	2.60%	135,910	2.64%
	Total	25	4.04%	4,400	4.82%	263,956	5.13%
20 - 59 20 - 64 WA	Female	151	24.39%	22,313	24.43%	1,436,416	27.92%
	Male	194	31.34%	27,289	29.87%	1,526,220	29.67%
	Total	345	55.74%	49,602	54.30%	2,962,636	57.59%
60> 65> Pensioners	Female	82	13.25%	13,870	15.18%	646,483	12.57%
	Male	61	9.85%	8,064	8.83%	354,174	6.88%
	Total	143	23.10%	21,934	24.01%	1,000,657	19.45%
All ages	Female	295	47.66%	45,846	50.19%	2,658,601	51.68%
	Male	324	52.34%	45,504	49.81%	2,485,599	48.32%
	Total	619	100.00%	91,350	100.00%	5,144,200	100.00%

Source: need to insert

4.3 Household Composition

According to Census data, the largest percentage of households in the Pennyghael area comprise married couples with no children, making up 25.81% of all households in the area, almost double the rate in Scotland as a whole of 12.85% of all households. This is followed by single person (excluding pensioners) households at 24.19% of all households. Lone parent households make up just 3.22% of all households in the area, much lower than the 10.5% of all households in Scotland as a whole. Only 13% of all households in the area contain dependent children, which is much lower than the 28.16% of all households in Scotland.

In the 2001 Census, over 50% of the household space in the area surrounding Pennyghael Hall was unoccupied, with the majority (64 out of 129 households) being second residence or holiday accommodation.

4.4 Deprivation

The SIMD measures the relative level of deprivation in each data zone in Scotland by measuring indicators in the domains of income, employment, health, education, skills and training, geographic access to services, housing and crime. The 2009 edition of the SIMD was

released in October 2009. Table 4 below shows the overall SIMD results for the relevant data zone to Pennyghael.

Table 4: SIMD (2009) Results for Data Zone S01000820

	Overall SIMD	Income	Employment	Health	Education	Housing	Access	Crime
Rank	3340	4371	4559	4563	5196	1229	3	5222
%	51.35%	67.19%	70.08%	70.15%	79.88%	18.89%	0.05%	80.28%

Table 4 above shows that:

- This data zone is the 3rd most deprived in Scotland for Geographic Access to Services;
- It is in the 20% most deprived nationally for the Housing domain;
- It is just outside the 50% most deprived in Scotland for the overall SIMD.

Further analysis of the indicators that make up the individual domains demonstrates that:

- There is an income deprivation rate of 9% in this data zone, lower than both Argyll and Bute and Scotland at 14.1% and 17.5% respectively on average;
- There is an employment deprivation rate of 6%, again lower than the Scottish average of 12% and the average for Argyll and Bute of 10.1%;
- 20.42% of the household population in this data zone is living in households without central heating. This is 257% higher than the average percentage across all the data zones in Scotland of 5.71%. This is also 163% higher than the average percentage for Argyll and Bute (7.76%);
- This data zone is the most deprived data zone in the whole of Scotland for the drive time sub-domain of Geographic Access to Services. Table 5 below shows the drive and public transport times to services as measured in the SIMD 2009, compared to the average of times in each domain across all the data zones in Argyll and Bute and Scotland.

Table 5: SIMD (2009): Geographic Access to Services Indicators for Data Zone S01000820

Datazone(s)	Drive time to GP (mins)	Drive time to Petrol Station (mins)	Drive time to Post Office (mins)	Drive time to Primary School (mins)	Drive time to Secondary School (mins)	Drive time to shopping facilities (mins)	Public transport time to GP (mins)	Public transport time to Post Office (mins)	Public transport time to shopping facilities (mins)
S01000820	20.03	31.35	25.33	24.80	57.08	53.35	76.83	62.50	114.75
Argyll & Bute	4.80	5.14	3.23	2.03	9.42	9.01	18.78	12.97	27.10
Scotland	1.71	1.94	1.25	0.96	2.79	3.03	11.30	9.41	15.08

4.5 Education

There are four primary schools on the Island of Mull. The closest in proximity to Pennyghael is Bunessan Primary School, located almost 9 miles away. There is also one Gaelic Unit, which is located at Salen Primary School ten miles from Pennyghael, however children from Pennyghael cannot go to Salen Primary School because of Argyll and Bute Council transport arrangements. 16.39% of the people in the immediate Pennyghael area have knowledge of Gaelic, substantially higher than the Scottish average of only 1.34% of the population (Census, 2001).

According to the 2001 Census, 30% of working age adults have no qualifications. This is roughly equivalent to the Argyll and Bute rate (30.08%) and slightly lower than for the whole of Scotland (33.23%). Alternatively the proportion of the population with group 4 qualifications (First Degree, Higher Degree, Professional qualification) is 26.67%, 37% higher than the rate for the whole of Scotland (Census, 2001).

4.6 Conclusions

The following conclusions can be drawn from the statistical evidence presented in this section:

- In the area surrounding Pennyghael, the majority of the population is male which is unusual and suggests activities/facilities at Pennyghael Community Hall should ensure they address the needs of the men in the community;
- Additionally, households with dependent children account for a much lower proportion of the overall households in the Pennyghael area, suggesting it may be difficult to attract families with young children to the area;
- There are high numbers of mainly unoccupied households suggesting a low permanent population in the area. The Hall may be able to provide activities and facilities to attract and entertain visitors during the summer months when the population increases in order to subsidise the running of the Hall for community purposes during the winter;
- While this data zone is just outwith the 50% most deprived for overall SIMD, it is the third most deprived area in Scotland for Geographic Access. This suggests that there is a severe shortage of services in the local area and that it may be difficult for certain members of the population, in particular the elderly or young people, to access these outwith the local area. Pennyghael Development Association could address these issues through using the building to provide services locally to the community;
- There is a reasonably high level of education, employment and income in the Pennyghael area;
- There is a strong Gaelic community in this area with 16% of the population having knowledge of Gaelic (Census, 2001). The preservation of the Gaelic language and culture is a priority area for the Scottish Government therefore the Hall may be able to tap into this.

