
The Three Kings Cullen Association



Community Asset Transfer Business Plan

November 2019



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1. EXECUTIVE SUMMARY

The Three Kings Cullen Association came to life in order to prevent the imminent closure of Cullen Community and Residential Centre. Following wide consultation to ascertain the will of the community, we became a Company Limited by Guarantee on 23rd March 2018 and a Registered Charity on 10th July 2018.

We took on a lease for the Centre from The Moray Council in September 2018 and since then have been developing a successful programme of activities in the building to meet the particular and unique needs of our community.

Our Charitable Purpose is to

1. Advance citizenship and community development.
2. To provide recreational facilities with the object of improving the conditions of life for the people for whom the facilities or activities are primarily intended.

In order to achieve that purpose and to secure the Cullen Community and Residential Centre now and in perpetuity for the people of Cullen and Deskford, The Three Kings Cullen Association want to secure a Community Asset Transfer for the building and grounds currently leased from The Moray Council.

We commissioned an independent valuation of the site – which valued the asset at £150,000 in March 2018. We are offering £35,000, subject to a successful Scottish Land Fund application, - a discount of 77% considering the economic, social and environmental benefits being delivered from the asset by our organisation to the local and wider community and improvements carried out to the building since the valuation was carried out.

The Cullen Community and Residential Centre functions at the heart of a community made up of a high proportion of over 60s who need social contact, friendship, stimulating activities, opportunities to learn and practice and expand existing skills in accommodation that is suitable, safe and welcoming.

We aim to reduce isolation and loneliness in the community and to improve Physical and Emotional Health for all age groups.

The Three Kings Cullen Association have fully demonstrated their competence and preparedness to take on a Community Asset Transfer on behalf of the people of Cullen and Deskford since taking on a lease from The Moray Council on September 2018 in a wide variety of ways.

1. The Three Kings Cullen Association is run by 8 multi skilled, experienced and dedicated directors who work together as a strong and effective team.
2. The footfall of people using CCRC has grown from 10,000 to well over 11,000 people.
3. The number of community group users and has increased by 30% in a year.
4. The Number of Residential groups have increased by over 33%.

5. The financial position of the centre has been transformed from large deficit to credit in one year.
6. In response to huge public and business need, TTKCA took on two further leases to reverse the closures of the public toilets at the Beach Links and Cullen Square. This initiative is now self-sufficient managed by a sub group under TTKCA umbrella.
7. TTKCA responsibly employ three members of staff and also provide income for local tradespeople and businesses.
8. A large network of willing volunteers plan share responsibility by taking ownership of a wide range of events including regular drop-in coffee mornings.
9. TTKCA creates opportunities for all other community groups to collaborate in joint fundraising and joint training.

2. ORGANISATION & MANAGEMENT

Structure

The Three Kings Cullen Association (TKCA) formed as a company limited by guarantee (SC597960) in May 2018, and gained charitable status (SC048529) in July 2018.

Objectives

The company has been formed to benefit principally the communities of Cullen and Deskford which comprises the Cullen and Deskford Community Council ward ("the Community") (Postcodes AB56 4RL to AB56 4YW and AB56 5TP to AB56 5YX) with the following objects:

- 1) The advancement of community development (including the advancement of rural regeneration) principally within the Community
- 2) To provide recreational facilities at Cullen Community Centre for the benefit of all members of the public, with priority given to the Community, and to organise community recreational activities. But only to the extent that the above purposes are consistent with furthering the achievement of sustainable development.

Mission

Our mission is to promote the health and well-being of all residents of the Cullen community and neighbouring areas by providing education, recreation and social activities in premises which are both comfortable and accessible to all.

Vision

Striving to provide good facilities which enable every person in Cullen to gain information and skills and to engage in great community activities.

Values

- We will treat people with dignity and respect regardless of race, nationality, gender, sexual orientation, disability and age. At all times, people's feelings will be valued and respected.
- We value the contribution made by members, volunteers, staff, trustees, statutory and VCS partners. We will use their time and resources responsibly and efficiently.
- We value the trust invested in the Council of Management and will sustain that trust by operating in an open and responsible manner.
- We will seek to reduce the carbon footprint of our premises and services. The centre will use fairly traded, ecologically acceptable and locally sourced products and services wherever possible.

Aims

Through a process of self-review, discussion with statutory bodies, local organisations and residents, we have identified the following aims and strategies in pursuit of our mission, vision and values:

Financial Management

- To maintain financial sustainability through an appropriate balance of income from hiring, social events and activities, fund raising, grants and donations

Working with Others

- To work with other community providers on appropriate projects, linking out skills and facilities
- To work with statutory authorities to help deliver core objectives, particularly the health and well-being of all local residents

Quality

- Cullen community centre will have evaluated and monitored quality systems and standards applicable to the community sector
- To achieve greater effectiveness, efficiency and flexibility through recruitment of additional volunteers and increased training for trustees, staff and volunteers
- To identify the skills and experience need in new trustees and volunteers through creating and undertaking a skills audit

Education, Recreation and Leisure

- To maintain and extend the range of social events and activities to all sections of the community, with special emphasis on those who are elderly, vulnerable or socially isolated.
- To maintain and extend the range of educational courses offered at the centre
- To provide life skills and work experience for young people and adults with learning difficulties

Premises

- To maintain the premises in good condition
- To upgrade the premises, providing inclusive access, an environment which is warm, friendly and safe and a modern kitchen
- To consider taking ownership of other assets which will provide benefits to the community
- To increase sustainability by lessening the environmental impact of the buildings and services

Board

The Three Kings Cullen Association is managed by directors empowered and regulated through the Companies Act 2006, and the Charity and Trustee Investment Act (Scotland) 2005. Regular directors' meetings are recorded. The voluntary board of 6 directors oversees the strategic direction and development of TKCA. Current board members include:-

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Staff

Centre Administrator

Day to day organisation and running of all office and centre duties including safety checks, communication with User groups, Residents and liaison with Directors.

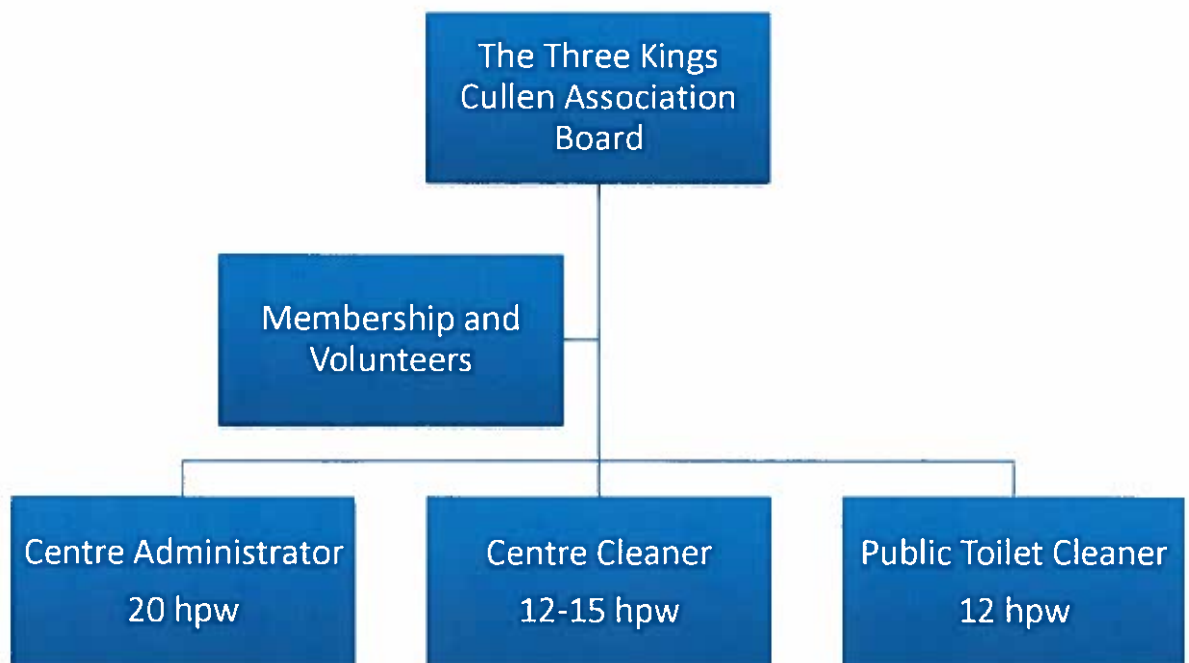
Centre Cleaner

Day to day hygiene and cleaning routine in the centre and preparation of all areas used by residential groups.

Public Toilet Cleaner

Day to day opening, cleaning and locking up of public toilets at Cullen Square and Beach Links.

The Three Kings Cullen Organisation Chart



Sub Groups

The Trust has already established sub groups for specific purposes

User Group

This group comprises all the regular user groups who use the Community Centre e.g. playgroup, BALL group, Art Group etc. This group meets quarterly and is a forum where groups can share information and discuss issues concerning the building. Through this group the monthly coffee mornings have been organised with each group taking a turn to host one.

Amenities Group

This sub group was established to take on the management of the public toilets in the Town Centre and Beach after they were earmarked for closure. It consists of a small group of volunteers and operates as a sub group of The Three Kings Cullen Association led by one of our directors. The group meets monthly and report back to the 3KCA through meetings and as a standing item on the agenda of their regular meetings. The group keep independent financial records. Leases are in place for both facilities and a cleaner has been employed

Men's Shed

This was formed as a result of the public consultation. The group have developed and grown over the year and is now constituted as a SCIO. The group is based in one of the outbuildings and they are in the process of applying for funding to renovate the building.

Membership and volunteers

Members

Ordinary membership is open to those aged 16 and over and who reside in the community. Associate Membership and Junior membership (12 – 15 year olds) is open to those who support the objectives of the Trust. Junior and Associate members have no voting rights.

