

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 South
Project Title	The South – A Venue for Girvan
Lead Contact	Alan Jeans
Position in Organisation	Chairman
Full Postal Address including Postcode	28 Louisa Drive, Girvan, South Ayrshire. KA26 9AH
Project Start Date	30/10/26
Project Completion Date	30/10/30

Has this project been submitted to previous call of RCGF or the Vacant and Derelict Land Investment Programme (VDLIP)? No.

Previous refs/call:

e.g. RCGF-22-INSERT or
VDLIP-01-INSERT or N/A

1. Total Project Costs

	2027/28
Total RCGF Grant Requested	2,094,000
Total Match Funding (costs funded by other sources)	3,528,000
Overall Total Project Costs	5,622,000

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

	2027/28
Scottish Land Fund (Stage 2)	157,000
National Lottery Heritage Fund - Heritage Enterprise Grants	2,918,000
William Grant Foundation	222,000
Fund raising / matched funding / revenue	231,000
Total	3,528,000

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

Project Proposal Summary

1. Full project proposal summary

1.1 WHAT WILL THE PROJECT DELIVER

The South project will transform the vacant South Parish Church into a high-quality, multi-functional community asset comprising a flexible events venue (capacity 100+), a commercial grade kitchen, and a 30-bed bunkhouse. This will provide Girvan with its first fit-for-purpose civic and cultural space in over two decades, alongside much-needed low-cost visitor accommodation. The project will bring a prominent, at-risk building into community ownership and create a sustainable hub for year-round social, cultural and economic activity.

1.2 PLACE BASED APPROACH

The project aligns closely with Girvan's wider regeneration activity, including Girvan's Story regeneration project and the Go Girvan Town House project which seeks to take the Town House back into community ownership and refurbish the building into a multi-use space. It strengthens a shared, place-based vision focused on increasing town centre activity, supporting tourism, and improving local quality of life. The project is designed to integrate with and amplify existing investment in the town, acting as enabling infrastructure for events, festivals and community programmes already established in Girvan.

There is significant complementary investment in Girvan through community-led regeneration projects, local organisations, and external funding streams. The project itself has been supported through Scottish Land Fund Stage 1 funding as well as funding from local windfarm grants and SURF Ltd. This has enabled detailed design work and cost planning. Active discussions are underway with multiple funders, demonstrating strong confidence in securing match funding within defined timescales. The phased delivery model ensures that each stage unlocks further investment and generates revenue, reducing overall project risk.

The project has been developed through extensive collaboration with local stakeholders, including South Ayrshire Council, Girvan Community Council, Girvan Youth Trust, Adventure Carrick, Biosphere Bikes, Girvan Arts Festival and other community groups. Ongoing engagement ensures the facility will be widely used and embedded within local networks. Partners are expected to play an active role in programming, use and long-term sustainability of the asset.

The project will generate measurable and sustained economic benefits through increased visitor numbers, longer stays, and higher local spend. It will create 5-6 FTE jobs and provide training opportunities in hospitality and catering, improving employability and supporting inclusive economic growth.

The reuse of a prominent vacant building will prevent further dereliction and bring a key asset back into productive use. The facility will enable cultural events, functions and community activity to take place locally, reducing the need to travel outside Girvan. Increased footfall will support surrounding businesses and strengthen the town centre as part of a 20-minute neighbourhood. Furthermore, the project links to the Scottish Government's Regeneration Strategy, Place Principle, Culture Strategy, Fair Work and Pay Strategy, and towards SAC's local economic development strategy.

The project adopts a low-carbon approach through the reuse of an existing structure, significantly reducing embodied carbon compared to new build. Planned interventions include high-performance insulation, renewable energy generation (solar) and battery storage. The development will minimise operational emissions while supporting behaviour change by enabling local access to services and events, reducing the need for travel. Sustainable materials and reuse of existing features will be prioritised throughout.

1.3 WHY THE PROJECT SHOULD BE UNDERTAKEN

Girvan currently lacks a suitable venue for cultural, social and civic activity, limiting opportunities for community engagement and economic development. There is also a shortage of affordable accommodation for visitors. Strong community support is evidenced by over 500 participants in engagement events, more than 250 members, and formal backing from local organisations. The project addresses clear and evidenced need, while delivering long-term social, economic and environmental benefits for the town.

2. Project costs and deliverability

PROJECT COSTS AND ANY OTHER FUNDING

Using Scottish Land Fund stage 1 funding, we had Wham Architects draw up detailed concept plans with full elemental costings. The final total will be around £5.6 million. Due to the size of this project, we have developed a business plan that will split the project into three phases.

The first phase is for a minimum viable product which would allow the community to access both church building and hall during the period where we are applying for planning and a building control warrant and raising funding for the other phases. This phase will be funded by current promised donations and fundraising, and much of the work can be done by volunteers. The total costs for this phase will be £0.3m

The second phase, where we will be looking for RCGF funding, will be the conversion of the Old Hall into a 30-bed bunkhouse and the new building connecting the venue and bunkhouse together, containing toilets, kitchen, utilities for the bunkhouse, reception and green room for the event space. The total costs for this phase will be around £2.3 million.

Note that the RCGF is the only funding source currently available to support the development of the bunkhouse.

A further round of funding will be needed for the third phase, for capital expenditure to complete the venue in the church building itself. We will be looking for funding in the region of £3.0 million for the phase 3 work.

This grant will be used for external capital costs as outlined below:

Superstructure works	£325,833
Installation of services	£232,678
Prelims	£154,236
Substructure works	£ 95,942
External works	£ 92,340
Internal finishes	£ 84,408
Fittings, furnishing & equipment	£ 66,250
Prefabricated buildings	£ 56,078
Facilitating works	£ 47,150
Minor demolition works & alteration works	£ 27,565
Inflation allowance	£156,087
Project management	£343,550
Contingencies - various %	£287,069
 VAT	 £124,537
TOTAL	£2,093,722

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