5.0 Demand

5.1 Introduction

A total of 150 questionnaires were posted to residents in the area surrounding Pennyghael. In addition, residents were given the opportunity to complete the questionnaire online, with a link to the survey placed on the Pennyghael Development Association website. The final response was 35 completed questionnaires posted back to Community Links Scotland or handed in to the local shop plus a further 26 completed online questionnaires. Therefore there was a response rate of 41% to this community consultation which is considered to be high for this type of consultation. This section of the Outline Business Plan summarises the responses received. (A copy of the questionnaire is included as Appendix 2 to this Business Plan.)

5.2 Demographics

Ten respondents did not indicate a gender, however of those that did slightly more were male than female as shown in Table 6 below.

Table 6: Demographic Makeup of Respondents to Questionnaire		
Gender	Number of respondents	% of respondents
Male	28	45.90%
Female	23	37.70%
No Answer	10	16.39%

The gender breakdown as a percentage of the respondents who completed this question shows that males make up more of the respondents than females. This means males are slightly over represented in the survey responses but is roughly in line with their representation within the Pennyghael population of 52% of the population (SAPE, 2007).

In terms of age of respondents, five respondents did not indicate an age group. Those who did respond were highly overrepresentative of the older generation with 45 out of the 58 respondents aged over 50. By contrast only 2 respondents were aged under 40 and young people aged 21 and below were not represented in the survey responses at all. Individuals of pensionable age account for less of the population of the Pennyghael area than in Argyll and Bute and only make up 23% of the population of the Pennyghael data zone (SAPE, 2007) yet account for 57% of the survey responses. The results are shown in Table 7 overleaf.

Table 7: Age Breakdown of Respondents

Age	Number of Respondents	% of Respondents
Under 17	0	0.00%
17-21	0	0.00%
22-29	1	1.64%
30-39	1	1.64%
40-49	9	14.75%
50-59	10	16.39%
Over 60	35	57.38%
No Answer	5	8.20%

5.3 Current Use of the Hall

Six respondents did not complete the question regarding their use of the current Hall in Pennyghael, however 39 respondents reported using the Hall and 16 indicated they had not used the Hall.

Table 8: Current Use of Hall

Current use of Hall	Number of Respondents	% of Respondents
Yes	39	67.24%
No	16	27.59%
No Answer	6	10.34%

Of the 16 respondents that indicated they did not use the Hall, 10 gave reasons why. Table 9 below shows that the majority of the respondents did not use the Hall due to a lack of information regarding the services/activities on offer. This was followed by a lack of facilities and services at the Hall, selected by 30% of the respondents that provided a reason for not using the Hall.

Table 9: Reasons for Respondents Not Using the Hall

Reason	Number of responses
Not sure about Services/activities	4
Lack of facilities and services	3
Building appearance	2
No disabled access	1
Room size not suitable	1
Health Problems	1
Only visit for two weeks a year	1
Not responsible for arranging events	1
Too far from other business facilities	1
Access and Parking	0
Not sure how to book venue	0

Of the respondents that did use the Hall, the majority (67%) attended community events and/or coffee mornings at the Hall. Figure 4 below shows the other activities/events respondents reported attending at the Hall.

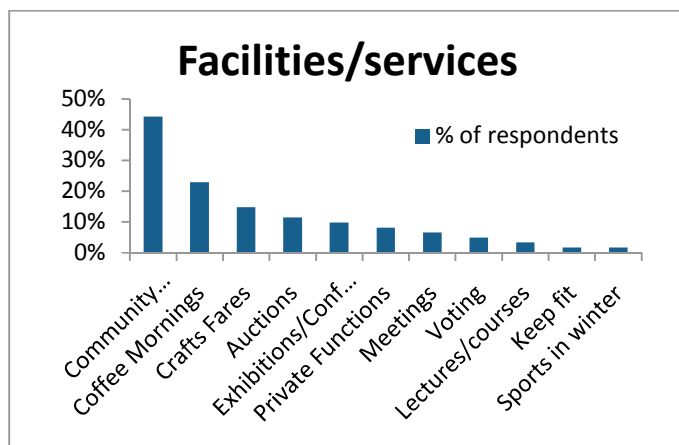


Figure 3: Use of Facilities/Services in the Hall by Respondents

41 respondents then indicated how often they used the facilities at the hall. This showed that none of the respondents used the hall on a daily or weekly basis. The vast majority (61%) of the respondents to this question used the facilities at the hall either monthly or every few months. Figure 5 below illustrates the breakdown of responses to this question.

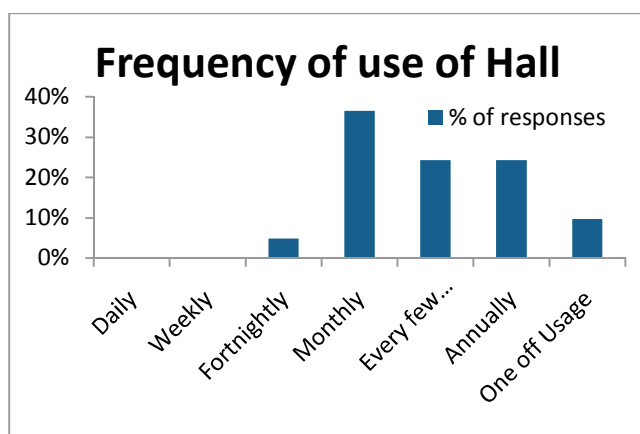


Figure 4: Frequency of Use of the Hall by Respondents

5.4 Opinions of the Hall

Respondents were asked to rate a number of aspects of the Community Hall. The responses are shown in the following section.

Location

49 respondents indicated an opinion of the location of the Hall. The table below illustrates these responses and shows that there was an overwhelmingly positive response to the location of the Hall with all the respondents selecting either 'good' or 'excellent'. Two thirds of these respondents rated the location as 'excellent' (54% of the total respondents to the survey).