Membership 250+

Our membership information sheet and membership form are included in the appendices – see Appendix B and C.

Volunteering

There are always a variety of tasks, projects and events that require volunteers to help out. We very much welcome any support or experience people can offer to help share in the effort.

Volunteers have together, during this first year of leasing the building, dedicated over 7,000 hours of personal time and effort to turn the Community and Residential Centre in Cullen around for the benefit of the community.

Partner Organisations

In addition to the above we work with many partnerships that enable us to deliver our programme of work and support local facilities and activity. These partnership groups include:

Partner	Nature of Partnership / What can be offered
Moray Council – in particular the Library Service who continue to run the library in our building. Community Support Unit	Strategic and political support / as a building user/ tenant, statistical information, research and local involvement. Support to achieve Keystone Award – a management toolkit and information resource for organisations that manage buildings.
Highlands and Islands Enterprise (HIE)	Funding and enterprise support, research and innovation, access to training and advice. To date support has included Start – Up funding, support to develop a marketing plan and business planning assistance.
Older Person’s Work - Moray Council, NHS Grampian, Age Scotland, SAFFA/British Legion	Ensuring strong outcomes for isolated older people, research data. E.g. work with Armed Forces Covenant on work with Veterans, work with Moray Council on supporting the Men’s Shed group.
Resource Efficient Scotland	Investment in the building, energy efficiency advice. Energy audit carried out on the whole building to identify a range of measures to save energy and costs. As a result LED lighting and insulation have been installed.
Cullen & Deskford Community Council	The Community Council initiated the first public meetings to ascertain if there was local support to take on the building. They continue to support the work of the Trust and have strong links into all local communities
Cullen Volunteer Group	Emphasise pride in the community and growth of local capacity Supportive Volunteer base

6 other community organisations who have taken on leases of their community Halls and Centres	We have participated fully in the CSU 2 year programme of support available to the 6 Community groups who are in a similar position to ourselves. We meet regularly as a group to network, exchange information and best practice and to learn about relevant topics e.g. licensing, working with volunteers.
Moray Federation of Village Halls	Network of village halls and associations in Moray. Opportunities for networking, sharing information/training and peer learning.
Moray Speyside Tourism	Strong links into the community tourism programme for Moray Speyside and support in regard to training and marketing advice from them.
Development Trusts Association Scotland	TKCA is a member of DTAS. They provided support with early meetings and through membership the Trust have access to support & resources e.g. payroll system
Local groups e.g. Cullen Sea School, Cullen Heritage Group	Collaborative working.

3. PROJECT

Asset and location

The current Community and Residential Centre was formerly the old public school of Cullen, opened in 1876, three years after the first election of a School Board. In 1969, the secondary department was closed but it continued as a Primary School until 1970 when the current Primary School building was opened.

Since then and until September 2018 when the Trust took on their lease, the building has been used as a base for the library, playgroup and the rest of the space developed into a community centre and residential centre with dormitories.

The asset is located at the easterly edge of Cullen but within walking distance of the Centre and Beach. As well as the main school building, there is a range of outbuildings which were largely unused but are currently being developed for use by other groups – e.g. Men's Shed, storage space for groups, workshop etc.

The Playgroup have a dedicated garden area for outdoor learning.

The library and playgroup have dedicated space within the building and there is also an office where the Centre Co-ordinator is based. The rest of the building comprises the Residential and Community Centre – currently these two aspects of the building work as one, particularly as they share toilet facilities. It is an early priority of the Trust to install separate toilet facilities in the Community Centre so that the Residential Centre can operate as a separate entity. Funding has recently been secured and a building warrant for the work approved. Both the Residential and Community Centre are open and available to book all year round and a part time Centre Co-ordinator is employed to manage the administrative work involved.

Residential Centre

The residential centre sleeps up to 38, with two separate dormitories each with 16 beds as well as 2 group leader rooms, each with 3 beds.



A Games Hall adjoins the dormitories providing ideal space for team building activities and games and an area for use in inclement weather. There is a kitchen/dining room where groups can prepare and eat meals and a communal lounge for activities or socialising. (maybe mention of equipment available here)



Community Centre

Located in the lovely seaside village of Cullen on the Morayshire coast, we offer a range of different rooms and facilities at very competitive prices. We can also provide lunch, and of course teas and coffees.

Our community Centre is a large building which has been modernised and well equipped for different types of meetings and events. Our main lounge area can hold up to 50 people, with the layout of table and chairs being entirely flexible – e.g. conference-style or informal.

The Community Centre comprises of a large activity room with coffee bar which is used for craft, meetings etc.



We also offer a large classroom and a multi-purpose room, with these being available to hire individually or together – which often suits our clients when they want to have separate rooms for breakout sessions etc. Both have excellent natural light with one often used as an art studio. The other has been recently renovated as a dance/yoga studio.



Community groups can also access the lounge and kitchen/dining room when residential groups are not using the space.

Background

Proposed budget cuts announced by Moray Council in December 2017 in a document entitled “Bridging the Gap 2018” earmarked seven public buildings in Moray as under threat of closure including Cullen Community and Residential Centre in a bid to save £500,000. These building were identified as ideal opportunities for community groups to take ownership via Community Asset Transfer (CAT), failing which they would close. Following subsequent meetings, it was confirmed that Cullen Community and Residential Centre, along with the other buildings, would close in June 2018 should no credible community plan be in place to take over.

The Three Kings Cullen Association (TKCA)

TKCA is a community organisation that formed in May 2018 in direct response to the potential closure of Cullen Community and Residential Centre. The initiative was taken by the local Community Council to call a public meeting in March anticipating the Moray Council decision to close the facility. Over 100 people attended the meeting which resulted in a group of 50 volunteers who were ready and willing to serve on a working group. This progressed to the incorporation of The Three Kings Cullen Association on 23rd May 2018.

Since expressing an initial interest in taking over the Cullen Community and Residential Centre, TKCA have worked closely and productively with the Council’s Community Support Unit to develop plans, to be a credible organisation capable of running the Cullen Community and Residential Centre preventing its closure. TKCA signed a 2-year lease in September 2018.

The interest that has been generated by the work of TKCA is indicative that Cullen does not want to be without the Cullen Community and Residential Centre. The centre is one of Cullen’s most important buildings given what it contributes to local society and its closure would undoubtedly have a negative effect in economic and social terms.

The initial aim of TKCA was to prevent the closure of the centre and to take over its running from mid-August 2018. However, longer term intentions are to do a great deal more, rather than allow the facility to function in the way that it has historically. TKCA believe that community management will bring about a greater level of professionalism, a more commercial and enterprising approach and a facility that is bustling with activity and vibrancy. TKCA recognise that this is a major undertaking but are inspired by what other towns in Scotland have already achieved in bringing into effect modern, dynamic and multi-purpose venues.

Achievements to Date

Although the Trust has only been operational for a year, much has been achieved in this time. We have:-

- Become an incorporated organisation with charitable status
- Carried out community consultation through a variety of methods (open meetings, drop in mornings etc
- Secured a 2 year lease of the Community & Residential Centre from Moray Council
- Formed a subgroup to take on leases of the two public toilets in Cullen which were also threatened with closure
- Created a website and social media presence
- Established a Men's Shed Group and have started to renovate our base on site in the former school technical rooms
- Secured Stage 1 Land Fund funding to carry out feasibility work on the building
- Secured HIE start -up funding grant
- Secured HIE support for the production of a Marketing Plan for the Residential Centre
- Raised funds and secured external funding to carry out improvements to the facility (insulation, LED Lighting, new mattresses, paint
- Produced regular community Newsletters – see example at Appendix G
- Established regular drop in open mornings
- Set up a User Group forum
- Piloted activities and events e.g. Youth activities, Veterans' Brunch, Yoga Residential
- Increased footfall in the Community Centre by 30%
- Increased bookings for the Residential Centre by 50%
- Piloted language classes
- Secured Aldi funding £500 to purchase sports equipment
- Secured Lottery funding of £6,500 to install toilets
- Organised a Benefit concert which raised £1,000 for other local charities

Current Work

CCRC Management - Working towards increasing the usage and footfall of the centre. Working towards a CAT application and Scottish Land Fund (Stage 2) Application. Working with Moray Council Library Service to support activities in the library and to arrange the use of the library room out with hours for meetings etc.

Working towards a post asset transfer lease arrangement with the Council for the library.

Public Toilet Management - Keeping the toilets open at the beach and in the town centre – business and community support / donations – open 8am to 8pm.

Developing the Community Centre – In addition to managing LETs to third parties we also run a wide variety of activities and events e.g. youth club, health walks, community cinema, drop in community coffee mornings, veterans brunch, singing group.

Men's Shed – Supporting the development of the group in their ambitions to establish a community workshop.

Developing the Residential Centre – In addition to managing LETs to third parties we have also piloted themed residential e.g. Rhythm and Nature. A key area going forward is increasing the bookings for the residential centre once the work on the community centre toilet facilities has been completed. This will involve implementing our marketing plan – see Section 6 Promotion.

Future Work

We applied successfully for Scottish Land Fund Stage 1 funding. This allowed us to commission an independent valuation, see Appendix F, and a single-phase Feasibility Study for the Community and Residential centre to explore the possibilities in changing the layout and internal design, to maximise the use of the building and income generating potential. From this, we have successfully applied for funding to create toilet facilities in the community centre allowing us to let the residential centre for exclusive use to visiting groups without affecting the community groups that use the centre.

4. COMMUNITY BENEFIT & NEED

Community profile

According to Scotland's Towns Partnership's Understanding Scottish Places data - Cullen is a small town and is extremely mixed in terms of demographics. There are particularly wide ranges of people, housing and activities. The number of older couples with no children is higher than average. There is a mix of professional and non-professional jobs, and part-time and self-employment are both important for a significant proportion of residents. Socioeconomic status is higher than in other types of town and there is a mix of professionals and non-professionals, those with higher and lower educational attainment.

