

South Ayrshire Council

REGENERATION CAPITAL GRANT FUND (RCGF)

Submitting Your Expression of Interest (EOI)

The deadline for completed application forms is **5pm on Thursday 23rd July 2026**.

To complete the following EOI form you must meet the following eligibility criteria:

Eligible Projects

You must be able to demonstrate that your project:

- meets the fund aims/objectives (page 2 of guidance), including alignment to a shared vision/plan for the relevant local place
- has been costed with an advanced funding package in place
- can spend or commit any funding by end March 2028

Your project must be at RIBA stage 4. Do not include projects that are still at feasibility stage.

Organisation Name	The Ballantrae Trust
Project Title	Kings Arms Community Pub and Hub Regeneration
Lead Contact	Martin McCourt
Position in Organisation	Treasurer
Full Postal Address including Postcode	40 Main Street, Ballantrae, KA26 0NQ
Project Start Date	1 April 2027
Project Completion Date	31st March 2028

Has this project been submitted to previous call of RCGF or the Vacant and Derelict Land Investment Programme (VDLIP)?

Previous refs/call:

e.g. RCGF-22-INSERT or
VDLIP-01-INSERT or N/A NO

Total Project Costs

	2027/28
Total RCGF Grant Requested	£1,237,260
Total Match Funding (costs funded by other sources)	£710,000
Overall Total Project Costs	£1,947,260 + VAT

2. Match Funding - Please detail any sources of funding other than RCGF

	2027/28
Ballantrae Community Fund – approved subject to match funding	£50,000
Carrick Futures – Once Stage 4 is completed	£100,000
DTAS Recovery & Resilience Programme – Decision August	£75,000
Kilgallioch Community Fund – Decision August	£75,000
Crowdfunding – Launching September	£100,000
National Lottery – Awards for All	£20,000
National Lottery – Community Action	£30,000
ARIA – Decision September	£50,000
National Lottery Heritage Fund	£200,000
Local Fundraising, eg Auction, Race Night etc	£10,000
Total	£710,000

(The Total amount should be the same as the Total Match Funding amount in Table 1 above)

3. Project Proposal Summary

1. Full project proposal summary

1. What will the project deliver?

The regeneration of The Kings Arms Community Pub & Hub, a community owned building, will result in place-based transformation and improve the economic, social and physical regeneration and sustainability of Ballantrae and the surrounding area. It will:-

- create a fully inclusive, accessible, sustainable business providing hospitality training and employment for at least 10 local residents.
- allow us to open longer, and capitalise on at least 10% of the 3,500 vehicles which pass our door every day, most of whom are travelling to and from the Cairnryan ferry ports.
- create a sustainable business as demonstrated by our latest Business Plan. By Year 3, the Kings Arms will generate £50,000 annual revenue from accommodation and food services, with refurbished rooms achieving 70% occupancy. This will provide revenue for The Ballantrae Trust, the local charity and anchor organisation set up with the following objects
 - The advancement of community development, including the advancement of rural regeneration
 - The provision of recreational facilities
 - The advancement of the arts, heritage, culture or science
- facilitate Internal & external renovation and upgrading of the 778M² Kings Arms to a 21st century Coaching Inn providing accessible toilets and changing facilities, a new wheelchair ramp and lift offering refurbished, accessible facilities including affordable overnight en-suite accommodation for at least 10% of the 3,500 vehicles that pass by every day travelling to and from the Cairnryan ferry ports to Northern Ireland,
- support other local businesses such as self catering accommodation providers, the local shop/Post Office and the garden centre, and garage/petrol station, providing meals throughout the day, drink and overnight accommodation for visitors to the local care home residents.
- fill the gap in the market - there is currently no 1 or 2 night accommodation in the village, an opportunity the regenerated Kings Arms will be able to exploit.
- follow National and Local Government strategy, ie the South Ayrshire Health & Social Care Partnership – Social Isolation & Loneliness Strategy – 2017-2027 and Scottish Government Policy addressing rural isolation , A Connected Scotland, which is supported by the Recovering our Connections 2023-2026 action plan, focusing on building community resilience and enhancing local infrastructure while protecting a vital rural hub that acts as a community gathering space

2. Place Based Approach

Ballantrae falls into the 30% most deprived areas in Scotland according to the SIMD 2020 - in terms of geographical access to services, income and employment.