Table 10: Respondents' Opinions on Location of the Hall

	Number of Respondents	% of Responses
Excellent	33	67.35%
Good	16	32.65%
Average	0	0.00%
Poor	0	0.00%
Very Poor	0	0.00%

Accessibility

49 respondents indicated an opinion of the accessibility of the hall. The table below illustrates these responses and shows that the overall opinion of the accessibility of the hall is positive with 80% of those completing this question selecting either 'good' or 'excellent'.

Table 11: Respondents' Opinions on Accessibility of the Hall

	Number of Respondents	% of Responses
Excellent	15	30.61%
Good	24	48.98%
Average	10	20.41%
Poor	0	0.00%
Very Poor	0	0.00%

Facilities/Room Size

48 respondents rated the facilities and room sizes on offer at the Hall. This aspect of the Hall did not receive as positive a response as the other aspects, however 60% of those who completed this question still rated the facilities/room size as either 'good' or 'excellent'.

Table 12: Respondents' Opinions on Facilities/Room Sizes

	Number of Respondents	% of Responses
Excellent	6	12.50%
Good	23	47.92%
Average	12	25.00%
Poor	5	10.42%
Very Poor	2	4.17%

Cost

34 respondents indicated an opinion on the cost for the use of the Hall. 68% of the respondents to this question rated the Hall as either 'good' or 'excellent' and none of the respondents selected either 'poor' or 'very poor'.

Table 13: Respondents' Opinions on Cost		
	Number of Respondents	% of Responses
Excellent	10	29.41%
Good	13	38.24%
Average	11	32.35%
Poor	0	0.00%
Very Poor	0	0.00%

Booking Arrangements

34 respondents rated the booking arrangements at the Hall. 71% of the respondents that completed this question selected either 'good' or 'excellent'.

Table 14: Respondents' Opinions on Booking Arrangements		
	Number of respondents	% of responses
Excellent	11	32.35%
Good	13	38.24%
Average	9	26.47%
Poor	1	2.94%
Very Poor	0	0.00%

Respondents were then asked how they felt the hall could be improved and provided with a list of aspects that could be improved in the hall. 45 respondents completed this question, selecting a total of 106 ways the hall could be improved. The most often selected aspect was the kitchen/toilets/disabled facilities at the Hall, which was selected by 87% of the respondents that completed this question. This was followed by the appearance of the Hall and the range of services, which were both selected by more than 40% of the respondents, as shown in Figure 6 overleaf.

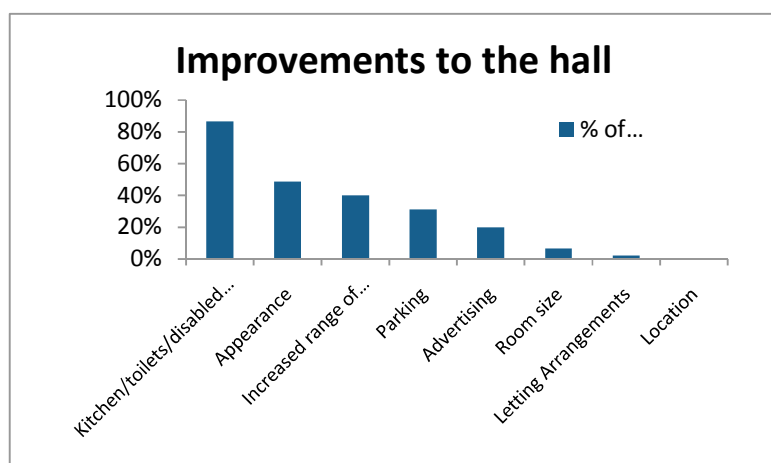


Figure 5: Respondents' Opinions on Improvements to the Hall

Respondents were asked to rate a number of ideas for the future development of the Hall. Table 15 below shows the number of respondents selecting each rating for each of the ideas along with the percentage of the respondents this represented.

	Excellent	Good	Ok	Bad	Very Bad	Total
Tea room	25	20	6	2	0	53
	47.17%	37.74%	11.32%	3.77%	0.00%	100.00%
Arts Centre (An Tobar Sth)	22	22	10	1	0	55
	40.00%	40.00%	18.18%	1.82%	0.00%	100.00%
Classroom lecture facilities	15	20	14	3	0	52
	28.85%	38.46%	26.92%	5.77%	0.00%	100.00%
Use by canoeists/divers	5	9	21	11	5	51
	9.80%	17.65%	41.18%	21.57%	9.80%	100.00%
Webcam for sea eagle nest	13	14	17	4	5	53
	24.53%	26.42%	32.08%	7.55%	9.43%	100.00%
Heritage exhibition	15	14	18	3	2	52
	28.85%	26.92%	34.62%	5.77%	3.85%	100.00%
Bunkhouse	4	7	10	15	19	55
	7.27%	12.73%	18.18%	27.27%	34.55%	100.00%
Laundry facilities	8	5	13	9	17	52
	15.38%	9.62%	25.00%	17.31%	32.69%	100.00%
Shower facilities	6	7	12	9	18	52
	11.54%	13.46%	23.08%	17.31%	34.62%	100.00%
Wedding venue	15	19	14	1	3	52
	28.85%	36.54%	26.92%	1.92%	5.77%	100.00%
Functions	27	21	5	0	1	54
	50.00%	38.89%	9.26%	0.00%	1.85%	100.00%
Exhibitions/conferences	23	19	8	3	0	53
	43.40%	35.85%	15.09%	5.66%	0.00%	100.00%
Internet cafe	11	13	18	6	1	49
	22.45%	26.53%	36.73%	12.24%	2.04%	100.00%

The percentage values are more easily represented in graph form, as shown in Figure 7 below, which illustrates the percentage of respondents rating each idea 'good' or 'excellent'.