Cullen is an historic town and a popular tourist and visitor destination. Cullen has been a fishing village for at least 500 years. The present harbour was completed in 1834 and is now mostly used by pleasure craft. The village is dominated by the viaduct cutting through it built in 1886 to carry rail traffic. The railway closed in 1968 and it is now part of a coastal footpath and cycle network.

There is a range of housing and a significant number of holiday homes. A high proportion of people work in accommodation and food services shows that tourism is very important to the local economy.

There is a higher than average number of elderly people in the population with associated needs and a number of vulnerable families. In addition, research and data collated by the Community Planning Partnership in April 2019 to assist with the selection of communities requiring locality plans, the rural area around Cullen featured in the bottom two quintiles for the SIMD 2016 domain and scored below average for the SEP wealthier/fairer indicator.

Main issues

(based on the 2016 Community Planning Profile for Cullen using 2011 census figures)

Population

According to the 2011 census, Cullen had a population of 1475 – an increase of 11% on 2001. Just over 53% of the population were over 45 with 1 in 5 households being a 65 and over one-person household which is amongst the highest proportion in Moray.

Identity

In total, Cullen has 96.5% British born residents. 13.8% of the population are English. Inward migration to Cullen from outside the British Isles is less than for Moray and much less than for Scotland.

Transport

There is a regular bus service serving Cullen itself. However, for those living in the rural hinterland, access to public transport is poor. Car ownership for Cullen was around 80% which was similar to the rest of Moray. There were slightly more households with only 1 or no vehicle.

Economy and Labour

According to the 2011, just over a third of the population of Cullen are economically inactive. The retired population in Cullen is also a comparatively high proportion of the whole population at 23% which indicates that it is a popular place for people to retire to. The proportion of self-employed people in Cullen is 13.9% compared to 8.4% in Moray. Main industries include retail, health and social work activities, construction and accommodation and food services. Tourism is an important element for the local economy.

Education

There is a Primary School in the village and secondary education is 7 miles away in Buckie (though a small proportion of pupils can choose to travel to Keith which is 13 miles away) Cullen and Moray have similar profiles for leaver destinations – 31% go on to Higher Education and 30.1% into employment. 9.6% are unemployed.

Health and social care

Cullen has an older age profile than Moray and Scotland which would explain why fewer say they are in the best of health. 33% have one or more long term health condition(s). There is a GP Practice in Cullen – part of the Seafeld and Cullen Medical Group. 9.7% of Cullen residents provide care to either a family member or friend

Anti-social behaviour / crime

According to the Census statistics, there is not a particular issue with crime in Cullen. There were a low number of complaints for noise/rowdy behaviour and a similar number of complaints for graffiti, vandalism and dog fouling as the rest of Moray.

Access to services

According to SIMD data for the Access to Services domain, in Cullen's three data zones, one is in the most deprived quintile, and two in the second least deprived quintile.

Evidence of Need

We know the population could increase by at least another 12% as there are current plans for an additional 85 houses in two development sites. These additional households will require additional services and facilities. We want to grow the community centre to accommodate any additional services that we could offer a growing population.

The Cullen area has numerous groups and creative people and is popular with visiting groups as it hosts a sea school, a site of Special Scientific Interest (popular with geologists) and has numerous coastal and country walks.

With the loss of the town hall to a developer the centre is now the main public building in the town.

We intend to offer a facility that will be capable of housing both the local creative groups and the visiting groups which can coexist without interference.

Cullen's population has 33% of over sixties at the last census. It is an aim of the TKCA to provide this age group with opportunities to keep active and avoid isolation and offer services at the centre where otherwise they may have to travel long distance, such as Citizens advice days.

The residential centre will provide opportunities for local employment for groups which require in-house catering or external catering such as packed lunches

Consultation

Date	Event	Number Attending	Outcome
Mar 18	Initial Public Meeting	100+	Mandate to form group and apply for CAT
April 18	Follow up/ Feedback Meeting	50+	Confirmation of Priorities identified by the community. Appointment of Directors.
Sept 18	User Group Meeting	15	Evaluation, prioritisation & joint planning – See Appendix J
Jan 19	User Group Meeting	16	Progress and Planning – fire procedure.
Aug 19	Users Group Meeting	18	Progress and Planning re-cycling bins
Monthly	Drop in Coffee Mornings – hosted by the regular user groups in turn. Keeps people informed of what is going on in the Centre and there is an	Varies (20 -50)	Issues raised regrading community group access to toilets during residential visits helped to influence the plans for new toilets at the main entrance of the building. Building Warrant and Funding have now been secured.

	opportunity to give feedback.		That rota and frequency of drop in sessions formulated during these coffee mornings.
Ongoing	Feedback Sheets and box displayed prominently at the entrance. Those visiting the Centre can give their feedback/ideas anonymously. These are then considered by the Board.		Dual demand for toilet facilities Between community and residents led to plan for new toilets as above. Concern over lack of heating throughout the building helped to influence the fitting of insulation wherever possible. This has noticeably improved heat retention in most rooms.
April 2019 – present twice weekly	Youth Group Pilot – open activity evenings to engage local young people	Up to 40	Youth Club established, and numbers have increased steadily. Young people are very much enjoying the facilities.

Community Benefits

Any requested discount from the valuation needs to be justified by the delivery of additional commensurate outcomes, as required by the Disposal of Land by Local Authorities (Scotland) Regulations 2010. Benefits must be in at least one of the following areas:

- a. economic development
- b. regeneration
- c. public health
- d. social wellbeing
- e. environmental wellbeing

Social Benefits

Health and Well Being – Elimination of Isolation

Men's Shed

The Men's Shed was initiated early this year with the intention of improving men's health by combating isolation in the community caused possibly by bereavement, unemployment or retirement. We are providing a supportive space and workshop where men and woman can enjoy purposeful creative, physical and recreational activities. By socialising with other men in an open and friendly environment we have been able to discuss openly with members issues like deafness, arthritic incapacity and urinary problems that men are reluctant to discuss in mixed company. A series of monthly talks are being held throughout the winter. The next one, by the Moray Health Improvement Team will focus specifically on men's health and screenings will be made available. This talk will be opened up to other groups and to the wider community. Although the workshop is still rudimentary, we have produced mud kitchens, one of which went to a local nursery school and another was raffled at the community centre open day to raise funds. In addition to woodworking projects, men's shed labour is used for maintenance, shifting, moving and setting up around the centre.

Veterans

It is well documented that the number of veterans residing in Cullen is considerably higher than average. Challenges facing male and female veterans vary but many experience difficulties integrating into local communities and adjusting to civilian life. Many suffer feelings of isolation and a sense of loss of purpose and comradeship which can create problems with mental health. TTCA recognised the need to reach out to veterans who can go largely unseen in the community and to build a support network and offer a regular meeting place with opportunities for social events and activities. The Association held a successful Veterans Brunch which was attended by 20 veterans from Aberdeen and many local veterans and their families. Further events have been arranged and many local veterans have become highly valued, skilled members of the men's shed.

Wellbeing Course

Delivered by Moray Well Being Hub, this course brings together those who want to improve mental well-being in Moray by challenging stigma whilst also supporting recovery and self-management. We create community and virtual spaces where everyone feels welcome and inspired to live mentally healthy lives thus reducing isolation and loneliness.

Coffee mornings

These monthly weekend events are planned organised and run by each User Group in turn. They provide regular opportunities for social occasions where everyone can socialise in a safe welcoming and supportive environment feeling free to express ideas and discuss absolutely anything at all.

Singing group

The Songbirds A'capella music group have come together to explore natural voice singing, to develop person and collective skills and to offer regular workshops for those who want to learn and explore the wonderfully healing power of music together. Strong mutually supportive bonds have formed and the group at the request of the community now perform at events such as the Cullen pensioners annual dinner and the Community Harp Concert.

Language classes

Classes in Spanish, Italian and Latin have evolved organically in response to requests from the community and the co-incidental seasonal availability of skilled teachers and tutors. These highly successful groups have proved to be stimulating and great confidence builders. Social relations developed during these sessions have proven to be resilient and long lasting.

Community Cinema

Introduced as a service to the community this facility was underwritten by a generous local businessman. Initial performances one for children and one for older audiences have proved to very popular indeed. Each performance is enhanced by the additional service of refreshments. Tickets for the shows sell quickly and there has been much community excitement surrounding each new showing. Access to this facility makes it possible for many local people who would not otherwise be able to travel to Elgin and might not leave their homes.

One local resident was heard to comment-

..... " The film and the cup of tea were great, I haven't been out in the evening for ages and I've spoken to folk that I haven't seen for years"

Safeguarded community facility

Following the closure and ultimate sale the Town Hall in Cullen, the community were suddenly left without its main large meeting place for social events and special events.

Proposed closure of Cullen Community and Residential Centre was a second destructive blow to the community over which they had no control.

The TTKCA by successfully leasing the centre from The Moray Council, have demonstrated that the community have not only the desire to save this invaluable facility but also have

the skill and passion to transform the Residential Centre into an increasingly successful venture which underpins and augments funding of a huge range of community activities. It is vital that ownership of the CCRC is transferred into the safe hands of the Community of Cullen and Deskford protecting it for the core purpose of growing Health, Well Being, reducing isolation and loneliness in the community for now and in the future

Volunteering opportunities

Volunteering opportunities are wide ranging within the Centre. These include leadership and participation in activity groups and committees, teaching, performing and supporting others, planning events and fundraising. Carrying out regular maintenance tasks building in and around the building such as painting cleaning, joinery, grass cutting, tree planting and gardening help to build self-confidence, self-discipline, reliability and ability to work in a team. Experiences and skills gained through volunteering greatly enhance employment opportunities. Volunteers hours recorded during year 1 amount to over 7000.

