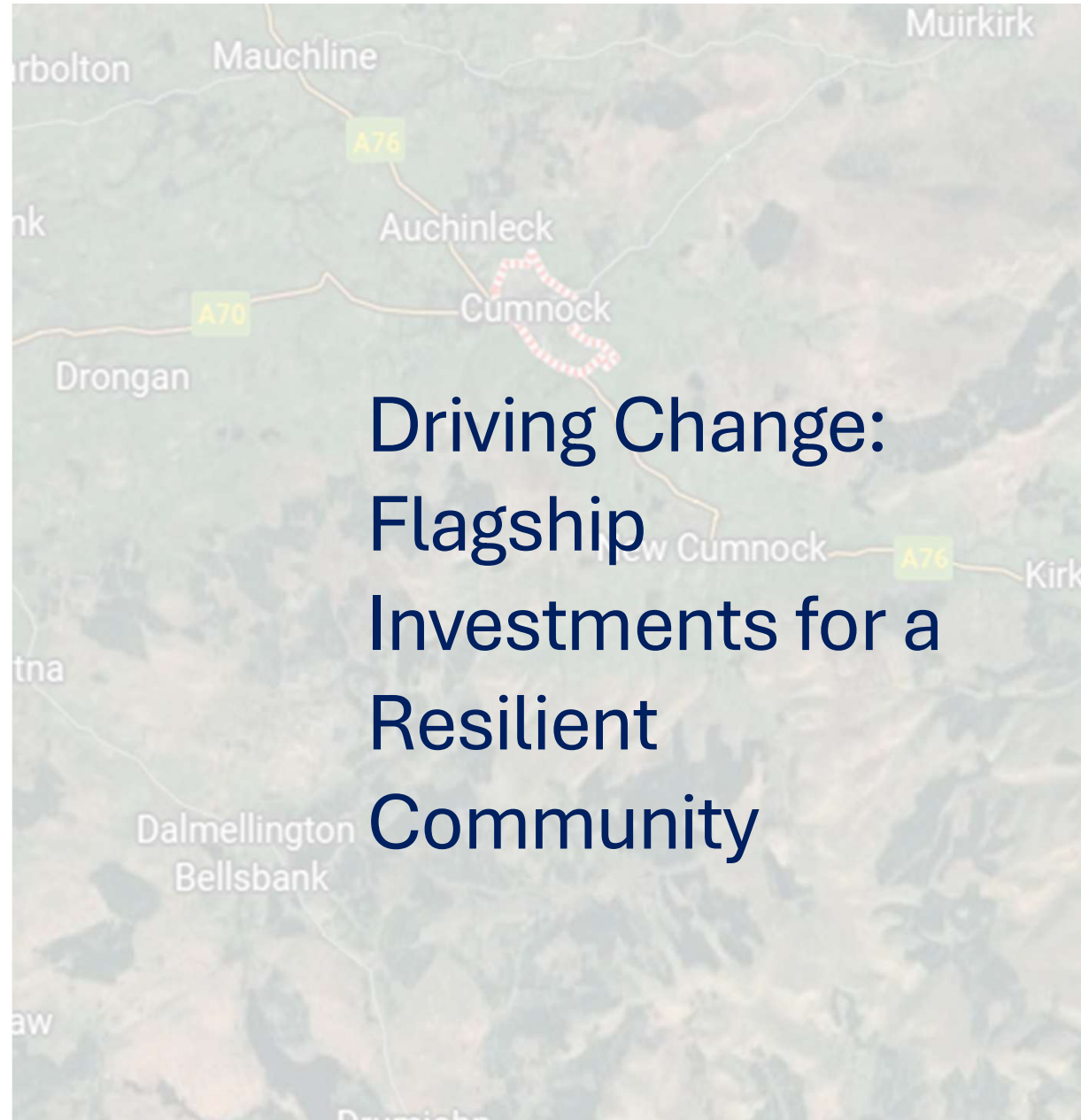


**community  
enterprise**



**Driving Change:  
Flagship  
Investments for a  
Resilient  
Community**



# The Purpose of this Work

- 9CC have an agreed **matrix of spend** for the substantial wind farm funding that it will distribute over the coming years.
- Funding will be allocated to all **local communities** so that there is resource for local aspirations. In some instances, this will feed into regional flagship projects.
- It was also agreed to disaggregate a **Strategic Area Fund**. The aspiration is to plan for investments in high-level strategic projects that will pool resources to benefit the whole of the Cumnock and the Doon Valley.
- This piece of work is to investigate a short list of viable projects and present a **clear direction of travel** that will have multiple benefits.
  - ✓ **Detailed business planning will come next.**
  - ✓ **Agreeing sites and locations will come next.**

# What led to this place?



# The 9CC Group Vision

**To create a lasting legacy for our communities and build a better place to live, work, play and visit.**

*“In future years, the communities of the 9CC area will be vibrant, connected, resilient and inclusive with a strong wellbeing economy, new wealth being created, and people of all ages and backgrounds involved in making this a better place where people will want to live, work, play and visit.”*

**✓ This is what the strategic flagship project must achieve.**

# 14 Local Events: November 2024

*Carrie*

## WHAT YOU THINK

The Strategic Plan has five themes each with a range of projects and initiatives.

### Theme 2 An Entrepreneurial Community

Projects	Does this get your vote? Tick for yes or comment below
Outdoor activity attractions with opportunities for cycling, walking, adventure play and outdoor education that will attract both local people and visitors from around Scotland	<i>Agree! Connected communities - Active Green Networks - links with school curriculum</i>
A Green Jobs Hub with facilities for learning, business development and manufacturing	<i>100% - No one else has one in the area. It would be a great place to learn and develop skills. It would also be a great place to start a business. It would also be a great place to start a business. It would also be a great place to start a business.</i>
An improving economy generating jobs within our communities, with particular focus on our Young People	<i>Volunteers are becoming hard to find. It would be a great place to learn and develop skills. It would also be a great place to start a business. It would also be a great place to start a business.</i>
Modern Centre(s) celebrating local heritage to develop community pride and visitor footfall to the area	<i>To develop the centre and the grounds for a museum for the community of history and also have an attraction to attract people. It would be a great place to learn and develop skills. It would also be a great place to start a business.</i>
Other ideas or comments?	