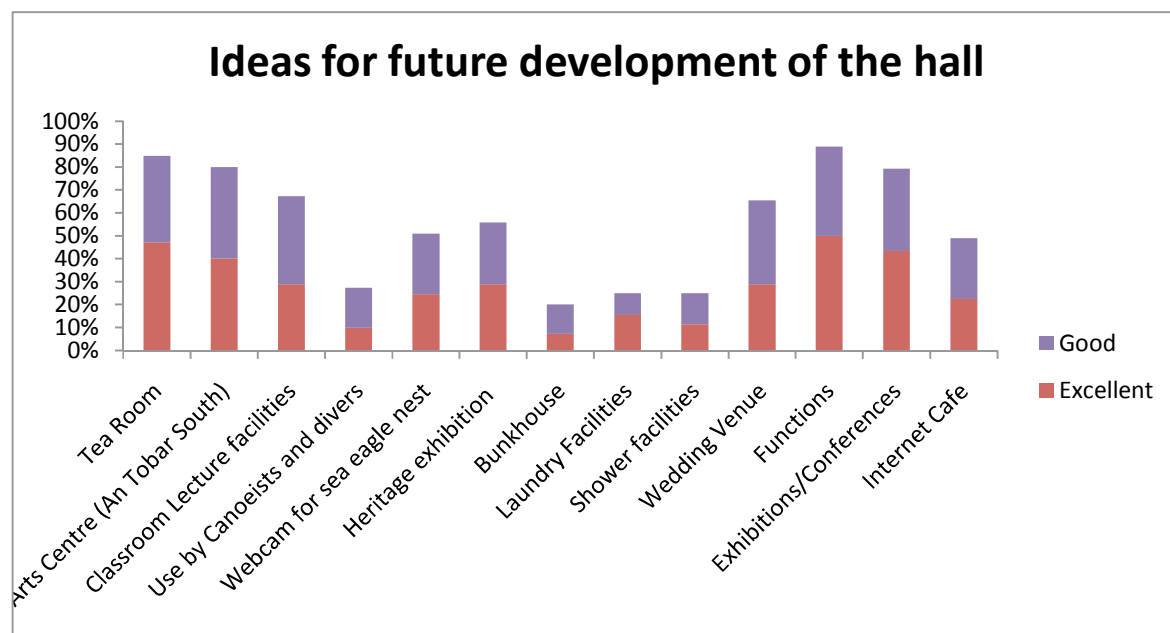


Figure 6: Respondents' Opinions on Ideas for Future Development

This shows that the ideas which received the most positive response (with the highest percentages of respondents selecting either 'good' or 'excellent') were functions (89%), a tea room (85%), an arts centre (80%), and exhibition/conference facilities (79%). By contrast the ideas that received the most negative response (with high percentages of the respondents selecting 'bad' or 'very bad') were a bunkhouse (62%), shower facilities (52%) and laundry facilities (50%).

5.5 Additional Comments

A number of additional comments were provided by respondents regarding their reasons for providing particular answers in addition to ideas they had for the future development of the Hall. A summary of these comments is shown below:

- It would be good to market the Hall to interest groups other than divers and canoeists who may visit the area;
- There is a lack of tourist attractions in the area so this would be a good location for an arts and craft centre (mentioned by two people);
- The Hall should be used for community purposes;
- The Hall is ideal as a stop for cyclists and walkers during the summer as there are no other suitable facilities nearby and used for community purposes in the winter;

- A bunkhouse is a bad idea as the surrounding area is too residential and the laundry and/or shower facilities would impact negatively on the other facilities at the Hall. An internet café would be ok as long as it was properly managed;
- The scenery and location of the area make the Hall ideal as a tea room for tourists (mentioned by two people);
- The interior appearance of the Hall needs to be improved before it can be used for purposes other than for the local community;
- There is a strong and close community in Pennyghael (two people mentioned this);
- The community in Pennyghael is too small to sustain the Hall for community purposes (three people mentioned this);
- The Hall could be used as a geology centre;
- The kitchen and toilets need to be greatly improved;
- During the summer months there are lots of people looking for accommodation so a bunkhouse would be good and could create jobs in the area;
- The Hall could be rebuilt and made into a nursing home so that people do not need to leave the island for care;
- There needs to be a balance between facilities for the community and services for tourists to generate money – cannot be too much of either;
- There should be play facilities for children created (two people mentioned this);
- The Hall could hold adult education/night classes;
- The Hall could run badminton or table tennis clubs;
- The grounds should be improved with plants and table and chairs in the summer;
- The walls in the Hall should be removed to make it into a large room with a stage and one end and a bar. The heating should be converted to InfraRed;
- The Hall could run a second hand book exchange to generate income;
- The area around the Hall could be used as a campsite;

- The capacity of the community is small and they would be unable to run most of the ideas mentioned above. The Hall would be better leasing the space to a company that wished to run an enterprise in the area;
- The Hall is used by the church on occasion and they may wish to run more events using the facilities;
- As an arts centre, it would provide a facility that is lacking on the south side of Mull and could also include a tearoom, lecture facilities and general exhibitions, under the umbrella of the arts centre. Another potential is for a music venue hosting both contemporary and classical concerts.

5.6 Conclusions

From the consultation, the following conclusions can be drawn regarding the perception of the current Hall among residents and the priorities of the community for future development of the facility:

- People aged 60 and over are overrepresented in the survey responses while those aged under 40 are barely represented at all;
- The majority of the respondents do use the Hall on a daily/weekly basis but mainly for community events and/or coffee mornings on a monthly or bi-monthly basis;
- Of the respondents that do not use the Hall, the majority do not use it due to lack of information regarding the services and activities or due to unsuitable facilities on offer;
- The majority of the respondents rated the different aspects of the Hall positively but the least positive response was for the facilities and room sizes on offer;
- The kitchen/toilets and disabled facilities at the Hall were selected by 87% of the respondents as in need of improvement;
- The ideas for future development of the Hall that were most popular were functions, a tea room, an arts centre, and exhibition/conference facilities. The ideas that were the least popular were a bunkhouse, shower facilities and laundry facilities;
- The community in Pennyghael is strong and supportive of the Hall and would like to see community facilities provided but is seen as a whole to lack the capacity to run the ventures mentioned above that would help sustain the facility.

6.0 Future Priorities

This section of the Outline Business Plan summarises information gathered from meeting with Pennyghael Development Association, assessing the work already done by them to establish costs for the essential works required to their Hall, and the information generated through consulting with the local community. This provides a number of alternative options to be considered by the Association; firstly there is a basic refurbishment option; secondly, a series of options which would allow for the operation of different ideas suggested by the Association and the local community members involved in the consultation process.