Economic Benefits (Economic Development and Regeneration)

Job Creation

TTKCA provide local employment by retaining two part time members of staff one office administrator and one part time cleaner at the centre.

Retention and development of the residential Centre

An additional local cleaner is employed to open, clean and close the public toilets on a daily basis. All maintenance work at the centre and at the public toilets which cannot be undertaken by volunteers is opened to tender by local tradesmen or women. Hospitality/catering for residential groups or events is also offered to a range of local caterers.

Toilets/impact on tourism

The sudden closure of the Public Toilets in the Square and Beach Links in Cullen had a seriously detrimental impact upon the number of visitors and holidaymakers coming to the town. Many visitors, particularly families with very young and elderly members, arrived at the beach but chose not to stay despite wonderful sunny weather because of the lack of essential toilet facilities. Tour buses which had previously stopped at the public toilets in the Square allowing tourists to frequent local shops and restaurants simply passed through the town without stopping. All local businesses report having suffered a serious loss of income. Since taking obtaining leases, (refurbishing and opening both public toilets), tourists have returned to the town and shops and business are recorded significantly improved income.

Usage at square toilet has risen to 200 per day and at the beach 47 per day. Income from donations at the toilets, combined with business contributions has enabled the group to employ a part time cleaner and to maintain the improved condition of both buildings.

Retention and development of the residential Centre

When The Three Kings Cullen Association adopted the Lease for The Cullen Community and Residential Centre, the Residential side of the business had been operating at only 9% of its potential capacity. Expansion and development of residential bookings was necessary to raise income and reduce the very large funding deficit inherited from The Moray Council. By increasing residential income this year, we have been able to subsidise community activities and maintain community costs at a reasonable and fair level for everyone.

Organising residential weekends with tutors

In order to stimulate new interest and to increase activities and residential usage of the centre CCRC, the directors took the decision to introduce and promote new activities and workshops combined with residential opportunities. An excellent example of this successful strategy is "The Well Being Weekend" when two reputed Music and Drumming tutors were commissioned to run a two-day workshop including vegetarian meals provided by a local restaurant. Seventeen participants expressed a desire to repeat the experience on a regular basis and a follow up day arranged recently was attended by 20 people.

Residential centre

Attracting new people to the centre especially residential uniformed groups, school transition groups, universities and international choirs and organisations automatically brings benefits to local businesses. Footfall has risen from 10,000+ to 11,000+ thus far this year.

Environmental Benefits

Lighting

Lighting throughout this building had evolved over time in a disorganised fashion as the number and type of fixtures and fittings varies considerably and included some luminaires which were not fit for purpose – as in the games Hall where low-pressure sodium downlighters provided a very poor quality of illumination. Cullen Community Centre is illuminated by a selection of linear and compact fluorescent fittings that would all benefit from upgrade to LED, both in terms of energy consumption and longevity of the light sources. In terms of running costs the lighting is deemed attributable for around 30,000kWh electricity consumption per year (based on the known wattages and the estimates of operating hours).

The hall lights have already been replaced by Lo Bay LED's this has reduced the power used in the hall by around 66%. If all the remaining lights were replaced by LED at a cost of roughly £3000 and with the LED units offering 68% energy saving then this would be worth a saving of £2,554/year. This would offer payback inside 2 years for the full complement of fixtures and fittings (equivalent to 20,400kWh electricity saving).

Insulation

Inspection of the loft spaces revealed an almost complete absence of any insulating materials whatsoever which indicates very high heat losses from the treated spaces below.

Following recommendations from Resource Efficient Scotland, rock wool was used to insulate 98% of the building. The remaining 2% will be completed soon.

If it is accepted that 25% of heat loss occurs through the roof so the potential losses at TKCA would have been 10,325kWh worth £1,293/year (based on 12.521p/kWh). Improving the thermal performance with insulation between the rafters will have cut heat losses by around 85%, which is 8,776kWh worth £1,099/year. The investment of £1,200 should achieve payback within 1.1-years.

Providing Activities to reduce travel

With Cullen being at the furthest Eastern point of Moray then a lot of road miles is used by its inhabitants travelling to appointments, meetings in Elgin. These could be health meetings, council meetings and third sector meetings. To try and cut down on car miles and time it is proposed that some NHS activities and council activities could be carried out at the centre where one person would have to travel instead of many. Video conferencing is an option which will be considered so patients can talk to their consultants in Elgin without having to travel on the very poor bus service.

Future Environmental Developments

It is planned that electric vehicle charging points will be installed and made available for public use at the centre. These charging points could be used by locals and visitors. As the building is situated on the main A98 road with easy access, the centre is ideally suited for this activity.

Solar hot water collectors will be investigated with Resource Efficient Scotland as these could be viable for augmenting the heating system or providing the hot water for the residential area. A detailed study will be done for return on investment figures.

General statement

Three Kings Cullen provide a base for and organise and facilitate a wide range of activities all of which contribute positively to community wellbeing. The mental, physical and emotional benefits of exercise are well documented and summarised in the table below.

Age Range	Activity	Benefit	Impacts
Pre School	Playschool Under 2s Parent & Toddler Under 5s Football Group	Opportunities for pre-school children to socialise, exercise and learn Opportunities for parents to socialise or have free time	Children socialised prior to going into school - positive impact on school staff Physical activity – positive impact on health and wellbeing Positive impact on general wellbeing

Primary School Age	Youth Club (activities include, film nights, outdoor adventure activities, craft, sport, tuck shop)	Opportunities for children to socialise, learn new skills in a safe environment	Diversion from anti-social activities. Positive impact on general wellbeing
	Dance school	Opportunities for physical activity	Positive impact on health and wellbeing. Opportunities to work towards qualifications in dance
Secondary school age	Youth club	Opportunities for teenagers to socialise, learn new skills in a safe environment	Diversion from anti-social activities. Positive impact on general wellbeing
	Supported learning – Self Directed Support activities e.g. Cookery with a blind young person	Supporting young people to live independently through bespoke programmes of activities	Potential savings on support services -
Older people	BALL Group	Activities which help keep older people active, living independently and socialising	Improved physical and mental health. Potential savings on social & NHS services
	Men shed	Facility providing a base for activities particularly aimed at Men - workshop, music group, social activities, targeted work with Veterans	Improved physical and mental health. Potential savings on social and NHS services. Opportunities for intergenerational work. Savings on general maintenance costs at the Centre.
	Hackers and tackers	Stitching and sewing group aimed at older people – providing social interaction and creative activities	Improved physical and mental health. Potential savings on social and NHS services Opportunities for learning new skills
All Ages	Art Group	Art Classes for all ages and abilities. Providing social interaction, creative activities. Exhibitions held during the year	Improved mental health. Opportunities for learning new skills and potential income for individual artists

		and tuition sessions from visiting tutors held regularly	and the Centre through exhibitions
	Language classes	Spanish, Italian and Latin evening classes organised	Opportunity to learn or refresh language skills, socialise and improve brain skills such as memory.
	A'capella group	Weekly Vocal Harmony group sessions. Providing social interaction and health benefits of singing. Regular performances organised	Improved physical and mental health. Opportunities for learning new skills . Confidence building
	The Sheddors	Music group developed from Men's Shed.	Broadening musical ability, learning from each other. Have developed skills and perform and fundraise for other charities.
	Knit and Natter	Group produce high quality items for children and people in need around the world	Fellowship, skill, pride and commitment to each other and a shared charitable purpose.
	Quilting Group	Group as individuals and together undertake large textile projects of extremely high quality.	Learning from each other, socialising and bonding together, gaining confidence and emotional well-being.
	Community cinema	Recent Cinema releases shown at the Centre on a monthly basis – aimed at children/families and adults	Opportunities for all to access cinema at an affordable rate locally. Improved community cohesion and intergenerational relations
	Talks (bee keeping / democracy matters	Opportunities for people to learn more about specific topics and to contribute to local consultations and influence local affairs	Opportunities to learn, gain new skills and to become more involved in local affairs.

	Veterans events	Activities targeted specifically to support veterans with their particular needs – eg brunch, afternoon teas and men’s shed	Improved mental and physical health, reducing social isolation
	Moray wellbeing hub events	Meeting and training sessions to train champions and volunteers.	Opportunity to develop a network of champions and volunteers to support individuals and organisation to fulfil their potential.
	Health walks	Walking groups differentiated by ability.	Improves fitness, confidence and emotional and mental well- being.
	Skiff building group	Local group building a skiff for sailing/ rowing club	Physical, mental and emotional Health.
	Table tennis	Tables available for coffee mornings and residents	Physical and social development.
	Yoga	Gentle Yoga for all abilities	Weekly weekend sessions to enhance Physical and Mental Stability while making new friends.
	Dog obedience	Classes for puppies and older dogs	Socialisation for owners and dogs alike. Friendship and support develop. More responsible dog owners.
	Coffee mornings	A drop in open to the whole community	Opportunities for socialisation and promotion of the centre.
	Book exchange	Books and display Bring and Swop	Access to literature CDs and information.
	Library Service	Public Library	Service to all members of the community.

Monitoring & Evaluation

Methods of Recording

- User Group Meetings – we have a quarterly User Group Meeting where all the leaders and representatives of groups that use the community centre are invited. This provides a forum for communication between the groups and The Three Kings Cullen Association. The number attending these meetings has increased along with the level of enthusiasm and positive energy in the group. All information arising from planning and development and finance are discussed openly and the forum is used by members to offer up suggestions, ideas and any problems that might exist.
- Residential Centre Evaluation sheets – Upon arrival at the centre, each Residential Group is issued with an evaluation sheet which is returned on departure when verbal feedback is also encouraged.
- Comments box – a comments box is located in the main entrance of the centre so any users or visitors to the centre can leave feedback, this allows them to remain anonymous should they so wish.
- Facebook – Facebook allows anybody to leave a comment on our page. This is a useful method for capturing feedback particularly from people who have attended events.
- Volunteers hours – all volunteers record the hours they contribute at the centre. The information collected is useful for demonstrating community support, capacity and demonstrating in kind support for supporting funding application.