The 9CC Group 2024

*Maura*

## WHAT YOU THINK

The Strategic Plan has five themes each with a range of projects and initiatives.

### Theme 1 An Active Community

Projects	Does this get your vote? Tick for yes or comment below
Outdoor activity attractions with opportunities for cycling, walking and adventure play	<i>Machine Park &amp; poss. community asset transfer which will include paths + walks.</i>
Outdoor education that will attract both local people and visitors from around Scotland	<i>✓ Purpose built indoor and outdoor facilities (pump track)</i>
Other ideas or comments?	<i>Improve facilities across all communities football pitches to encourage younger people, girls, women into football, potential to play nationally. Improve pride in areas. Walking football etc.</i>

The 9CC Group 2024

## The 9CC Group

Involving you in the future



The 9CC Group, is a charitable trust unifying nine independent community councils to manage and fairly distribute community benefits from multiple wind farm developments within East Ayrshire's Cumnock & Doon Valley Area in a local, democratic and transparent manner.



It aims to improve the lives of residents by investing in their economic, social and environmental wellbeing and has a vision to create a lasting legacy for those communities and build a better place to live, work, play and visit.

9CCG acts as a prime point of contact to manage, administer and distribute a fair and equitable method of community benefit allocations from newly consented and future wind farm developments that will be located, predominately, within East Ayrshire's Cumnock & Doon Valley Area.

Get involved! [www.9ccg.co.uk](http://www.9ccg.co.uk)

community enterprise

The 9CC Group 2024

## THE 9CC GROUP Have Your Say!

Uniting our Communities - Investing in their Future

**An update £100 million to spend**

What do you think £100 million could be spent on in this area for your family and neighbours?

**You are invited** to any of the following drop in sessions:

- Monday, 18th November 2024**
  - 10-11.30am: Ochiltree Community Hub (East Wing)
  - 12.30 to 2pm: Broomfield Centre, Auchincloch
  - 3 to 4.30pm: Dumfries Arms Hotel, Cumnock
  - 6 to 7.30pm: Sorn Village Hall, Sorn
- Tuesday, 19th November 2024**
  - 10-11.30am: New Cumnock Town Hall
  - 3 to 4.30pm: Logan Day Centre, Logan
  - 6 to 7.30pm: Muirkirk Hub, Muirkirk
- Wednesday, 20th November 2024**
  - 10-11.30am: AH Brown Institute, Cairn
  - 12.30 to 2pm: Dalrymple Church Hall, Dalrymple
  - 3 to 4.30pm: Palmie Community Centre, Palmie
  - 6 to 7.30pm: Dalnallington Community Centre (Middle Hall)
- Thursday, 21st November 2024**
  - 10-11.30am: Drongan Community Centre, Drongan
  - 12.30 to 2pm: Dalrymple Church Hall, Dalrymple
  - 3 to 4.30pm: Palmie Community Centre, Palmie
  - 6 to 7.30pm: Dalnallington Community Centre (Middle Hall)

**For other information:**

Contact Lynda at Community Enterprise  
[lynda@communityenterprise.co.uk](mailto:lynda@communityenterprise.co.uk)  
 07898 983931

**Follow us on Facebook**  
 The 9CC Strategic Area Plan

**The 9CC Group Website**  
[www.9ccg.co.uk](http://www.9ccg.co.uk)

# Community Engagement Winter 2024: Key Findings

Jobs must be a key priority but careers, job progression, good salaries

Potentially digital or green industries

Big focus on tourism (Heritage Railway etc)

Outdoor activities centre

Heritage Trails, Nature reserves, dark skies

Cycle and walking routes throughout and accommodation

Use investment to develop more renewables – battery storage and solar farms

Big focus on reducing energy costs for residents, businesses and community groups

Develop Loch Doon

Support a suite of asset transfers and link them up – sub-regional asset ownership (eg Mauchline park)

Mining heritage – a living museum across the whole region rather than a Museum on one site

Sport and physical activity

Transport and connectivity

Synergy with Ayrshire Regional Projects

# Stakeholder Feedback: Key Topics

**Youth**

**Business**

**Invest in third  
sector**

**Sustainable  
transport**

**Tourism**

**Transport**

**Health and  
Social Care**

**Community  
controlled energy**



# Stakeholder Interviews Contributions : Key Issues

- **Funding Gaps**  
Many projects face challenges securing consistent and long-term financial support.
- **Infrastructure Limitations**  
Transport, digital connectivity, and access to suitable venues are recurring barriers.
- **Policy Alignment**  
Projects often struggle to align with council priorities or broader strategic frameworks.
- **Delivery Capacity**  
Limited local resources and staffing affect the ability to implement and sustain initiatives.
- **Impact Evidence**  
Pressure exists to demonstrate clear, measurable outcomes and value for investment.
- **Youth Inclusion**  
A lack of dedicated spaces and opportunities for young people to participate meaningfully.
- **Co-ordination Challenges**  
Fragmentation between agencies and unclear roles can hinder effective collaboration.



# Community Survey Findings: October 2025

**852** respondents from across all 14 C&DV Community Council areas.

- Prioritising themes:
  - 59% of respondents want **jobs**
  - 49% **activity and recreation**
  - 32% **transport and connectivity**
  - 32% **local services**
  - 29% **reduced energy costs.**
  - 15% **tourism**



**9CC Group - Strategic Area Wide Project Opportunities - Have your say!**

Please use this form to tell us which ideas and themes matter most to you, and share any new suggestions you think could benefit the Cumnock and Doon Valley area.