It is beyond the scope of this Outline Business Plan to provide possible new layouts with accompanying costs for each of these potential options. However, Pennyghael Development Association has successfully secured funding from BIG Lottery Investing in Ideas and Argyll and the Islands LEADER to engage consultants in a follow-up stage which would include the following:

- Options appraisal of the recommendations including further consultation with the local community;
- Feasibility assessment carried out by a design team, providing alternative design options with accompanying cost estimates;
- Preferred option plans and more detailed cost estimate for submission to funding bodies;
- Provision of a more detailed, full Business Plan for submission to funders and to guide the Association in their future development of a new building and new services;
- Completion and submission of capital funding applications.

6.1 The Potential Options

The potential options to be considered in the next stage of the development of Pennyghael Community Hall include the following:

Option 1: Basic Refurbishment

This option would include the works previously identified by the Association as being essential to the future operation and sustainability of the Hall. This would be the lowest cost options and also the low-risk option, requiring less than £200,000 funding (referring to the cost estimate already undertaken by Morham and Brochie QS). However, this option would not offer the potential to accommodate some of the new ideas for use identified by the local community and it would not create ideal revenue-generating conditions to sustain the Hall for future generations.

Option 2: Refurbishment of the Existing Building with Internal Structural Modifications

This option would reassess the space currently available within the Hall's existing footprint to potentially create a building capable of accommodating the following suggested new uses:

- Tea room/internet café;
- Classroom/lecture facilities;
- Functions including weddings;
- Heritage exhibition.

Option 3: Refurbishment to the Existing Building and New Build Extension 1

This option would aim to increase the space available within the building, creating a facility capable of accommodating the suggested uses listed above, in addition to the following popular ideas which have emerged from the Association's discussions with the local community and the consultation undertaken for this Outline Business Plan:

- Arts Centre (perhaps linking to An Tobar and subject to discussions with them);
- Exhibition/conference centre;
- Wet weather base for organised groups/tours.

Option 4: Refurbishment to the Existing Building and New Build Extension 2

This option would be similar to Option 3, however it would involve a bigger scale extension and would aim to accommodate some of the less favourable uses identified which nonetheless have the potential to generate the most significant revenue for the area:

- Bunkhouse;
- Shower facilities;
- Laundry facilities;
- Use by canoeists and divers.

Additional Considerations

Some consideration must also be given to modification/enhancement of the external space surrounding the Hall. Many of the uses suggested would require increased parking provision. There may also be the opportunity for the development of an outdoor play area for children which may encourage passing tourists to stop and make use of other facilities, generating revenue for the Hall/local economy.

6.2 Next Steps

This Outline Business Plan has provided the information required as a first stage for Pennyghael Development Association to move forward the development of their Community Hall. It has taken ideas already generated through the Association's own discussions with their local community and supplemented these with new, extensive consultation evidence. The Plan has also provided an assessment of the Hall development's potential fit with national and local policies and a socio-economic appraisal of the local area and its population.

This process has also enabled the Association to submit successful funding applications to cover fees associated with appointing consultants to carry out the next stage of the development work and the information contained in this Outline Business Plan can be used as a

basis for the appointment and to move the project forward. The next steps for the Association therefore include:

- Pennyghael Development Association to identify and shortlist consultants including a design team to assist with the second stage of the project (assistance from Community *Links* Scotland will be available on the identification and shortlisting process);
- Association to compile a brief for the appointment of the consultants;
- Association to tender the second stage of the project;
- Commencement of more detailed development of the project options, additional community consultation, determining a preferred option to take forward to funders and finally securing of capital funding to allow for the refurbished Pennyghael Community Hall to become a reality.

7.0 Funding Options

This section considers a number of funding sources which may be relevant to the development of Pennyghael Community Hall. Potential sources are shown in Table 16 below.

FUNDRAISING BODY	REMIT	Who can apply	Capital Ranges	Revenue	Deadline Details
CHARITABLE FUNDING (A)					
Awards for All www.awardsforall.org.uk	Small lottery funder of one-off community projects which can include capital expenditure or events	Constituted groups with bank account in same name	>£10,000	> £10,000	Open programme with no deadlines
Big Lottery Fund Replacement of 'Investing in Communities' TBC www.biglotteryfund.org.uk	£50m to support projects which develop, improve or manage assets to sustain communities.	not for profit groups	Up to £1m	Can be included	Open programme- no deadlines
Henry Smith Charity www.henrysmithcharity.org.uk	Capital and revenue funder including community facilities in deprived areas	Charitable organisations only	Average £40k	Multi year revenue bids welcome	Rolling programme but up to 6 months for full decision
Tudor Trust www.tudortrust.org	Aims to improve quality of life in deprived areas (inc rural poverty). Priorities include poverty & social fabric.	Charities or Constituted not for profit groups	Average £40k	Major Revenue funder over 3 yr salary	Rolling Programme No deadline
The Robertson Trust www.therobertsontrust.org.uk	Scottish funder with priorities for Health, Care, Education, Community Sports / Arts	Charities Only	Up to 10% of capital costs	Revenue up to 3 years average £12k pa	Jan and July for bids over £100k
Clothworkers Foundation www.clothworkers.co.uk	Preference for projects tackling deprivation covering one off capital costs only	Charities only	Average £25k revenue cost only	N/A	Rolling programme but up to 6 months processing
Garfield Weston Foundation www.garfieldweston.org	General charitable funder with recognized 'community' stream including previous community centres	Charities and certain not for profit orgs incl. HA's	Av £25,000	Not salary but general running costs. 1 off donations	No deadline 3 month turnaround
Trusthouse Charitable Foundation www.trusthousecharitablefoundation.org.uk	Support for health care, disability, community support, art & education. Can offer grants for dedicated room in centre	Charities and not for profit groups	Average £15k for capital / equipment cost	Up to 6 Months running costs only	No deadlines but Quarterly meetings
Kilfinan Fund www.scottishcf.org	Supports Argyll based projects with emphasis on children & families	Charities and constituted groups	Rarely funds capital costs but relevant equipment	£18k average and multi year salary	Request to SCF if they see it fits with trustees preferences