Process

All feedback received is collated and information summarised on a 6-monthly basis. However, all comments are communicated at the weekly Three Kings Cullen Association Board Meetings and action followed up as and when required.

Typical examples of action taken in response to evaluation is the replacement of all 38 mattresses inherited from The Moray Council which featured negatively in a number of evaluations from residents. Once the mattresses arrived it became clear from evaluations that the fitted sheets were too tight for young people to use when making up the beds and 120 new deep sheets were purchased.

A further example of action taken was a request to bring re-cycling bins into the building so that users did not have to carry paper and plastic outside during the evening sessions or in poor weather.

Examples of comments/feedback

Residential centre feedback

Following the new mattresses several young supported pupils from Aberdeen said *“Thank you very much for allowing us to stay in your house, the best bit was going to bed”*.

Residential evaluations following the organised Wellbeing singing and Drumming weekend were remarkably positive, one in particular stated that the lady had *“A fantastic weekend, I would change absolutely nothing, please can you arrange another one?”*

Other evaluations have listed things like *“too few electric sockets in the dorms”* or, *“need more hooks in the showers”* and *“the toaster only works sometimes”*. The things which often highlight historic issues are corrected as quickly as we can, given the quirky nature of the building.

Facebook feedback examples

Just back from watching Downton Abbey at the community centre. Absolutely loved it. Thank you so much for arranging this.

Looking forward to the next one. 😊😊

We had a great time at toy story 4. Look forward to hearing what's coming next 😊

So glad to have been able to be there! It was a wonderful concert!

Strategic Impact

National

Scotland's Economic Strategy

Investment

- We provide a community -based approach to the provision of our service and activity work, attracting grants and resources, fostering partnerships which benefit our area
- We are committed to investing in our local assets/infrastructure and developing them for the benefit of our local community and visitors to our area.

Inclusive Growth

- We are committed to tackling inequalities within our community, providing opportunities and services for those most at need.
- We provide opportunities for local groups and businesses to work together to build community wealth which is in turn reinvested in our local area.

Scotland's National Performance Framework

The framework is for all of Scotland. The framework aims to:

- create a more successful country
- give opportunities to all people living in Scotland
- increase the wellbeing of people living in Scotland
- create sustainable and inclusive growth

It aims to reduce inequalities and gives equal importance to economic, environmental and social progress.

The values guide the approach to government and public services in Scotland.

- treat all our people with kindness, dignity and compassion
- respect the rule of law
- act in an open and transparent way

National outcomes

To help achieve its purpose, the framework sets out 'national outcomes'. These outcomes describe the kind of Scotland it aims to create.

The outcomes:

- reflect the values and aspirations of the people of Scotland
- are aligned with the United Nations Sustainable Development Goals
- help to track progress in reducing inequality

These national outcomes are that people:

- grow up loved, safe and respected so that they realise their full potential
- live in communities that are inclusive, empowered, resilient and safe
- are creative and their vibrant and diverse cultures are expressed and enjoyed widely
- have a globally competitive, entrepreneurial, inclusive and sustainable economy

- are well educated, skilled and able to contribute to society
- value, enjoy, protect and enhance their environment
- have thriving and innovative businesses, with quality jobs and fair work for everyone
- are healthy and active
- respect, protect and fulfil human rights and live free from discrimination
- are open, connected and make a positive contribution internationally
- tackle poverty by sharing opportunities, wealth and power more equally

Using CCRC, TKCA can contribute to the delivery of these national outcomes through developing and delivering our range of projects, activities and services in the Centre for older people and the continued development of our activities for young people. We are also committed to increasing the use of our residential centre through more bookings and developing bespoke in house residential courses.

HIE Operational Plan 2019 -2020

The purpose of HIE is to generate sustainable and inclusive economic growth across the region. The vision is for the Highlands and Islands to be a highly successful, inclusive and prosperous region in which increasing numbers of people choose to live, work, study and invest. They have an ambition that by 2030 that the area be recognised for the following characteristics in all parts of the region:

- A distinctive, place based economy
- An innovative, productive and internationally competitive business base
- Resilient and resourceful communities that are empowered, capable and inclusive
- A growing population, particularly through the attraction of more economically active and young people
- Well connected, with fit for purpose digital and transport links
- A vibrant and distinctive culture

The most applicable priority of the HIE plan that relates to TKCA is the Strengthening Communities priority to build strong, capable and resourceful communities, which aims to support the growth of the social enterprise sector, and enabling communities, particularly in remote and rural areas, to make a significant contribution to place based development.

There are 3 priorities within this strand that are key to the work that undertaking the asset transfer of CCRC by TKCA supports and they are:

1. Continued support for the social enterprise sector. We will work collaboratively and develop new mechanisms to support social entrepreneurs to exploit commercial opportunities that deliver economic and social impact.
 - CRCC is an essential part of the fabric of Cullen both physically and as a centre that addresses needs within our area such as reducing social isolation. By increasing the use of the building, developing the brand and marketing the facility we can exploit the commercial potential of the building

2. Embedding our refreshed community-led programme to ensure we are fostering increased ambition within our communities and accelerating project implementation. Our interventions will provide specialist support through a new framework, supporting 'on the ground' delivery and enabling communities to realise sustainable and inclusive ambitions;
 - Taking on the asset transfer of CCRC is an ambitious project and this has been recognised by HIE as such, with the strength of our ambition for the project seen as a positive force going forward
 - The support of HIE means that we have access to the specialist support as needed to complete the CAT

3. Community asset ownership, which remains a cornerstone of our community-led development activity. Whilst there are more routes to ownership than ever before, we will focus our efforts on the sustainability of asset-based enterprises. This will include targeted post-purchase investment, support to ensure robust governance arrangements and reviewing ownership structures to maximise financial viability.
 - CCRC acquisition and ownership is one step in the development of TKCA, we have the advantage of the advice and support of the Scottish Land Fund, our HIE account manager, the skills and experience of our board and the enthusiasm and commitment of the Cullen area community
 - We have a robust system of financial management and the support of a skilled treasurer and accountant that oversees the independent assessment of the accounts each year

Tourism Scotland 2020 Strategy

In addition, our community tourism work has supported the work of Moray Speyside Tourism and the development of the Tourism Business Improvement District along with encouraging the development of local partnerships.

We are well placed to help deliver on some of the areas for key actions for growth as a popular tourist destination – namely nature, heritage and activities, events and festivals, and food and drink. Our Centre not only provides accommodation for visitors but also for bespoke weekend residential breaks. It is an ideal base to explore the local area using the core paths and cycling routes or to enjoy or try out water-based activities such as paddle boarding, sailing and rowing.

Community Empowerment Act

This Act supports and legislates for community asset transfers and community ownership of assets.

SG - The 10 year Social Enterprise Strategy and Action plan

This promotes the social enterprise model we are using for long term sustainability of social impact.

Regional

Moray 10 Year Plan (Local Outcome Improvement Plan)

Growing, diverse and sustainable economy

- Supporting local businesses through both the use of their products and services but also signposting clients and users.
- Contributing to the vibrancy of Cullen Town Centre as we develop a programme of activities and events that bring people to Cullen and into the businesses there.
- Increasing opportunities for employment through developing and delivering projects. TKCA currently has 3 part time staff.
- Provision of high quality volunteering opportunities with mentoring in skills such as customer service, event planning and administration.

Empowering and connecting communities

- We have 30+ registered volunteers plus a database of over 150 volunteers who help on an ad hoc basis when needed.

Moray Economic Strategy - 2019

The vision of the Moray Economic Strategy is to have:

“A place that is thriving because of an increasingly diverse economy and a growing population that celebrates success and values both education and training. A distinctive and ambitious place that generates opportunities for everyone which in turn helps to drive up average earnings, retain balanced demographics and encourages strong communities to flourish”

- TKCA is a membership led organisation with the board elected from the membership on an annual basis. All our directors live locally, contribute to the community and have a wealth of experience and knowledge that they are willing to share

5. MARKET

As a community-based organisation, here to serve the community, it is critical that we maintain communication with our members and volunteers, funders, stakeholders and the wider community.

However, to generate sufficient revenue to ensure sustainability and growth we need to build and promote a strong offering, to maximise occupancy and mixed usage, to support the move to community ownership.

Our target markets for the Cullen Community and Residential Centre consists of:

Community Centre

- Local community group hire for activities – e.g. the art group, dog training, fitness activities
- Regular events – e.g. the proposed virtual reality experience and community cinema
- Irregular events – e.g. craft fairs, book fairs, Christmas fairs
- Day hires of facilities e.g. business meetings
- Permanent facilities and attractions- e.g. the library (currently under Moray Council management) and art on display
- Children’s and other parties

Residential Centre

- Residential group events – e.g. university geology students or uniformed groups
- Residential event that we organise e.g. the Rhythm and Nature weekend

Competitors

Community, Events and Enterprise Space

We have carried out an analysis of the space available locally for community groups and visitors and believe we will complement the services available at other venues locally and regionally.

Community Centre

Facility	Space		Price
Church Hall	Hall, stage and kitchen	Priority for church activities and events Lack of space for small events Lack of storage	£ - low
Bowling Club	Hall, Bar and lounge.	Primarily used by bowlers – restricts availability of facility No storage	££ - medium
Lower Town Hall	Small hall	Exclusive use by Cullen Heritage Group and Tourist Information Group	N/a

Because we're a community centre rather than a hotel, we are able to offer our meeting rooms at very low prices – and even though the quality of what we offer is very good. Our prices start at just £6.50 per hour for community use for all rooms and £13.50 commercial rate, though it's always best to contract us so we can fully understand your needs and budget, and therefore give you the best possible quote.