**THIS SURVEY SHOULD TAKE APPROXIMATELY NO LONGER THAN 5 MINUTES TO COMPLETE**

**Closing Date: 25 October 2025**

# Community Survey Findings: Respondents Preferred Options

## Outdoor Activity Centre

- 42%: Minnivey Station Outdoor Activity Centre
- 37% Skares Outdoor Activity Centre
- 31% Coyle Water outdoor activity centre

## Visitor accommodation

- 67% build holiday cottages/pods
- 41% would prioritise converting derelict buildings to community-owned AirBnBs.

## Local Services

- 56% of respondents would prioritise public toilets
- 42% CCTV
- 32% more public parking
- 32% community reuse and repair facility
- 27% childcare facilities

## Event Ideas

- 67% food & drink events
- 51% want more music festivals
- 33% want craft workshops

## Cycle route ideas

- 74% improved cycle paths between communities
- 32% improvements to the cycle network
- 21% improved links to the national cycle network

## Community transport initiatives

- 63% bus services
- 36% improved rail service
- 28% better links to and from local attractions
- 27% links between walking trails and bus services
- 23% Ayrshire steam railway link
- 20% electric vehicle hire.

# Community Survey Findings: Respondents Preferred Options cont.

## Community Energy

- 55% rooftop solar panels on public/community buildings
- 35% community-owned wind turbines/hydro projects
- 34% home insulation schemes
- 31% more EV charging points
- 18% energy consumption co-operatives

## Café and restaurant ideas

- 75% support for community cafes
- 36% incentivising longer opening times
- 23% subsidise /incentivise new cafes/restaurants

## Clean up Initiatives

- 83% more bins
- 57% prioritise litter picking

## Health and wellbeing projects/ideas

- 70% counselling and addiction support
- 45% community welfare champions (benefits advice)

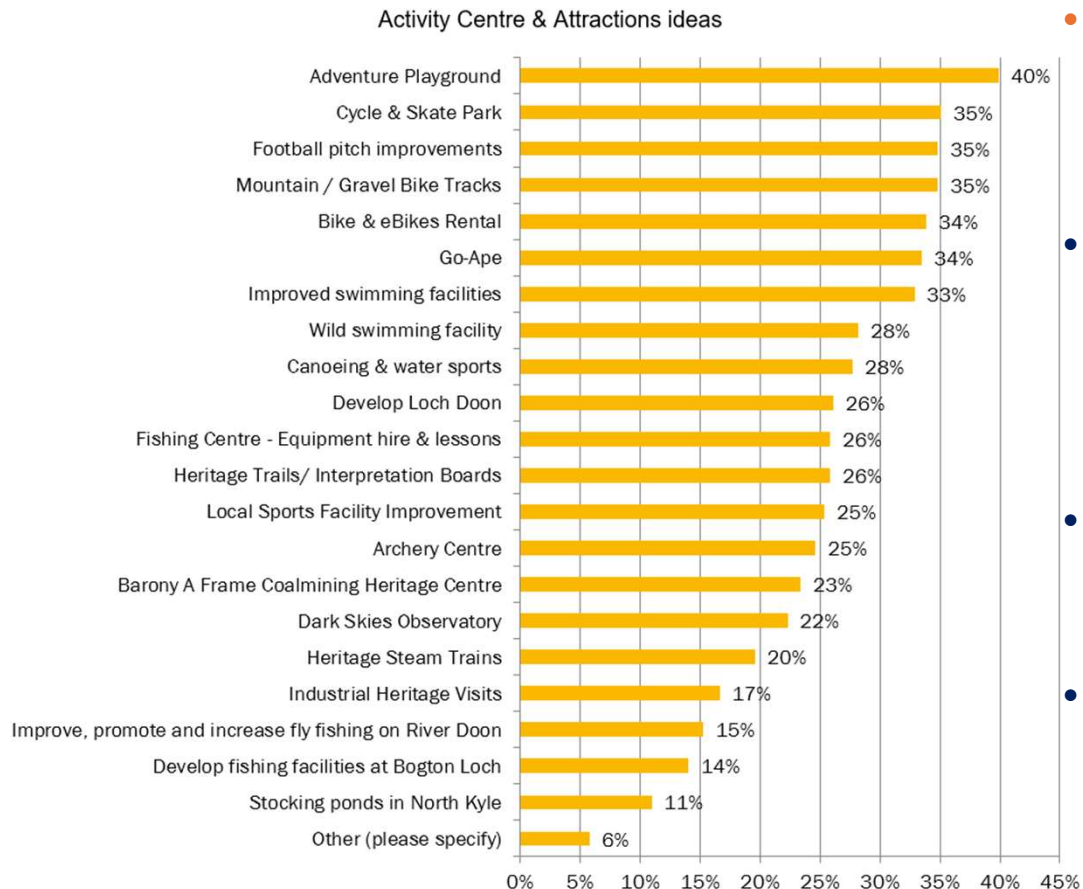
## Business and industry ideas

- 68% small business/industrial units
- 39% improvements social housing
- 33% social enterprise start-up centre
- 21% micro brewery/distilleries

## Green jobs and enterprise centre ideas

- 55% coaching & job-finding support
- 42% recycling project
- 31% local job fairs
- 22% want to prioritise bursary schemes for study,
- 18% bursary schemes/wage subsidies

# Community Survey Findings: Respondents Preferred Options cont.



- 40% adventure playground
- 33% - 35% improved swimming facilities, Go-Ape, bike and e-bike rentals, mountain/gravel bike tracks, football pitch improvements, and cycle and skate parks
- 25% - 28% archery centre, local sports facility improvement, heritage trails/ interpretation boards, fishing centre - equipment hire & lessons, develop Loch Doon, canoeing & water sports, and wild swimming facility.
- 20% to 23% heritage steam trains, dark skies observatory, and barony a frame coalmining heritage centre
- 11% to 17% stocking ponds in North Kyle, develop fishing facilities at Bogton Loch, improve, promote and increase fly fishing on River Doon, and industrial heritage visits.