Scottish Community Foundation and SCF administered Trusts www.scottishcf.org	Community based projects that fit with criteria to enhance areas particularly affected by deprivation	Not for profit constituted groups	£5,000 main grants or larger bids in special circumstances	Start up, galas revenue & 1 off costs, if £5k is for 25% of all project	Rolling programme 8 week decision
Heritage Lottery Fund www.hlf.org.uk	Projects to conserve heritage including built environment. Projects must enable learning and access to heritage	Voluntary organisations and projects with a focus on heritage	Up to £50k for Your Heritage or Young Roots themes	for relevant heritage themes	30 th September each year for major grants or any time for grants < £50k
AGENCY FUNDS (B)					
Highland & Islands Partnership Programme www.hipp.org.uk	Community Facility projects that fit with ERDF 3 priority to enhance peripheral and fragile communities and ESF for training	Community based projects that fit criteria All groups are in 'fragile areas' and therefore eligible	Community owned facilities (esp. those focussing on green power)	Focus on ESF training needs if this can be included in hall project	Contact Programme Manager Ann Louise Rooney at A&BC
Argyll & Bute Council Grant & Area Committee www.argyll-bute.gov.uk	Various small grants for community groups and Area committee awards possible. Contact local Community Learning	Constituted voluntary groups	£50,000 for major works in other areas. Up to £5k for general needs	Ongoing Revenue input Av£8k p.a.	Bi Monthly meetings and bids 1 month prior to meeting
Fairer Argyll Fund CPP http://www.argyll-bute.gov.uk/yourcouncil/partnerships/cpphomepage/	A&B SOA regeneration, health, care, social welfare priorities if an element of proposals fit with local priorities	Local orgs in A&B	Average £25k contribution	Ongoing in priority area	Budget variable and anticipated to be reduced in 2010+
Argyll and Isles Leader LEADER http://www.argyllandtheislandsleader.org.uk/	Innovative rural projects developing new services and opportunities of social, economic or other benefit 50% of eligible costs	Not for profit community based groups	Varies up to £150k (up to 50% of overall cost) inc innovative hall projects	Must be innovative element of project	Open to 2013
Highlands and Islands Enterprise Community Land Unit http://www.hie.co.uk/CommunityLand.htm Re Acquisition cost	Funding to support community land and asset acquisition. Capital grants to complete fund package	Community based organisations that will lead developments (social & economic beneficial projects)	Average £60k for capital buy out if need to extend hall	Up to 25% of project mgt costs over 3 yrs – up to £10k p.a.	Contact HIE Community Land Unit for advice and details on
Scottish Government www.scotland.gov.uk	Wider Role Funding linked to Housing Associations where idea fits with RSL strategy	West Highland HA, ACHA, Dunbritton HA, Fyne Homes	Up to £75k for relevant project	Not staff posts but other projects in line with priorities	Include in future WR programme with RSL early April advised
Argyll and Bute Community Health Partnership http://www.nhshighland.scot.nhs.uk/CHP/ArgyllandBute/Pages/ArgyllButeCHP.aspx	Potential support from CHP with funding or in kind support if halls include community health remit in project / service	Relevant community / voluntary partners in line with CHP priorities	Potential contribution to adaptations or equipment	Potential input to new services from hall	Contact one of the 4 relevant Argyll and Bute Locality offices

Highlands and Islands Enterprise http://www.hie.co.uk/	Scottish Government's economic and community development agency for a diverse region	Including social economy partners and halls may be eligible in this category depending on project	Capital projects inc halls where there is enterprise element	Staff and training support for group	Contact Argyll office for advice lochgilphead@hie.co.uk
Scottish Enterprise Tourism Innovation Fund http://www.scottish-enterprise.com/tourism-innovation-fund	Funding for projects that support innovative tourism development and marketing approaches	Public and private sector and links to local businesses encouraged	Capital costs but only where a marketing approach	Up to £30k for innovative marketing and business growth projects	Scottish Enterprise and HIE equivalent agency
RENEWABLES (green energy & insulation)					
Community Energy Scotland CARES Funding http://www.communityenergyscotland.org.uk/	Grant support for community projects that encourage renewable energy and CO2 reduction	Not for profit groups under the community scheme	Up to 90% of eligible costs	N/A	No Deadlines contact local CARES officer for advice on best options
Scottish Power Green Energy Trust http://www.scottishpowergreentrust.co.uk/content/	Community based project that enable groups to include renewable energy technology	Charities and not for profit groups	Capital costs of installing renewable technology Up to 25k	N/A	Bi annual April & October mtg
YOUNG PEOPLE					
BBC Children in Need http://www.bbc.co.uk/pudsey/	Major funder of projects that create opportunities for disadvantage young people	Not for profit groups	Potential input to capital cost for relevant project items	Staff and event costs & multi-year fund options	4 meetings a year Jan / Apr / July / Oct
Youth Link Youth Work Facilities Fund	Scottish funder of Youth organisations that upgrade or develop new facilities for Youth	Not for Profit Groups	£100,000 £40,000 £15,000	N/A Capital only	Aug each Year
Gannochy Trust www.gannochytrust.org.uk	Scottish charity with remit to support services for young people & recreation	Charities only	Small funds for capital works average £10k	Staff costs £5k average and multi year	4 trustee meetings per year
Kilfinan Fund www.scottishcf.org	Supports Argyll based projects with emphasis on children & families facing exclusion and isolation	Charities and constituted groups focus on Cowal and mid Argyll / Kintyre	N/A	Occasional funds and up to £25,000 average	Contact SCF if project fits with trustees criteria
Links Foundation www.linksfoundation.org	Emphasis on projects to develop community based facilities / services for young & deprived	Charities and not for profit groups	Hall upgrades & new equipment £20k average	Sessional staff, running costs and events £15k average	Rolling programme for bids
ARTS & CULTURE					
Scottish Arts Council www.scottisharts.org.uk	Wide range of small and strategic funds for arts projects may fit with hall aims	Various not for profit public and voluntary sector groups eligible	Capital funding up to £200k	Costs for events and to bring in arts to the area	Contact 0131 226 6051 for further details

