

Spring
2021

Free



Pinwherry and
Pinmore

COMMUNITY DEVELOPMENT TRUST

NEWSLETTER

*Welcome to the
community newsletter
update from
Pinwherry and
Pinmore Community
Development Trust*

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ppcdtprojectofficer@gmail.com



www.pinwherryandpinmore.org.uk



@pinwherryandpinmore

Tribute to PPCDT Chair

We would like to pay tribute to our long-standing, late Chair, Mr Peter Walker, who sadly passed away in the autumn of 2020. He worked tirelessly for many years and achieved so much for the benefit of the community of Pinwherry and Pinmore and will be greatly missed by all who

knew and worked with him. On 27th June at 2pm the community are welcome to join Peter's wife Sandra and family on the 2 Pins Field to reflect on and celebrate Peter's life. Peter's ashes will be buried under a tree on the field.

Pinwherry School - Asset Transfer Approval

PPCDT is delighted to inform you that the Community Asset Transfer application to South Ayrshire for the purchase of Pinwherry Primary School has been successful. We would like to thank the community and

community groups for their letters of support and recommendations and for your continued support throughout this process. We are one (big) step closer to realising the community's ambition of creating a fit-for-purpose, accessible community facility.

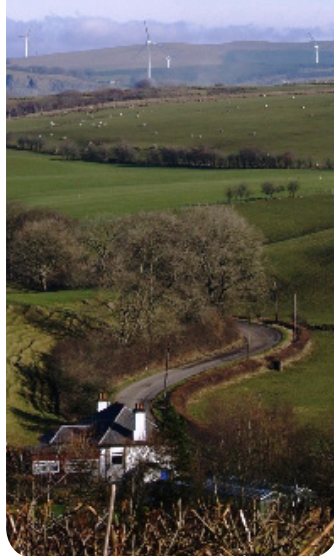
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PPCDT Trustees

Marie McNulty (Chair)
Joe Rigby (Vice Chair)
Ann Berry
Jean Wyllie
Anthony Hill
David Walker
Bob Turner

PPCDT Project Enquiries

Amy-Dee Watson
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At the same time as submitting the asset transfer application, Amy also applied to the Advancing Community Assets Fund, for £106,709.64 to pay for essential repairs to both the main building and the nursery, to make the buildings wind and watertight and prevent further deterioration. This application was also approved.

The deadline for submission of the stage 2 application to the Scottish Land Fund (SLF) for the purchase costs of the school site was November 2020, however one of the key criteria to be eligible to be considered for this fund was that the asset transfer must already

be approved. Unfortunately, there was a delay of the Council making a decision on the asset transfer and therefore PPCDT were unable to submit the application to SLF for that funding round. Thankfully, the stage 2 application was considered after the asset transfer had been approved at the February Chairs Action meeting and was also approved. Therefore PPCDT has secured £25,500 from SLF for the purchase price of the school and legal fees.

Other funding secured for the school project to date is £25,000 from Carrick Futures and £30,000 from Pinwherry and Pinmore Community Council. This figure from PPCC was initially granted as back-up capital for the purchase of the school

and has been transferred to the refurbishment project. Community Council has confirmed its support for the revised project and will prioritise the use of Community Benefit Funds from Assel Valley (Falke Renewables) and Hadyard Hill (SSE) to ensure that substantial funding is made available to PPCDT. These two amounts, plus £106,709.64 from the Advancing Community Assets Fund means that we have £161,709.64 towards the refurbishment costs of the building. This gives a good basis to approach other funders for further monies for the school project.

The transfer of the Pinwherry School site to the community took place on Friday 23rd April 2021.

Pinwherry School - Reduced Scope of Works

The world has changed since we began our journey of changing the old school into our new community building. Capital projects are under severe restrictions funding-wise (much as a result of Covid-19), and as such it is necessary to adapt to the situation and this is something we have started to do. Much of the work at the end of 2019 and last year was to take forward a much bigger project, which as a Trust we now realise is not achievable, particularly since Covid began to put pressure on funding options. Our concern was the amount of capital expenditure required, coupled with the return on that investment, which would have been a challenge to get support from some funders. The focus now is to adapt the project by scaling it down to stand a realistic chance of success with funders and other partners, whilst still meeting both communities needs and wishes. This we hope will improve the timescales on achieving our ambitions.

We are now intending to focus primarily on the ground floor

community facility aspect and will minimise major changes to the interior layout to reduce capital costs substantially. This has always been the key wish of local residents – to have a fit-for-purpose community hall and meeting rooms. A place for social gatherings, events, clubs, meetings and health and wellbeing projects for the older generations, young people and other groups as required.

This was also the major impetus behind both the Council and Scottish Land Fund supporting our project – to provide a relevant and essential community facility.

The nursery building will be made wind and watertight using some of the Advancing Community Assets Funding from South Ayrshire Council, to ensure it does not deteriorate, however it will not form part of the project redevelopment at this stage. Once the main building has been redeveloped and reopened, there is the potential to investigate future uses for the nursery building. Similarly

a rethink of the schoolmaster's flat was needed, due to the limited space and high costs required to refurbish it, we believe at this stage, and on the advice of our architects that it is not a viable option to convert the first floor into a let-able flat that meets all the necessary residential regulations.