# Flagship Project Aspirational Outcomes

## **Social**

- Increased social cohesion, reduced social isolation, improved mental health and well-being, and stronger community bonds.

## **Economic**

- Job creation, increased employment opportunities, attraction of investment, and improved local economies.

## **Environmental**

- Enhanced environmental sustainability, improved access to green spaces, and raised awareness about environmental issues.

## **Civic**

- Increased civic engagement, greater sense of belonging, and improved community participation.

# Flagship Project Characteristics

- **Need & Demand:** Assessing whether there's a genuine gap and community appetite for the idea and a customer base.
- **Viability:** Exploring financial sustainability and long-term feasibility.
- **Local Impact:** Measuring potential benefits and relevance to the local community.
- **Fundability:** Evaluating potential sources and likelihood of securing financial support.
- **Deliverability:** Determining if the idea can be implemented effectively and efficiently.

# **The Long List We Considered – 9 ideas**



# 1. Cumnock and Doon Valley Space Park and Observatory

A Space Park and Observatory has been identified as a potential project in one of the 9 Community Council areas and supported by other communities.

The Space Park and Observatory, would need to be located in a dark skies areas.

It could consist of:

**A spaced themed  
café**

**A learning centre**

**A visitor centre**

**A gift shop**

**Activities  
planned around  
astronomical  
events.**



# Assessment and Thinking

- Reasonable job creation
- Strong fit with all social and economic outcomes
- Innovation may attract funding
- Original observatory at Loch Doon burnt down. But there are well advanced plans for a replacement in the Galloway forest park on the banks of Clatteringshaws Loch. Original site ruled out. **(Duplication?)**
- No obvious group to lead on managing such centre, though Dalmellington as a place is active.

## 2. Cumnock and Doon Valley Outdoor Activity Centre

An Outdoor Activity Centre could be located in one of old opencast mines, with many being made safe over the last couple of years. Other opportunities might include old quarries or sites in the land suggested in existing strategies.

The Outdoor Activity Centre could enhance existing outdoor activities, such as walking and mountain biking. The Centre could cater for a wide range of interest such as:

**Mountain and  
E-Biking**

**Pump track**

**Zip lining**

**Bouldering/  
Climbing**

**Archery**

**Treetop  
adventures**

**Paintballing**

**Laser tag**

**Additional links  
to walking and  
cycling routes**

**Depending on the site there could be opportunities for water activities.**





# Some comparators and other projects

Attraction	Location	Visitor Numbers (2024)	Notes
Landmark Forest Adventure Park	Carrbridge, Highlands	~150,000	Popular family attraction with treetop trails and water coasters
Glentress Forest	Peebles, Borders	~300,000	Major mountain biking hub, part of Tweed Valley Forest Park
Cairngorm Mountain Railway	Aviemore, Highlands	~120,000	Scenic railway and snowsports centre
Nevis Range Mountain Experience	Fort William	~160,000	Gondola access to biking, hiking, and snowsports
Loch Lomond Shores	Balloch, West Dunbartonshire	~800,000	Combines shopping, aquarium, and outdoor activities
Blair Drummond Safari Park	Near Stirling	~500,000	Wildlife park with outdoor play and adventure zones
Highland Wildlife Park	Kincraig, Highlands	~180,000	Outdoor zoo with native and exotic species
TreeZone Aviemore	Aviemore, Highlands	~25,000	Aerial adventure park in the Cairngorms
Go Ape Aberfoyle	Aberfoyle, Trossachs	~40,000	Zipline and treetop adventure in Queen Elizabeth Forest Park







# Assessment and Thinking

- Financial modelling shows good income generation and potential to draw tourism wealth
- Strong fit with all social and economic outcomes
- Strong fit with community consultation
- High level of support from stakeholders
- May reclaim underused or vacant land
- Good staff numbers
- Mentioned in the North Kyle Master plan
- The outdoor activity centre already has a £4M budget attached to it from Breezie Hill wind farm. (Subject to Planning Consent)

### 3. C&DV - Access to Apprenticeship Scheme

A Subsidy to local SME Employers to encourage the recruitment of C&DV young people into quality apprenticeships.

*“Funding local employment and creating career opportunities for our young people is just one part of our strategic vision to deliver a lasting legacy for our communities and ensure that our area is one where people want to live, work and play.”*

The Pilot from Phase 1 of this scheme included:

**Recruitment  
Events at Doon and  
Robert Burns  
Academies**

**Only C&DV Young  
People are Eligible**

**Pre-Employability  
Support**

**Quality industry  
induction**

**College / Skills  
Development**

**2–4 years  
Apprenticeships**

# Assessment and Thinking

- Successful delivery of Phase 1 Pilot
- 20 C&DV Resident Young People now in Apprenticeships
- High levels of support
- Phase 2 Pilot (EGGER and RAD Group)
- Strong Social and Economic impact
- High Added Value and CWB return