Esmee Fairbairn www.esmeefairbairn.org.uk	Supporting projects to increase cultural life and overcoming disadvantage	Not for profit constituted groups	N/A	Staff, running costs and equipment average £40k	2 stage application process up to 6 months
Paul Hamlyn Foundation www.phf.org.uk	Social Justice and education and various arts themes are eligible	Charities	Not a priority more emphasis on direct services / events	Staff and event costs linking arts, education and community	No deadlines Contact office 020 7227 3500

8.0 Conclusions and Recommendations

The current situation of Pennyghael Community Hall has been presented in Section 2.0 to this Business Plan. Some work has been carried out to protect the Hall from the elements (new double glazing, repairs to the roof and renewal of rainwater goods) and the Argyll and Bute Employability Team has carried out some internal improvements as part of the Constructive Communities 2 project. However, there is still a considerable amount of work to be undertaken to a community facility that is fit for purpose. These works have been costed at approximately £218,000 by a Chartered Quantity Surveyor (although it should be noted that this cost includes the work already carried out by the Development Association.)

A socio-economic analysis of the Pennyghael geographical area highlighted a number of characteristics which are useful to build into considerations for new services and provision within the refurbished Community Hall. These include difficulties in attracting families to the area (although it is acknowledged that this can't be addressed solely by a new Hall), the potential to generate revenue from tourists and visitors in the summer months, and that the area is the third most access deprived community in Scotland, highlighting the need for basic service provision within the immediate vicinity.

A demand assessment has been carried out through an online and door-to-door community survey. This suggested that facilities and room sizes on offer were not ideal for use, and that the kitchen, toilets and disabled facilities were the areas most in need of improvement. The most popular ideas for future development of the Hall included functions, a tea room, an arts centre and exhibition/conference facilities. However, it was also highlighted that some capacity building work would be required with the local community in order to run such facilities/services.

Pennyghael Development Association has already commenced the next stage of the development of the Community Hall by securing revenue funding from BIG Lottery Investing in Ideas and LEADER to appoint a design team to consider the alternative design options and a consultant to conduct further consultation with the local community, provide a more detailed Business Plan suitable for submission to funders and to complete capital funding applications.

Four alternative options have been formulated as a result of this outline business planning process, which relate to the alternative new services that could be provided. The options are as follows:

- Option 1: Basic refurbishment;
- Option 2: Refurbishment of existing building with internal structural modifications;
- Option 3: Refurbishment to existing building and new build extension on smaller scale;
- Option 4: Refurbishment to existing building and new build extension on larger scale;

It is recommended that the Development Association follows the next steps suggested in Section 6.2 to this Business Plan to move the project forward which involves going out to tender to a design team and consultant to consider the alternative options in more detail and work with the local community to develop a preferred option which meets their needs. This option can

then be put forward for external funding support and ultimately deliver a fit for purpose community facility to the community of Pennyghael and the surrounding area.