The Kings Arms Regeneration project features in the village Community Action Plan 2024-2029 in its own right but also contributes considerably to many of the other projects in the Action Plan. We currently host a programme of activities and events in the Community Hub. These activities make a huge difference in minimising isolation, encouraging wellbeing and helping people remain connected with, up to 120 people attending each week. It also contributes to our “20 minute neighbourhood” which would not be possible without this vital hub. Investment in the regeneration project will allow us to provide more diverse activities.

The King’s Arms importance as the last pub in the village is underlined because other facilities (shops, bank, other eating places) have closed leaving a fragile, isolated community as recognised by our elected representatives (Alec Clark Depute Leader of South Ayrshire Council, our MSP and MP) all of whom have written to demonstrate their support for the regeneration project outlining the importance of the KA to the local and regional economy.

Our plans were developed in partnership with South Ayrshire Council Community Wealth Building and Ambition Funds , Development Trust Association Scotland, Ayrshire Rural & Islands Ambition, Community Enterprise, Scottish Council for Voluntary Organisations, Scottish Community Tourism & Plunkett UK

We have had a full condition survey carried out on The Kings Arms, Architects plans drawn up and fully costed by a QS as well as Business Plan demonstrating the economic potential of the project. Approved and anticipated funding will enable the project to reach RIBA Stage 4 by end February 2027.

The work of The Kings Arms Team was recognised earlier this month with the award of the Plunkett UK Rural Business Team Spirit Award 2026, the only award winners in Scotland in all of the categories.

We have already, with funding support from Carrick Futures & The Ballantrae Community Fund, installed a Bio-mass boiler to provide heating and hot water throughout the building. This has reduced our energy bills. We are working with CARES to provide the energy efficiency measures that emerge from our Business Energy Survey especially solar panels, EV chargers and upgraded insulation. As a Proud Supporter of the Biosphere, we work closely with the GSABiosphere so we can continue to reduce our carbon footprint and work towards net zero carbon emissions by 2045.

3. Why the Project Should be undertaken?

To date, the community has raised over £600k for this project.

In 2020 with the backing from over 90% of the village, the Kings Arms Community Pub and Hub was purchased by The Ballantrae Trust with a grant from The Scottish Land Fund. A Community Engagement event (2026) to explain phase 2 attracted 70-80 visitors who demonstrated real interest and support for our plans.

Support from Carrick Futures, The Ballantrae Community Fund and The Scottish Government Community Recovery Fund has enabled the carrying out of urgent repairs and maintenance such as partial rewiring, essential roof repairs, a new fire escape, external repairs & re-rendering, partial insulation, Architects and Quantity Surveyors fees and the installation of new biomass boiler.

Our business plan sets the development of the Kings Arms in the context of a rural community with an ageing population in an area of multiple deprivation, and demonstrates a credible, sustainable business supporting the local economy once upgrading is completed. 90% of respondents were in favour of purchase (2019).

The Ballantrae Community Action Plan consultation (2024) - which used the Place Principle research tool - identified the KA as a project in its own right but also recognises that the regeneration project will contribute considerably to many of the other projects in the Action Plan.

The KA Regeneration Project contributes to Community Wealth Building, assists health and wellbeing, minimises social isolation, supports tourism and other local businesses, contributes to our 20 minute neighbourhood, supports our village regeneration, and will provide at least 10 jobs (paying the Real Living Wage) and training opportunities.

2. Project costs and deliverability

Detailed costings produced by our Project Manager are

Internal Renovation £887,165

External Restoration £671,258

Solar Panels £65,000,

Car Park resurfacing £50,000,

Professional Fees £248,837,

South Ayrshire Planning & Building Warrants £15,000

Total Project Cost £1,947,260 + VAT

The following amounts will allow us to secure Planning permission and Building warrants (ie RIBA Stage 4). This process will take 5 months, completion by the end February 2027

The Ballantrae Community Fund, (£50K subject to match funding)

ARIA Main Fund (£50K decision September 2026)

DTAS Recovery and Resilience Fund (£75K decision August 2026)

RCGF Grant will be used for Capital expenditure on Internal & External works to The Kings Arms as per already prepared Architects designs and QS project costings

The following funds have been identified and positive discussions held with the funders

Kilgallioch Community Benefit Fund - £75K decision August 2026

Crowdfunding – £100k Launching September supported by grant funding from DTAS

National Lottery – Awards for All £20k Decision 12 Weeks

National Lottery Community Action - £30K Decision 12 Weeks

National Lottery Heritage Fund - £200K EOI September

Local Fundraising, eg Auction, Race Night etc - £10K ongoing

Once complete please save as a pdf document and upload to the Your Area Your Voice Your Choice portal.

Email a note of your contact number and email address to grants@south-ayrshire.gov.uk