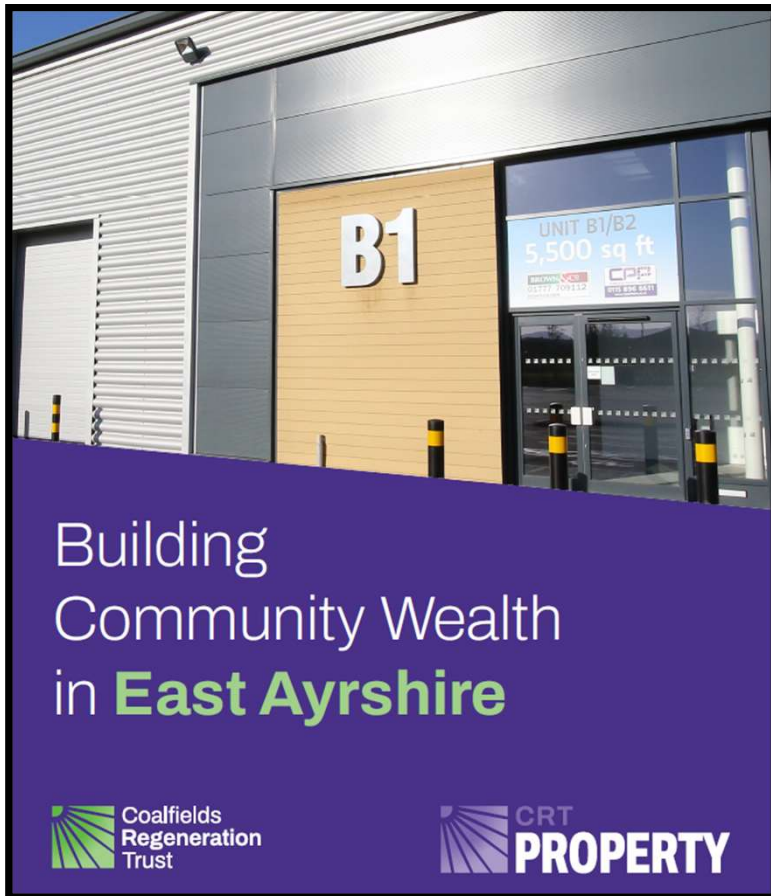


Space lets	Rooms for hire		24	24	24	24	24	24	24	24	24	24	24	24	24	
	Price per month	Rent plus contribution to utilities	£210	£210	£210	£210	£210	£210	£210	£210	£210	£210	£210	£210	£210	
	Large rooms		4	4	4	4	4	4	4	4	4	4	4	4	4	
	Price per session	Bigger rooms	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	
	Total possible hours		360	360	360	360	360	360	360	360	360	360	360	360	360	
	Occupancy rate	Target of 20% in year one	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	
	<b>Total</b>		<b>£23,688</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	<b>£3,584</b>	£63,112
Expenditure	Notes		Annual budget		Monthly budget											
Heat & Light	Estimate. This will depend on the utilities system, loading etc and will require an M&E consultant to help	£45,000	£3,750													
Internet and phone	Estimate - depends on solution	£2,400	£200													
Water & Rates	Current rateable value is £65,000 x 49.5@ X mandatory 80% charitable relief (NB Council may award descensionary - £6435 plus estimate for water rates	£8,000	£667													
Refuse Collection		£900	£75													
Security/ Fire Alarm		£1,500	£125													
Insurance	Estimate will require an estimate for all cover including building, contents, public liability and cyber security	£4,000	£333													
Accountancy Fees	Larger figure for complex model (assumption that this is not over the audit threshold)	£5,000	£417													
Marketing	Ads and paid for materials	£3,000	£250													
Stationary and Postage		£300	£25													
Volunteer expenses		£1,000	£83													
Repairs and Maintenance	Low in the first few years after renovation	£5,000	£417													
Travel Costs	For staff	£2,000	£167													
Cleaning materials		£750	£63													
PAT Testing and other compliance		£3,000	£250													
Website maintenance		£1,200	£100													
Sinking Fund	To save towards long term renewals	£10,000	£833													
Laundry for the respite centre	Estimate - depends on occupancy rates	£10,000	£833													
<b>Total</b>		<b>£103,050</b>	<b>£8,588</b>													

- Non commercial activity
- Lethan's Wind Farms and Lethan's Wind Farm Extension are committing £2M from 2029 to 2033 towards a Skills & employability fund which could be used for our Access to Apprenticeship Scheme
- 2.5 FTE staff

## 4. Industrial Units

Partnership with Coalfield Regeneration Trust as part of their national network of industrial units focussed on generating an income and creating jobs.



# Assessment and Thinking

- Existing idea floated by CRT that is tried and tested
- 9CCG / CRT Partnership Agreement may be required (possible creation of 9CCG Social Enterprise arm)
- Demand is for light industrial, but location is important
- Supported by CRT, Ayrshire Chamber of Commerce, elected members and East Ayrshire Council
- College struggling to recruit enough students for renewables
- Limited social impact but good economic impact
- Building on current brownfields sites and vacant land

## 5. Cumnock and Doon Valley Reuse and Repair

A Reuse and Repair facility that is owned and run by the community could be way to help tackle the amount of goods we dispose of every year into landfill.

This could in an already built warehouse or a purpose built one, which would house all the goods for repair and repurposing with an attractive retail outlet. It would attract people to the area with skills in up-cycling such as laptop repair, with classes held for local people.

The model would also lend itself to smaller retail or workshop off-shoots in other communities with the larger warehouse acting as a hub.