Whether it's for a business meeting, workshop, seminar, training or briefing session, we provide a relaxed and informal, yet organised setting. This suits many of our clients, with these ranging from companies based in the Moray and Aberdeenshire regions, to more local social enterprises and voluntary groups.

We have also carried out an analysis of the accommodation available locally. There are 4 hotels and 17 self-catering accommodation which appeals to a particular market. Our accommodation is in dormitories and aimed at groups. The nearest equivalent can be found in Portsoy, Tomintoul and Findhorn but Cullen is unique in that we have 38 beds-2 en-suite staff/family rooms (3 beds in each), a self-catering fully equipped kitchen with tables and seating for 42. Disabled access, toilets and showers are provided. Prices start from £15.50 (adult) £12.50 (under 16) per night.

Residential Accommodation

Facility	Type of Accommodation	Market	Capacity	Price
Seafield Arms	Boutique Hotel	Holiday/Business	22 en-suite rooms	£95
Cullen Bay	Hotel/Events Restaurant	Holiday/ Wedding etc,	14 rooms	£84
Royal Oak	Hotel/Restaurant	Golfers/walkers Families	8 en-suite rooms	£90
Sail Loft Portsoy (5.5 miles)	Bunk House Self-catering	Walkers /rowers Families	25 shared rooms	£46
Grant Arms	Hotel/ Bar	Local/ workers	4 rooms Shared toilets	£55
Smugglers Hostel, Tomintoul (45 miles)	Dorm/Hostel, self-catered	Backpackers/groups	20 beds in 2 dorms	From £15 pp
Findhorn Village Hostel (35 miles)	Dorm/Hostel, self-catered	Backpackers/groups	2 x 10 bed dorms. 4 leaders beds	From £17 pp

6. PROMOTION

As a charity, our marketing budget is considerably limited. The majority of our marketing operations are carried out in house to minimise costs.

However, we make use of the following channels to promote our services to a variety of client markets:

- Website
- Social media e.g. Facebook
- Newsletter – print and electronic
- Leaflets
- Posters in local shops, businesses and public toilets - e.g. for events, classes, community cinema
- Local media – press releases in newspaper, community events promotion
- Existing clients and word of mouth
- Promotional events with the venue itself
- Outdoor signage
- Direct marketing for residential centre e.g. database to universities with geology courses
- Inclusion on third party websites e.g. Moray Speyside Tourism

Key marketing messages

- Change local perception about the Centre and specifically historic negativity related to Moray Council
- Position the Centre, both overall and to each of its difference markets, as a place of excellence which has a central and vital role for the locally community
- The Centre is run by the local community

7. FINANCE

CRCC Previous Financial Performance (under Moray Council Management)

Whilst these figures have been used as a basis for projections TKCA operate a different business model and will strive to obtain value for money.

Income	2017/2018
Telephone Recoveries	2
Residential Deposits	17,232
Let's – Standard	57
Let's – Concessionary	9,901
Print & Photocopying	13
Equipment Hire	18
Fees	25
	<hr/>
	27,248
 Property Costs	
Non-Domestic Rates	11,067
Water Charges	1,170
Property Repairs	14,223
Maintenance of Grounds	1,054
Electricity	9,196
Fuel Oil	12,830
Insurance	643
Cleaning Materials	603
	<hr/>
	50,786
 Supplies & Services	
Equipment & Furniture	1,536
Printing and Stationery	141
Catering	51
Other Supplies and Services	1,866
Fees and Charges	1,007
Telephones	304
	<hr/>
	4,905
 Profit/Loss	<hr/>
(excluding staff costs)	-28,443

Current Financials to 31 August 2019

The Three Kings Cullen Association

Draft Profit and Loss Account
For the Period from 23 May 2018 to 31 August 2019

Income

Community Lets	£14,079
Residential Income	8,559
Hire/Events	1,756
Sundry Income	744
Grants	7,307
Donations	10,021
Toilet Income (net)	2,716
Deficit Funding	<u>9,671</u>
	£54,853

Expenditure

Warden	<u>£ 9,829</u>	
Cleaners	4,648	
NI and pension	1,605	
Cleaning materials and hygiene	1,048	
Telecoms	1,049	
Repairs and renewals	15,456	
Professional fees	960	
Stationery and printing	381	
Insurance	2,534	
Oil	3,749	
Electricity	4,918	
Laundry	1,065	
Sports Equipment	482	
Events costs	<u>1,215</u>	
Water	561	
Sundries	<u>1,038</u>	
		<u>50,537</u>
Net surplus for the period		<u>£ 4,316</u>
		=====

The Three Kings Cullen Association
Draft Balance Sheet at 31 August 2019

Current assets

Treasurer's Account		<u>£ 1,489</u>
Projects account		14,622
Utilities account		<u>3,790</u>
		£19,901

Current Liabilities

Deferred Grant Income	£14,622	
Creditors	<u>963</u>	
		<u>15,585</u>
		<u>£ 4,316</u>
		=====

Represented by

Reserves

Surplus for the period		<u>£ 4,316</u>
		=====

Financial Projections

Summary Projected Profit & Loss

	2018/19	2019/20	2019/21	2019/22
Income	ACTUAL			
Residential	8,559	21,400	22,700	23,200
Community Groups lettings	14,079	14,400	14,440	14,640
Library Contribution		4,200	4,200	4500
Playschool Morning		800	800	800
Playschool Afternoon		360	360	360
Hires workshops/events (Special Projects)	1,756	2,400	2,400	2,400
Sundry Income	744	1,010	760	760
Deficit funding	9,671			
Grants and donations	17,328	600	600	600
Toilet income net	2,716	1,764	1,764	1,764
	54,853	46,934	48,024	49,024
Expenditure				
Warden/Development Manager	9829	11,809	12,157	12186
Cleaning	4,648	4,250	4,370	4,380
NI/PAYE	1605	834	864	864
Cleaning materials/supplies	1048	540	540	545
Hygiene		372	228	228
Residential costs Laundry	1065	1,740	1,740	1740
Telecoms	1049	1,260	1,260	1265
Repairs	15456	600	600	600
Stationery	381	600	600	600
Volunteer expenses				
Publicity/Marketing				
Events costs	1215			
Oil/Gas	3,749	11,400	11,400	11,400
Electricity	4,918	7,200	7,200	7,200
Business rates		0	0	
Water	561	1,764	1,764	1764
Insurance	2,534	2,100	2,200	2,200
Sports Equipment	482			
Professional fees	960			
Compliance Licences (PPL/TV)		400	400	400
Sundry Expenses	1038			
Payroll costs (Pension)				
	50538	44,869	45,323	45,372
Profit / Loss	4,315	2,065	2,701	3,652

Operating Cash Forecast to 31 August 2020

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	19/20
Income													
Residential	1,000	1,000	1,000	500	500	500	1,700	1,900	2,500	4,800	4,300	1,700	21,400
Community Groups lettings	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
Library Contribution	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Playschool Morning	200	200	200	200	200	200	200	200	200	200	200	200	800
Playschool Afternoon	90	90	90	90	90	90	90	90	90	90	90	90	360
Hires workshops/events (Special Projects)	50	50	200	50	50	50	60	60	200	60	60	200	600
Heritage/Man shed (repairs/decor)	50	50	50	50	50	50	300	300	60	60	60	60	660
Findochty Boatbuilders	200	200	200	200	200	200	200	200	200	200	200	200	350
Community funding (Special Projects)	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Toilets contribution	147	147	147	147	147	147	147	147	147	147	147	147	1,764
Grants	3,287	2,947	3,147	2,737	2,447	2,447	4,247	3,857	4,657	7,047	6,257	3,857	46,934
Expenditure													
Warden/Development Manager	972	972	972	972	972	972	972	1,001	1,001	1,001	1,001	1,001	11,809
Cleaning	350	350	350	350	350	350	350	360	360	360	360	360	4,250
NI/PAYE													0
Cleaning materials/supplies	45	45	45	45	45	45	45	45	45	45	45	45	540
Hygiene	31	31	31	31	31	31	31	31	31	31	31	31	372
Residential costs Laundry	140	140	140	140	140	140	150	150	150	150	150	150	1,740
Telecomms	105	105	105	105	105	105	105	105	105	105	105	105	1,260
Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
Stationery	50	50	50	50	50	50	50	50	50	50	50	50	600
Volunteer expenses													0
Publicity/Marketing													0
Council payments													0
Oil/Gas	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Electricity	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Business rates													0
Water	147	147	147	147	147	147	147	147	147	147	147	147	1,764
Insurance	2,100												2,100
Fire													0
Extinguisher service													0
Compliance Licences (PPL/TV)				400									400
DTAS licence													0
Payroll costs (Pension)	64	70	70	70	70	70	70	70	70	70	70	70	834
	5,604	3,510	3,510	3,510	3,510	3,910	3,520	3,559	3,559	3,559	3,559	3,559	44,869
Profit / Loss	-2,317	-563	-363	-773	-1,063	-1,463	727	298	1,098	3,488	2,698	298	2,065
Opening bank balances	19901	17584	17021	16658	15885	14822	13359	14086	14384	15482	18970	21668	19901
Receipts	3,287	2,947	3,147	2,737	2,447	2,447	4,247	3,857	4,657	7,047	6,257	3,857	46,934
Payments	-5,604	-3,510	-3,510	-3,510	-3,510	-3,910	-3,520	-3,559	-3,559	-3,559	-3,559	-3,559	-44,869
Closing bank balances	17584	17021	16658	15885	14822	13359	14086	14384	15482	18970	21668	21966	21966

