



Community Consultation and Options Appraisal

# PINWHERRY AND PINMORE COMMUNITY DEVELOPMENT TRUST

## NURSERY BUILDING

The school has been redeveloped into The Auld School Community Centre; a multi-purpose facility with a large hall, commercial kitchen, meeting rooms, IT space and accessible toilets.

The long-term sustainability requires assets and resources to include a regular income generation. The option appraisal reviews opportunities for long-term income generation and provides a recommendation for the best option to be considered for future investment. The decision is not taken only on monetary grounds, but on a wider consensus of the community.

Phase 4 provides the opportunity for the development of what is known as The Nursery; an annex building situated to the right of the main building if looking from the road. The community consultation was to engage in the local community and find out what they would wish for the building.

## COMMUNITY CONSULTATION METHODOLOGY

The survey had a very good return rate. From the 120 surveys that went out, 43 surveys were completed; 15 online and 28 were handed in using a paper format.

The return rate was 36%, much higher than expected.

To ensure broad and inclusive engagement with the local community, a mixed-methods approach was adopted, combining face-to-face and digital consultation tools.

The methodology below outlines how each method was designed, delivered, and evaluated:

- *Drop-in Sessions*
- *Online Community Survey*
- *Written Survey (Hard Copy)*

## COMMUNITY CONSULTATION

How could we use the nursery building?

### Option Appraisal Table

Option	Overall Rating
Food Shop	★★
Holiday Accommodation	★★★★★
Art & Craft Shop	★
Coffee Shop	★★
Office Accommodation	★
Children's Nursery	★
Workshop Rental Space	★★★★
Community Storage	★
Retail Shop (General)	★
Dance Studio	★





## ACCOMMODATION

Making Holiday Accommodation the lead use is financially smart and relatively low risk if supported by proper marketing, management, and funding for renovation. It will not provide daily community access like a shop or café, but it could become a critical revenue stream to support the sustainability of the wider community facility.

The development of holiday accommodation within Pinwherry must be carefully managed to ensure it enhances rather than detracts from the local community character. Maintaining the village's identity and amenity will be key, with design and operational measures in place to minimise noise, traffic, and disruption. To maximise local benefit, the accommodation should work in partnership with nearby businesses and services, promoting local food, activities, and suppliers so that economic gains remain within the community.

Employment and training opportunities for residents should also be prioritised, ensuring the project contributes to local livelihoods rather than relying on external contractors. Consideration should be given to seasonality by enabling year-round or flexible use, such as community events or emergency accommodation during quieter periods, helping sustain local vibrancy throughout the year.

Finally, environmental sensitivity will be essential, protecting nearby habitats, promoting sustainable travel, and integrating green design principles, to ensure that development complements the rural setting and supports long-term community and ecological resilience.

### ANNUAL OCCUPANCY PROJECTION (CONSERVATIVE MODEL)

Season	Estimated Nights Booked (out of 365 days)
Peak: 3 Months	82 nights: 90 days x 90%
Shoulder: 4 Months	73 nights: 120 days x 60%
Low: 5 Months	45 nights: 150 days x 30%
Avg Nightly Rate	Total Revenue (£)
£105	£8,610
£90	£6,570
£80	£3,600
Total: 200 nights	
Total Revenue : £18,760	

For the Full Survey responses and outcomes please visit <https://www.pinwherryandpinmore.org.uk/documents/>

For further information please email: [ppcdtprojectofficer@gmail.com](mailto:ppcdtprojectofficer@gmail.com)

### COST CONSIDERATIONS (ANNUAL)

Cost Item	Est. (£)
Cleaning and Laundry	£5,000
Utilities Electric, Water, Internet	£2,000
Maintenance and Repairs	£1,000
Marketing/Platform Fees	£2,000
Insurance and Compliance	£1,000

Total Cost: £11,000

## RECOMMENDATION

The recommendation is to convert to accommodation. This has backing of the community and secondly shows the most opportunity for income and surplus generation. See Appendix 3 in the main report for benchmarking.

In the months between decision and planning being approved and work starting, the Nursery Building should start to generate income through being let out for a store. Some repairs would be required to make this happen.

There is an opportunity to develop further income by extending the Nursery building. This would allow the building to be split and have two self-contained units. The financials above do not take a split into account, however if this investment were made it would generate additional surplus.