9cc	Financial model for the main operator															
		<b>Assumptions</b>														
			<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Totals</b>	
		<i>NB this may require differentials if spaces are different sizes. Currently this is viewed as an average. NB this includes contribution to utilities and rates. NB this Core plus room for growth</i>														
<b>Core Rental</b>	<i>Price per month</i>		1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	
	<i>Numbers of units</i>		6	6	6	6	6	6	6	6	6	6	6	6	6	
	<b>Income from core rent</b>		<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>£7,200</b>	<b>86,400</b>
<b>Shared Workshop</b>	<i>Hourly rate</i>		£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	
	<i>Total hours per month</i>	<i>12 hours per day x 30 days</i>	360	360	360	360	360	360	360	360	360	360	360	360	360	
	<i>Occupancy rate</i>	<i>Estimated for modelling</i>	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	
	<b>Retail Profit/Loss</b>		<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>£2,160</b>	<b>25,920</b>
<b>Shared off site storage</b>	<i>Monthly fee</i>	<i>NB this is likely to be too low</i>	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	
	<i>Number interested</i>		4	4	4	4	4	4	4	4	4	4	4	4	4	
	<b>Co-working Profit/Loss</b>		<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>£480</b>	<b>5,760</b>
<b>Shop commission</b>	<i>Items purchased monthly</i>	<i>40 customers per day x 30 days</i>	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	
	<i>Average price of each item</i>	<i>Ranges massively</i>	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	
	<i>Commission</i>	<i>25%</i>	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
	<b>Retail Profit/Loss</b>		<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>£6,000</b>	<b>72,000</b>
<b>Total income</b>			<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>£15,840</b>	<b>190,080</b>
<b>Overhead Expenses</b>																
	Rent	<i>To 9cc</i>	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	£4,000	<b>48,000</b>
	Advertising	<i>Largely social media</i>	£1,000	£100	£100	£100	£100	£1,000	£100	£100	£100	£100	£100	£100	£100	<b>3,000</b>
	Rates	<i>New RV to be confirmed - rates passed onto tenants for their units. This is just a place holder</i>	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	<b>12,000</b>
	Water Rates	<i>Estimate</i>	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	<b>2,400</b>
	Gas / Electric	<i>Estimate but M&amp;E on design team may advise. Tenants pay utilities on top of their bills.</i>	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	<b>36,000</b>
	Phone and internet	<i>Estimate</i>	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	<b>1,200</b>
	Insurance	<i>Quote to be secured. NB tenants have own insurance</i>	£3,000													<b>3,000</b>
	Stationery, postage & Printing		£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	<b>300</b>
	Staff costs : Core	<i>Link to staffing costs sheet</i>	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	£5,756	<b>69,075</b>
	Staff expenses and training		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	<b>1,200</b>
	Volunteer expenses and training		£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	<b>600</b>
	Professional and accountancy fees														£3,000	<b>3,000</b>
	Repairs & Maintenance		£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	£300	<b>3,600</b>
	Security alarm and other contracts		£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	<b>600</b>
	Refuse Collection		£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	<b>300</b>
	Sinking fund	<i>For future dilapidation costs</i>	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	<b>6,000</b>
	Misc		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	<b>1,200</b>
	<b>Total Overheads</b>		<b>£15,206</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£12,206</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£11,306</b>	<b>£14,306</b>	<b>143,478</b>
<b>Operating Profit</b>	<b>TOTAL PROFIT/LOSS</b>		<b>£634</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£3,634</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£4,534</b>	<b>£1,534</b>	<b>£1,534</b>	<b>46,605</b>
<b>Operating Cash Flow</b>	without grants		£634	£5,168	£9,701	£14,235	£18,769	£22,403	£26,936	£31,470	£36,004	£40,538	£45,071	£46,605		

- £200,000 turnover
- £40,000 surplus
- 2 FTE staff (but operated by users so there will be further employability impact)

# Assessment and Thinking

- Already being delivered in some of the local areas
- Was piloted in Stirling, Glasgow and Edinburgh and none of these projects were fundable
- Requires a large number of already active partners which would not be “broadly” available in Cumnock and the Doon Valley
- Can be funded to support the scaling up of existing model (New Cumnock)

## 6. Cumnock and Doon Valley: The Coal and Cairn Tourist Trail

The **Coal and Cairn Tourist Trail** would offer an accessible trails celebrating the region's industrial heritage, spanning the 9CC Community Council areas of:

Auchinleck, Cumnock, Netherthird, Cronberry, Logan & Lugar (CLL), New Cumnock, Dalmellington, Patna, Drongan, Rankinston & Stair (DRS), Ochiltree & Skares.

It would:

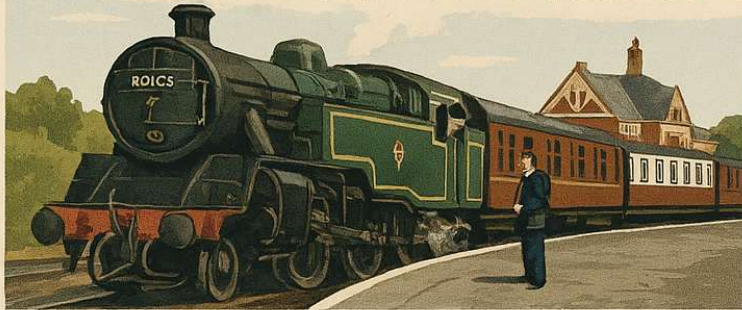
- Celebrate the vibrant coal mining, railway and other industrial heritage
- Link with trails and creates new experiences
- Community-owned bunkhouses and accommodation
- Improved infrastructure for local and tourists
- Stronger connections between communities