The main school building in the first instance will be run as a community hall and meeting rooms for the benefit of the community, with further opportunities explored as things develop. Overhead costs will be reduced via insulation, a new economical heating system and other energy saving initiatives (for example the use of LED lights). Core, regular user groups will provide a modest income, which will be supplemented by community fundraising events in order to cover the overhead costs. Some additional funding might also be required in the first year, whilst the hire of the building begins to increase.

This will be further explored in the revised business plan.

Pinwherry School - Next Steps



PPCDT has now engaged ARPL Architects from Ayr to provide a revised cost and drawings for the reduced scope of works. The cost to refurbish the ground floor of the school, including all energy saving initiatives mentioned above, plus the essential repairs of the nursery building is £254,331.91. With the addition of preliminaries, contingency, architects fees and VAT, the new target to secure funding for is £421,124.79. This means that, with £161,709.64 already secured, the outstanding target is £254,415.15. This is much reduced from previous quotes of nearer to £1m.

We are in the process of devising a robust funding strategy

and revising the business plan, working with Amy and the team at Creetown Initiative to reflect the new funding target and reduced scope of works. This will be released to the community once it has been approved by the Board and will be used to accompany funding applications to funders.

The project is being developed for the community so please do get in contact with us with any comments, suggestions or queries. Your input is crucial. Please contact Amy-Dee Watson at ppcdtprojectofficer@gmail.com or 01671 820654, or speak to a PPCDT Trustee.

Community Development Worker

A little reminder about our Community Development Worker; Amy-Dee Watson. Amy works for Creetown Initiative which is a social enterprise and consultancy business providing support to other communities and charities. Amy has been a real asset in taking forward the work with the transfer of the school and securing funding so far. As well as community development Amy has experience in fundraising, market research, business planning, community action planning, asset transfers, arts project development, youth work management, graphic design and film making. Amy is assisted by her colleague Chris Hanna and Creetown Initiative manager,

Andrew Ward, which helps to bring in all the expertise necessary to take forward our aspirations.



It was always the plan for Amy to work one day a week from the current Community Hall in Pinwherry, so that she would be able to meet with community members, partner organisations and stakeholders as required. We had just begun setting up an office space in the hall and then the first wave of the Coronavirus hit and all community venues were forced to close. Thankfully Amy continued to carry out her work from her home, which is what has been happening since March 2020. Hopefully at some point in the near future, Amy will be able to work from Pinwherry Hall. Amy can be contacted on ppcdtprojectofficer@gmail.com, or 01671 820654.

PPCDT Other Projects

Food Bank and Food Deliveries

PPCDT received some funding from South Ayrshire Council and Development Trust Association Scotland (DTAS) to set up and run a food bank during the first wave of the pandemic. This initiative was run in partnership with Pinwherry and Pinmore Community Council and again both groups got together in January, as we were hit again by the pandemic, to get the food bank and deliveries back up and running with

the support of local volunteers. The deliveries have now stopped, but if you need assistance, please get in touch with PPCDT or Community Council.

Pinwherry Field

Plans are continuing to enhance the Pinwherry Field. Picnic benches and notice boards were purchased as Covid hit so installation unfortunately was delayed. These, along with a height barrier at the field gate will be installed this spring, with funding

support from Community Council. This will create a place for both visitors and locals to enjoy. Local resident Jim Guthrie made the kind offer of donating some trees for the field. Jim was helped to plant the trees by fellow residents Jaz Littlejohn, Jack McDonald, Roger Pirrie and Ramsey Dunlop. Graham and Silvi also helped and donated a cherry tree. Big thanks to everyone. Two new heritage interpretation boards created through the PLACE in the Biosphere project will be installed in the field.

BECOME A MEMBER OF PPCDT! (or renew your membership!)

You will notice the PPCDT Membership form inserted within this newsletter. There is also an online Membership form here: <https://www.pinwherryandpinmore.org.uk/community-development-trust/> PPCDT are in the process of updating their database of members to ensure that we have the correct contact details. We would also like to encourage new members of PPCDT. Becoming a member is free and the only requirement is that you are aged 18 or over, live within the Pinwherry and Pinmore Community Council area and support the aims of the Trust. Our aims and objectives can be viewed on the community website at www.pinwherryandpinmore.org.uk, or please contact Amy to view a copy of the Constitution. Members are invited to all face-to-face Board meetings, however if you are a member (or applying to become one) you are welcome to join our online Board meetings currently held via Zoom. Please contact Amy about this. We also have a Junior Membership and an Associate Membership for those living outside our parish, but support our aims.

Whether you are an existing Member or wish to become a new Member, please fill in the online form, or return your completed paper membership form to PPCDT, Pinwherry Old School post box, Muck Rd, Pinwherry, KA26 0RN, or to Amy at ppcdtprojectofficer@gmail.com or post to Amy-Dee Watson, PPCDT Project Officer, c/o Creetown Initiative, 54 St John Street, Creetown, Dumfries and Galloway, DG8 7JF. Having a large membership will also demonstrate to potential funders that PPCDT has community support for the projects it is working to achieve.



Pinwherry and
Pinmore

COMMUNITY DEVELOPMENT TRUST

TRUSTEE VACANCIES

We are looking for a community member to take the role of **TREASURER** on our Charity Board. We also have vacancies for other Trustees.

For more information, please contact Marie McNulty (Chair) on 01465 841168 or Amy-Dee Watson at ppcdtprojectofficer@gmail.com or 01671 820654