Appendix 1: Layout Plan of Existing Building

STONE BOUNDARY WALL

BRICK BOUNDARY WALL

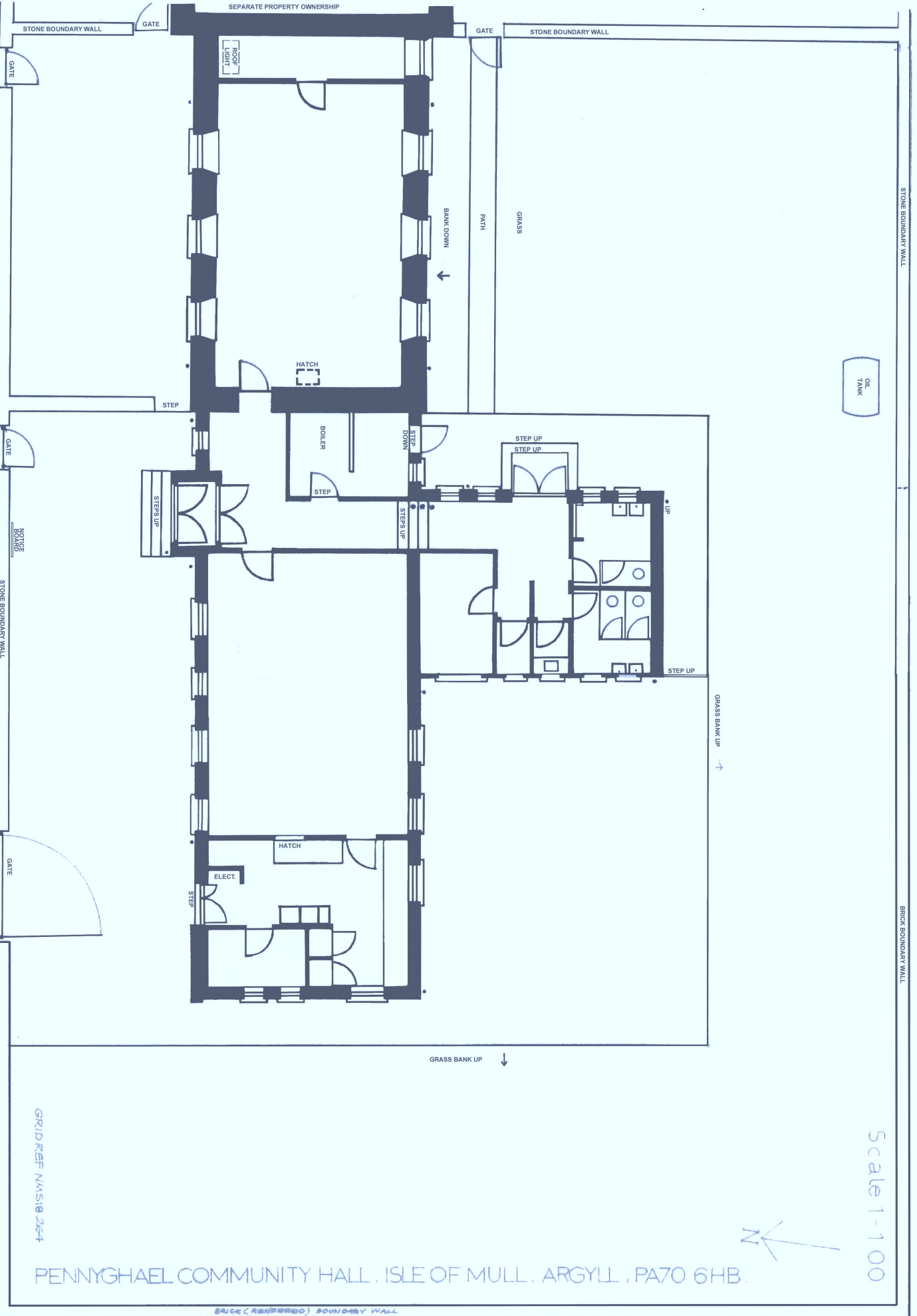
Scale 1-100



PENNYGHAEL COMMUNITY HALL, ISLE OF MULL, ARGYLL, PA70 6HB.

GRID REF NMS18 254

BRICK (RENDERED) BOUNDARY WALL



LOCK

Public Highway A849

TO BUS STOP

Appendix 2: Community Questionnaire



Question 9. Please use this space to provide reasons for your choices above if you wish to.

Question 10. Do you have any other ideas for usage of the Community Hall not mentioned above?

Question 11. If you have any more comments to make, please put these in the box below.

Question 12. Finally, if you are not already involved with Pennyghael Community Hall and you would like to become involved further with the redevelopment project, either by becoming a member of the Community Association or in the fundraising efforts, please provide your details below.

Name
Address
Email

Thank you for taking part.



Community Questionnaire



In February 2010, **Pennyghael Development Association** applied to be included in a project funded by Argyll and the Islands LEADER and the Scottish Government's Wider Role Fund (through West Highland Housing Association) which offers assistance to community halls. Through this project, Pennyghael Community Hall will receive some small-scale building repairs and an outline Business Plan which will help us to seek funding towards our planned redevelopment of the building.

As part of this process, we need to undertake a consultation with the wider community to reaffirm support for the redevelopment of the Community Hall and determine what facilities and services you would like to see being delivered in the village.

Please take a few minutes to answer the following questions so that the redeveloped Community Hall meets your needs. There are two alternative ways to hand back your questionnaires: either drop them into the local shop or pub where a collection box will be supplied or use the prepaid envelope supplied to return them to Community *Links* Scotland who have been appointed to produce the Business Plan on our behalf. All information will be treated confidentially and contact details given will only be used by the Development Association to keep in contact with you about the redevelopment of the Community Hall.

An online version of this questionnaire is also available as a link from our website: <http://www.pennyghael.net> If you would rather complete this, please include the questionnaire number shown on the top right of this form when asked for this on the online form.

Thank you– your help is much appreciated.

Question 1. Are you?

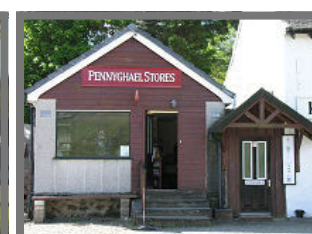
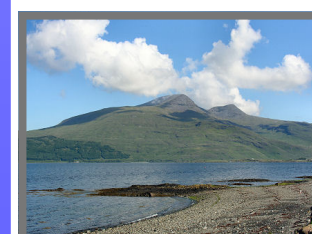
Male ☐

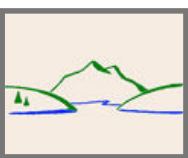
Female ☐

Question 2. What age group are you in?

Under 17 ☐
17-21 ☐
22-29 ☐
30-39 ☐

40-49 ☐
50-59 ☐
Over 60 ☐





Question 3. Do you currently use Pennyghael Community Hall?

Yes ☐ No ☐

If no, why not?

No disabled access	<input type="checkbox"/>	Room size not suitable	<input type="checkbox"/>
Access and parking	<input type="checkbox"/>	Not sure about services/activities	<input type="checkbox"/>
Building appearance	<input type="checkbox"/>	Lack of facilities and services	<input type="checkbox"/>
Not sure how to book venue	<input type="checkbox"/>		

If you answered yes to Question 3, please go to Question 4. If you answered no please go to Question 8.

Question 4. What do you use the Community Hall for? Please list uses below.

Question 5. How often do you use the Hall?

Daily	<input type="checkbox"/>	Every few months	<input type="checkbox"/>
Weekly	<input type="checkbox"/>	Annually	<input type="checkbox"/>
Fortnightly	<input type="checkbox"/>	One off usage	<input type="checkbox"/>
Monthly	<input type="checkbox"/>		

Question 6. What is your opinion of the current Community Hall? Please tick one box for each item listed.

	Excellent	Good	Average	Poor	Very Poor
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities/Room size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Booking Arrangements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) _____					



Question 7. How do you think the Hall could be improved?

Appearance	<input type="checkbox"/>	Room Size	<input type="checkbox"/>
Location	<input type="checkbox"/>	Advertising	<input type="checkbox"/>
Parking	<input type="checkbox"/>	Letting Arrangements	<input type="checkbox"/>
Kitchen/toilets/disabled facilities	<input type="checkbox"/>	Increased range of services and facilities	<input type="checkbox"/>

Other (please specify) _____

Question 8. We held a meeting on 11th September 2008 with the Mull and Iona Community Trust to discuss some alternative options for the future use of the Community Hall. The following ideas were suggested and we need to ask again for your opinion of each of them. Please tell us what you think of each idea by ticking one box on each line below.

	Excellent	Good	OK	Bad	Very Bad
Tea room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts Centre (An Tobar South)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Classroom lecture facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use by canoeists & divers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Webcam for sea eagle nest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heritage exhibition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bunkhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wedding venue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Functions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhibitions/conferences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet cafe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