Operating Cash Forecast to 31 August 2021

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	20/21
Income													
Residential	2,200	1,000	1,000	500	1,000	1,000	1,700	1,900	2,500	3,000	3,500	3,400	22,700
Community Groups lettings	1,220	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,220	14,440
Library Contribution	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Playschool Morning	200		200				200			200			800
Playschool Afternoon	90		90				90			90			360
Hires workshops/events (Special Projects)			200						200				600
Heritage/Man shed (repairs/decor)	50	50	50	50	50	50	60	60	60	60	60	60	660
Findochty Boatbuilders	50						50						100
Community funding (Special Projects)	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Toilets contribution	147	147	147	147	147	147	147	147	147	147	147	147	1,764
Grants													0
	4,507	2,947	3,147	2,737	2,947	2,947	3,997	3,857	4,657	5,247	5,457	5,577	48,024
Expenditure													
Warden/Development Manager	1,001	1,001	1,001	1,001	1,001	1,001	1,001	1,030	1,030	1,030	1,030	1,030	12,157
Cleaning	360	360	360	360	360	360	360	370	370	370	370	370	4,370
NI/PAYE													0
Cleaning materials/supplies	45	45	45	45	45	45	45	45	45	45	45	45	540
Hygiene	19	19	19	19	19	19	19	19	19	19	19	19	228
Residential costs Laundry	140	140	140	140	140	140	150	150	150	150	150	150	1,740
Telecomms	105	105	105	105	105	105	105	105	105	105	105	105	1,260
Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
Stationery	50	50	50	50	50	50	50	50	50	50	50	50	600
Volunteer expenses													0
Publicity/Marketing													0
Council payments													0
Oil/Gas	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Electricity	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Business rates													0
Water	147	147	147	147	147	147	147	147	147	147	147	147	1,764
Insurance	2,200												2,200
Fire													0
Extinguisher service													0
Compliance Licences (PPL/TV)						400							400
DTAS licence													0
Payroll costs (Pension)	72	72	72	72	72	72	72	72	72	72	72	72	864
	5,739	3,539	3,539	3,539	3,539	3,939	3,549	3,588	3,588	3,588	3,588	3,588	45,323
	-1,232	-592	-392	-802	-592	-992	448	269	1,069	1,659	1,869	1,989	2,701
Opening bank balances	21966	20734	20142	19750	18948	18356	17364	17812	18081	19150	20809	22678	21966
Receipts	4,507	2,947	3,147	2,737	2,947	2,947	3,997	3,857	4,657	5,247	5,457	5,577	48,024
Payments	-5,739	-3,539	-3,539	-3,539	-3,539	-3,939	-3,549	-3,588	-3,588	-3,588	-3,588	-3,588	-45,323
Closing bank balances	20734	20142	19750	18948	18356	17364	17812	18081	19150	20809	22678	24667	24667

Operating Cash Forecast to 31 August 2022

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	20/21
Income													
Residential	2,200	1,000	1,000	500	1,000	1,000	1,700	1,900	3,000	3,000	3,500	3,400	23,200
Community Groups lettings	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	14,640
Library Contribution	375	375	375	375	375	375	375	375	375	375	375	375	4,500
Play school Morning	200		200	200						200			800
Play school Afternoon	90		200	90						90			360
Hires workshops/events (Special Projects)									200				600
Heritage/Man shed (repairs/decor)		50	50	50	50	50	60	60	60	60	60	60	660
Findochty Boatbuilders		50					50						100
Community funding (Special Projects)	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Toilets contribution	147	147	147	147	147	147	147	147	147	147	147	147	1,764
Grants													0
	4,532	2,992	3,192	2,782	2,992	2,992	4,042	3,902	5,202	5,292	5,502	5,602	49,024
Expenditure													
Warden/Development Manager	1,030	1,001	1,001	1,001	1,001	1,001	1,001	1,030	1,030	1,030	1,030	1,030	12,186
Cleaning	370	360	360	360	360	360	360	370	370	370	370	370	4,380
NI/PAYE													0
Cleaning materials/supplies	50	45	45	45	45	45	45	45	45	45	45	45	545
Hygiene	19	19	19	19	19	19	19	19	19	19	19	19	228
Residential costs Laundry	140	140	140	140	140	140	150	150	150	150	150	150	1,740
Telecomms	110	105	105	105	105	105	105	105	105	105	105	105	1,265
Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
Stationery	50	50	50	50	50	50	50	50	50	50	50	50	600
Volunteer expenses													0
Publicity/Marketing													0
Council payments													0
Oil/Gas	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Electricity	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Business rates													0
Water	147	147	147	147	147	147	147	147	147	147	147	147	1,764
Insurance	2,200												2,200
Fire													0
Extinguisher service													0
Compliance Licences (PPL/TV)						400							400
DTAS licence													0
Payroll costs (Pension)	72	72	72	72	72	72	72	72	72	72	72	72	864
	5,788	3,539	3,539	3,539	3,539	3,939	3,549	3,588	3,588	3,588	3,588	3,588	45,372
	-1,256	-547	-347	-757	-547	-947	493	314	1,614	1,704	1,914	2,014	3,652
Opening bank balances	25618	24362	23815	23468	22711	22164	21217	21710	22024	23638	25342	27256	25618
Receipts	4,532	2,992	3,192	2,782	2,992	2,992	4,042	3,902	5,202	5,292	5,502	5,602	49,024
Payments	-5,788	-3,539	-3,539	-3,539	-3,539	-3,939	-3,549	-3,588	-3,588	-3,588	-3,588	-3,588	-45,372
Closing bank balances	24362	23815	23468	22711	22164	21217	21710	22024	23638	25342	27256	29270	25270

Assumptions

1. Residential income will increase by at least three large international bookings amounting to £12,000 in the current year. These new bookings have arisen partly from our marketing strategy and partly from returning groups who have used the centre in the past but cancelled bookings when informed that the centre was closing. The two new bookings amount to £4,000 each and are expected to be an annual addition to the programme. The George MacDonald Association from America will be bringing a group of 38 for a week next summer and we assume that new bookings will arise from that relationship.
2. It is expected that income such as photocopying, donations for book sales, donated marmalade, jam, cakes etc, as well as donations for woodcraft items from the Men's Shed, coffee mornings will expand as the footfall continues to grow.

Both the Acapella and Men's Shed Music Groups have been invited to perform at local events such as the pensioners annual concert. No charges are made for performances but as the popularity of this service to the community expands, we anticipate that the amount of donations will increase.

Sundry Items this year include -

Community Council	£200.00
Allotments	£ 13.00
JNCC Support	£ 98.00
18/7/19	£433.00

3. The library contribution reflects the reimbursement of utilities, primarily electricity but no additional rental income will be expected from The Moray Council under the terms of agreement for the 20 -year lease requested by Library Services.
4. The directors consider the current means of providing heat and power as unsuitable in the long term and are proactively seeking alternative means. The system is currently oil fired and at least 50 years old.
5. ~~The costs of fire-extinguisher-servicing, which is a regular maintenance-item is allocated to repairs.~~
6. A new pre-school facility is being built at Cullen Primary School, and it is therefore not yet clear how much longer we will be providing facilities for our pre-school group. The current income from the play-school is based upon an agreement made with the Moray Council 16 years ago at only 6.50 per child per term.
7. The toilets are self -funding by donation and collection, although under the umbrella of the Three Kings. The contribution relates to water charges, which at the moment are paid by TTKCA.

8. All grants are ring fenced for the purpose provided. Grant Funding attracted to date includes –

- Starrs Contractors - underwriter for Cinema
- HIE Stage 1 Funding
- Barrack Funding
- Big Lottery Fund
- CAF Sports Equipment Award
- Small Lottery Funding

We have no grant income agreed for the coming year, but we are continuing to apply for funding from funders including the following –

Anticipated Fund Applications 2019/2020

- Scottish Land Fund - Stage 2 Funding
- Beatrice Offshore Wind Fund
- Various small local foundations

9. Pricing Structure – see Appendix E

Justification of discount

7,000 hrs at £8.21	£57,470 per year
Amount spent on improvements	£15,456
Equivalent value of library space	£22,840 per annum*

* based on community let rates of £6.50 per hour which is the same price as other classrooms in the building which are used for 7 hours per day on average. A commercial let would double that amount to £13.00 per hours.

Considerable social, economic and environmental benefits to the local community outlined in section 4 – Community Benefits.

Volunteers from The Men’s Shed are currently providing ongoing maintenance and repairs and are expected to continue to give of their valuable time and skill as their group grows in size and strength. This generous contribution of time equates to valuable economic benefit and improved environment throughout the centre and in the community.

8. RISK ASSESSMENT

The TKCA board have undertaken a review of the potential risks in taking over the CCRC and have looked at what is the impact of running the building and the risks associated with this action.

The board are aware of the risks of taking on the building and review the situation on a regular basis through the sub groups that exist for the building maintenance and the CAT process.