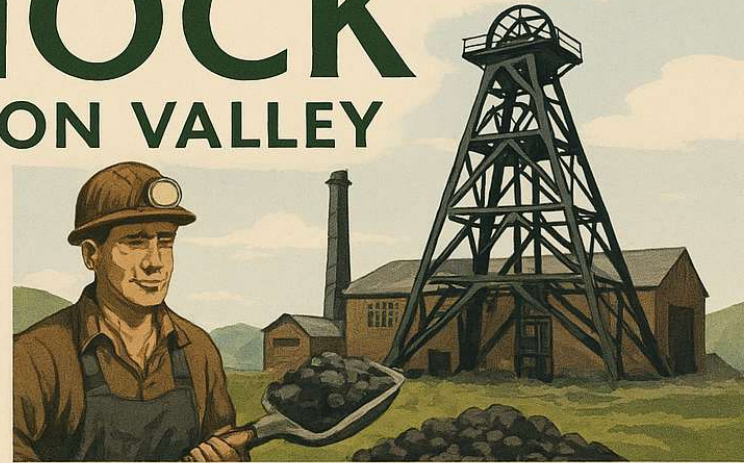
## CUMNOCK & DOON VALLEY PARISH MAP



THE TOURIST POTENTIAL OF  
**CUMNOCK**  
AND THE DOON VALLEY



**RAILWAY PRESERVATION**



**COAL MINING**



**COVENANTING**



**WALKING IN HILLS BY LOCH DOON**

# Some comparators and other projects

## Scottish Visitor Attractions 10,000-50,000 annual visitors

Attraction	Location	Annual Visitors
Glenfinnan Visitor Centre	Highlands	46,000
Inveraray Jail	Argyll	42,000
Scottish Crannog Centre	Loch Tay	39,000
Museum of Childhood	Edinburgh	36,000
Scottish Fisheries Museum	Anstruther	34,000
Highland Folk Museum	Newtonmore	33,000
Museum of Scottish Lighthouses	Fraserburgh	32,000
Devil's Porridge Museum	Eastriggs	31,000
John Muir Birthplace	Dunbar	30,000
Black Watch Castle & Museum	Perth	29,000
Scottish Maritime Museum	Irvine	28,000
National Mining Museum Scotland	Newtongrange	27,000
Museum of Lead Mining	Wanlockhead	26,000
Borders Textile Towerhouse	Hawick	25,000
Elgin Museum	Elgin	24,000
Kilmartin Museum	Argyll	23,000
Dundee Museum of Transport	Dundee	22,000
Moray Motor Museum	Elgin	21,000
Biggar & Upper Clydesdale Museum	Biggar	20,000
Wick Heritage Museum	Wick	19,000

## Top 10 paid attractions 2023

Paid attraction	Visits in 2023	Region
Edinburgh Castle	1,904,723	Edinburgh
Edinburgh Zoo	618,719	Edinburgh
Edinburgh Bus Tours	605,881	Edinburgh
Stirling Castle	517,299	Stirling
Urquhart Castle	422,761	Highlands
The Scotch Whisky Experience	401,308	Edinburgh
Camera Obscura and World of Illusions	376,470	Edinburgh
The Royal Yacht Britannia	361,175	Edinburgh
The Glasgow Science Centre	350,441	Glasgow
Culzean Castle and Country Park	291,674	Ayrshire

[www.communityenterprisescotland.co.uk](http://www.communityenterprisescotland.co.uk)



Doon valley tourist Year 1 post development																
	Note															
			Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Totals	
	Weeks Per Month		5	4	4	5	4	4	5	4	5	4	4	4		
	Days Open Per Month	Open 6 days - assumed open all year round	26	27	26	27	27	26	27	26	27	27	27	27		
	Hours of Café Per Day	Open 11am till 7pm.	8	8	8	8	8	8	8	8	8	8	8	8		
		50,000 target . Though this is ambitious, this needs to be a high profile attraction to ensure the impact that is needed.														
Café	Estimated visitor numbers		6500	6500	6500	6500	6500	6500	6500	6500	6500	6500	6500	6500	78,000	
	Visitors Per Month	Estimate of 50,000 visitors - 50% visit the café (evidence varies - on average 50% is a modest estimate)	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	39,000	
	Café spend Per Head	NB, some drinks/ice cream only, some lunches	£10	£10	£10	£10	£10	£10	£10	£10	£10	£10	£10	£10		
	Income from Café		£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	£32,500	390,000	
	Café Cost of Sales	55% cost of sales	£17,875	£17,875	£17,875	£17,875	£17,875	£17,875	£17,875	£17,875	£19,500	£19,500	£19,500	£19,500	222,625	
	Café Profit/Loss		£14,625	£14,625	£14,625	£14,625	£14,625	£14,625	£14,625	£13,000	£13,000	£13,000	£13,000	£13,000	167,375	
Ticket sales																
	Average ticket price	NB there will be family deals, annual passes etc	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15		
	Ticket Sales		£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	£48,750	585,000	
Retail																
	Number of customers	20% of visitors	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300		
	Average spend per head		£10	£10	£10	£10	£10	£10	£10	£10	£10	£10	£10	£10		
	Income		£13,000	£13,000	£13,000	£13,000	£13,000	£13,000	£13,000	£13,000	£13,000	£13,000	£13,000	£13,000		
	Cost of sales (varies)	70%	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100	£9,100		
	Income from Retail		£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£3,900	£46,800	
Let for events																
	Number of events	Estimate eg conference, weddings, film sets etc	2	2	2	2	2	2	1	1	1	1	1	1		
	Price per event	For the site and a event space	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500		
	Income from events		£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£27,000	
Courses and Workshops																
	Depends on attraction															
	Average price per initiative	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20		
	% of visitors taking part	15.00%	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500		
	Cost of tutors etc	50.00%	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750		
	Income from Workshops		£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750	£9,750		
Total income			£80,025	£80,025	£80,025	£80,025	£80,025	£80,025	£78,525	£76,900	£76,900	£76,900	£76,900	£76,900	£943,175	
Overhead Expenses																
	Advertising	Assume web and materials already in place	£10,000	£2,000	£2,000	£2,000	£1,000	£1,000	£1,000	£1,000	£2,500	£2,500	£2,500	£2,500	30,000	
	Rates	Not possible to have a rateable value	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	£2,000	24,000	
	Water Rates	Estimate	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	6,000	
	Gas / Electric	Estimate based on use of renewables across th site	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000	60,000	
	Phone and internet	Estimate	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	600	
	Insurance	Needs a quote	£15,000												15,000	
	Stationery, postage & Printing		£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	2,400	
	Staff costs - Core	Link to staffing costs sheet	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	£31,723	380,670	
	Staff catering		£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	£13,659	163,907	
	Staff travel		£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	£5,726	68,711	
	Staff expenses and training		£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	6,000	
	Volunteer expenses and training		£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	3,000	
	Repairs & Maintenance		£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000	36,000	
	Site maintenance		£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£500	£500	£500	£500	9,500	
	Security alarm and other contracts		£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	£500	6,000	
	Refuse Collection		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	1,200	
	Membership fees	MGS, HTN etc	£2,000												2,000	
	Cleaning materials		£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	1,200	
	Sinking fund														0	
Misc	Saving for future major repairs but starts in yr3	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000	12,000		
Loan servicing	£500,000 over 25 years at 6%	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	£3,865	46,380		
Total Overheads			£96,172	£71,172	£71,172	£71,172	£70,172	£70,172	£70,172	£69,672	£71,172	£71,172	£71,172	£71,172	874,568	
Operating Profit	TOTAL PROFIT/LOSS		-£16,147	£8,853	£8,853	£8,853	£9,853	£9,853	£8,353	£7,228	£5,728	£5,728	£5,728	£5,728	£68,607	
Operating Cash Flow	without grants	NB could include a revenue grant to reduce loan liability and debt can include community shares which would reduce loan servicing	-£16,147	-£7,295	£1,558	£10,411	£20,263	£30,116	£38,469	£45,696	£51,424	£57,152	£62,880	£68,607	£85,607	
	Working capital loan		600000												668,607	
VAT	NB - This is a broad estimate and doesn't include VAT reclaim. A specialist VAT assessment is required to ensure this is correct as VAT is apportioned.		£13,338	£13,338	£13,338	£13,338	£13,338	£13,338	£13,088	£12,817	£12,817	£12,817	£12,817	£12,817	£157,760	

- 80,000 visitors
- Turnover of around £1m
- Profit of £68,000
- 17.5 FTE jobs
- Very significant investment required

# Assessment and Thinking

- Important driver of area visitor numbers BUT North Coast 500 had limited impact on the local community.
- A brand could drive visitors to the area but needs consequent places eat, visit and stay.
- Doon Valley Railway is a strong driving force but may be too much of a niche. (wider Dalmellington Project?)
- Coal heritage was strongly supported but there is already National Museum which struggles with financial viability.
- Good visitor numbers take years and strong marketing.
- Japanese garden exemplar – 40,000 visitors has secured economic impact, but capital investment was relatively low.
- Doon Valley Trail and Coalfield land based projects can link in.
- Link to Biosphere.
- Re-open Doon Valley Museum (local investment)
- Link to Cumnock Heritage Trail - **NB lots of the tourism ideas are local**
- Fit with East Ayrshire Tourism.
- Ayrshire and Arran have good numbers but need to divert them to East Ayrshire.

## 7. Cumnock and Doon Valley: Connected Transport Initiative

A community transport initiative would improve access, reduce isolation and create transport links across the rural communities.

This could be achieved though:

- Integrated routes; connected buses, trains, cycling and walking paths
- Online ticketing
- Inclusive access for all ages and abilities
- Sustainable Travel; electric hire vehicles, more charging stations, promote active travel by providing safer routes.
- Increased connectivity within and between communities and routes to regional market towns (Ayr, Glasgow etc)
- Additional Transport depot in southern area of C&DV



# COMMUNITY TRANSPORT

CUMNOCK & DOON VALLEY



# Assessment and Thinking

- Highly supported by all local communities
- Fundamental to how the rest of the assets work
- An existing organisation to take the lead
- Very strong strategic fit
- East Ayrshire Council Active Travel Strategy
- EAC Strategy mentions Coalfields Community Transport as a key partner
- Delivers strongly on connectivity and economic development

## 8. Cumnock and Doon Valley: Community Renewables Project

With the investment in community renewables across the 9CC there is an opportunity to use this for the benefit of local residents that is not possible at the moment.

This could be done by:

- Investing in local community or public facilities to make them more energy efficient
- Retrofit programme, providing low-cost improvements to local homes
- Provide sustainable energy solutions for communities to make a lasting difference for the environment and residents. (Energy Efficiency Scheme)
- Shared Ownership opportunities





# Assessment and thinking

- Highland People Power is an regional exemplar but it has proven to be challenging to deliver.
- Technically challenging. Highly onerous and distraction from core mission.
- 9CC would generate more from ownership (Point and Sandwick research – x35 more funding).
- Using funding to make more money rather than achieve something was not supported.
- Community Renewable Energy Project already happening - Collaborating with the CoRE Centre of Excellence.
- Two solar farms already being developed.
- Limited community ownership in East Ayrshire
- Challenges to becoming an energy suppliers including grid connection
- May be more appropriate for local communities to get a stake in a local windfarm
- NB – see Catrine Development Trust
- EG Garth Windfarm owned by North Yell Development Council. Huntly Development Trust have a stake locally
- Lethan's Wind Farms and Lethan's Wind Farm Extension are committing £130K annually into the REF fund which is to be used exclusively for "Strategic Projects delivered for the benefit of the C&DV communities". - This could be used for an Energy Efficiency Project (Solar Panels / Community Energy Champion Service etc) – Glen Water Wind Farm also



# 9. A Dalmellington Vision

- Dalmellington Parish Development Trust (DPDT) has a vision to create a destination across the Doon Valley that focusses initially on Dalmellington and Patna, but is far reaching, building connectivity between the other members of the 9CCG
- Currently the area is a hidden gem and is little known to tourists but with a passionate and resourceful population and an enviable landscape and heritage it has the potential to become a vibrant and all year-round place to visit
- The coal mining industry is now part of the area's heritage and part of that is the steam railway that creates a spine of current and potential connectivity from Ayr to Pennyvenie. Developing the area as a sustainable tourism destination is vital to its survival and economic growth
- This proposal aims to demonstrate how future projects will entice and capture visitors offering them a diverse variety of activities and provide a safe, accessible, scenic and historic environment for them to enjoy



# The Preferred Route

The route that makes the most sense based on:

1. Demand,
2. Economic viability and sustainability,
3. Fit with the vision,
4. Strong social and economic impact,
5. Ability to develop it in a phased way,
6. Strong fit with strategy,
7. Most commonly, supported by local people

is the Outdoor Activity Centre but with extended projects necessary.

This only works if the development funds and enables:

- A region wide **community transport** investment
- Investment in **Jobs** (Apprenticeships for our Young People) and **SME Business Industrial Units**
- Investment for the **protection** and **sustainability** of **current local assets** and **community facilities**
- It should also fit within a C&DV **branded route** that will be context to supporting accommodation, food, the **Dalmellington project** and other attractions that can be co-invested in with Local Community Funds and other external match funding.

Local people also want “reduced energy prices” – an **Energy Efficiency Scheme** should also be considered

# Next steps