A summary of risks identified and mitigation factors can be seen below:-

Risk	Impact	Probability	Existing Controls	Action Required	Lead Responsibility
Moray Council don't transfer	Medium	Low	Possible to lease the building	Revisit options available to us	Board
Demand lower than expected from user groups	High	Medium	Regular communication with potential groups Building on existing contacts	Enhanced promotion and specific marketing materials. Joint initiatives with other agencies. Building up of reserves to cash flow quieter periods	Board
				Develop new markets and offer incentives to tenants/ users	
Hire of residential centre lower than expected	High				Board

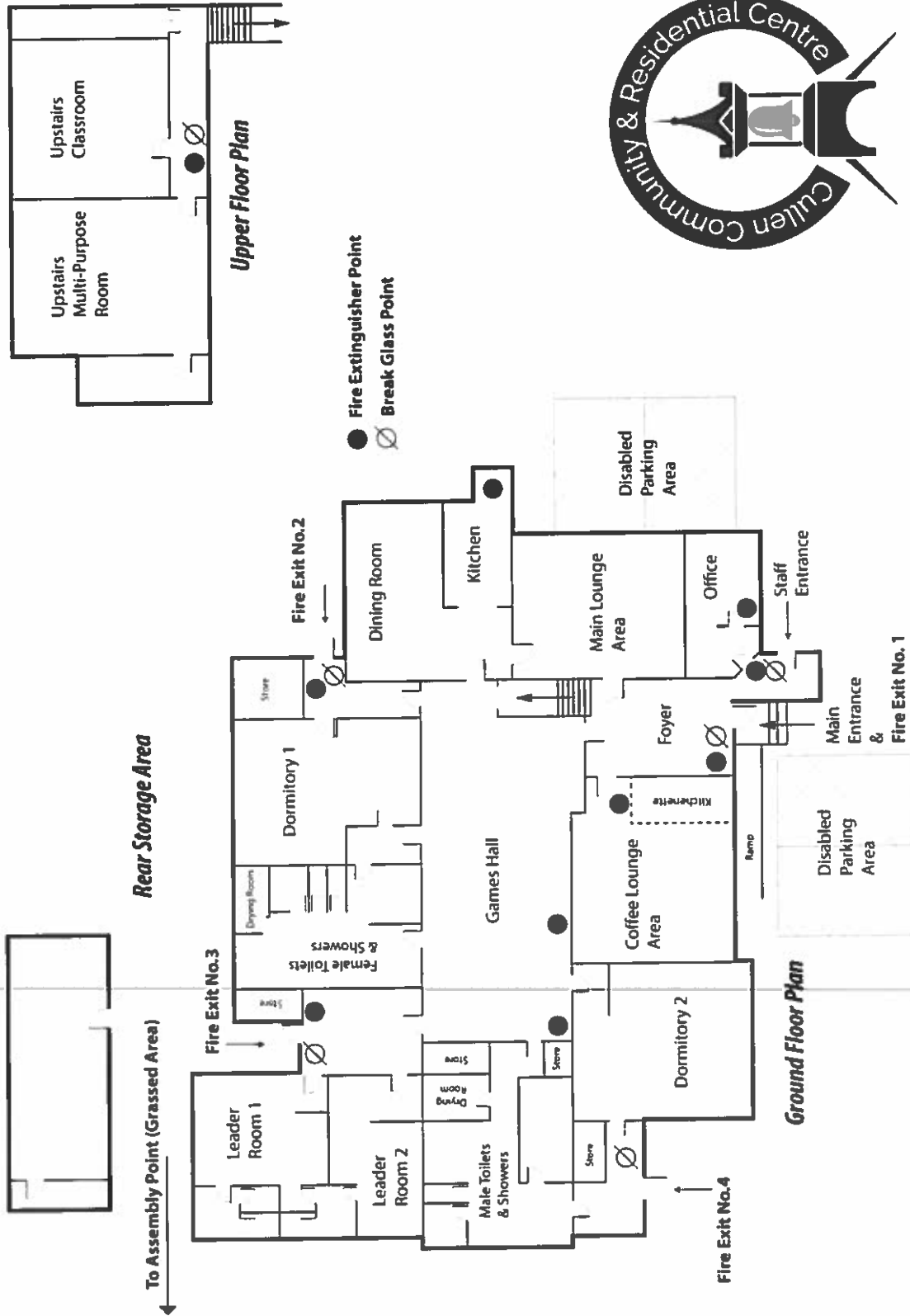
Risk	Impact	Probability	Existing Controls	Action Required	Lead Responsibility
Low levels of volunteers	High	Low	<p>Good communication</p> <p>Use of existing volunteers and activists</p> <p>Volunteer training programme</p> <p>We are a recipient of the Volunteer Friendly Award for excellence</p>	<p>More formal policies for supporting volunteers</p> <p>Training and capacity building with groups</p>	Board
Loss of Key Personnel, Volunteers and Board Members	High	Medium	<p>Good terms and conditions for volunteers and staff</p>	<p>Good terms and conditions for future staff</p>	Board
Financial viability and lower than projected trading level	High	Low	<p>Ensuring no loan servicing in funding strategy</p> <p>Strong cash flows with good notes and assumptions</p>	<p>Build reserves during initial years</p> <p>Very careful financial monitoring</p> <p>Reduce staffing</p> <p>Diversification of trading</p> <p>On-going seeking of grants and contracts</p>	Board

Risk	Impact	Probability	Existing Controls	Action Required	Lead Responsibility
Unsuccessful SLF Bid	High	Medium	Develop a good application, working with our HIE account manager and our SLF advisor	Review CAT application and offer	Board

9. APPENDICES

- A) Centre Floor Plan
 - B) Membership Information
 - C) Membership Form
 - D) Letters of Support
 - Douglas Ross MP 23.10.18
 - Douglas Ross MP 11.10.19
 - Stewart Stevenson MSP 09.11.18
 - Stewart Stevenson MSP 26.08.19
 - Cullen & Deskford Community Council 01.09.19
 - Cullen Men's Shed
 - Cullen Sea School
 - Cullen Volunteer Group
 - Cullen Resident
 - Cullen BALL Group
 - Cullen Youth Group 24.10.19
 - Dyce Academy 30.10.19
 - E) Room Charges
 - F) Valuation
-
- G) Newsletter
 - H) Event promotion material
 - I) Press Coverage examples
 - J) Community Consultation/Prioritisation Feedback

APPENDIX A – Centre Floor Plan



APPENDIX B – Membership Information



Cullen Community & Residential Centre
Seafield Road, Cullen
Moray
AB56 4AF

Tel: +44 1542 840701
Email: info@cullencrc.org.uk
Website: www.cullencrc.org.uk

The Three Kings Cullen Association is both a Community Development Trust and a registered Scottish Charity.

As a Community Development Trust, The Three Kings Cullen Association is a company that is owned by local people. We are a democratic organisation where the majority of members must be residents living within the Cullen and Deskford Community Council ward and those members have control of the company. We can own assets, raise funds, provide services and trade. We can, and should, make a profit in order to be economically self-sufficient, but any profits we make must be used for the benefit of our community, and in line with our charitable objectives. Profits are not distributed for private gain.

The Three Kings Cullen Association's objectives are defined in our constitution and are:

1. The advancement of community development (including the advancement of rural regeneration) principally in the community
2. To provide recreational facilities at Cullen Community Centre for the benefit of all members of the public, with priority given to the Community, and to organise community recreational activities

Joining the Three Kings Cullen Association

Ordinary Members - those individuals aged 16 and over who

1. Are ordinarily resident in the community (Cullen and Deskford Community Council Ward) and
2. Are entitled to vote at a local government election in a polling district that includes the community or part of it and
3. Who support the objectives and activities of the Three Kings Cullen Association

Junior Members – those individuals who are aged between 12 and 15 (whether or not they are ordinarily resident in the community) who support the objectives and activities of the Three Kings Cullen Association. Junior members are neither eligible to stand for election to the Board nor to vote at any General Meeting

Associate Members – those individuals who are not ordinarily resident in the community and organisations wherever located that support the objectives and activities of the Three Kings Cullen Association. Associate Members are neither eligible to stand for election to the Board nor to vote at any General Meeting.

If you wish to join the Three Kings Cullen Association, then fill in the attached membership form.

Membership is free.

Registered Office Address: Seafield Road, Cullen, Moray, AB56 4AF
Company Registration No: SC597960
Scottish Charity No: SC048529

APPENDIX C – Membership Form



Cullen Community & Residential Centre
Seafield Road, Cullen
Moray
AB56 4AF

Tel: +44 1542 840701
Email: info@cullencrc.org.uk
Website: www.cullencrc.org.uk

The Three Kings Cullen Association – Membership Application Form

Please Complete in BLOCK CAPITALS

I wish to apply for my membership of The Three Kings Cullen Association. I have read and support the Association purposes.

New Member Renewal

Title: First Name: Surname:

Category of Membership: Ordinary Junior Associate
(Includes Organisations)

Date of Birth (for Junior members only):

Full Address:

.....
.....
.....

Post Code: Tel No: Mobile:

E-mail:

Data Protection:

Your information will be stored and used only for the purpose for which it is collected. Your details can be updated at request, by providing notice in writing to info@cullencrc.org.uk or in writing to the CCRC. The Three Kings Cullen Association will process your information fairly and lawfully and in accordance with Data Protection Legislation.

By signing this form, you will be giving your consent to the personal information noted above being used by The Three Kings Cullen Association for the purposes of membership.

Members' information will be used only for the purpose of sharing information on the above mentioned group's activities. Your details will not be passed onto any other parties without your consent.

I would prefer to receive The Three Kings Cullen Association's correspondence and notices by:

E-mail Post

Signature: Date:

Registered Office Address: Seafield Road, Cullen, Moray, AB56 4AF

Company Registration No: SC597960

Scottish Charity No:

SC048529

APPENDIX D – Letters of Support

Douglas Ross MP
Member of Parliament for Moray



HOUSE OF COMMONS
LONDON SW1A 0AA



23rd October 2018

Dear

Thank you very much for taking the time to give me a guided tour of the centre on Friday and for the opportunity to discuss the centre with you and other members of the association.

It is impressive to hear just how many different and diverse groups use the community centre, from dog obedience classes to patchwork and badminton to the BALL group, to name but a few.

I know that there is overwhelming support from the people of Cullen for the Community Asset Transfer of the community centre, and I am delighted that after all the hard work involved in this, you and your team of volunteers can now make plans to develop the centre further.

With one of your aims being to increase the numbers making use of the excellent facilities you have in the residential centre it was really useful to see round this part of the building. ~~One of my constituency office team has very fond memories of staying in the residential centre about 40 years ago!~~ I am certain that you will be able to make sure future generations have similar happy times enjoying their stay in Cullen.

~~Once again, can I wish you every success for the future, and please don't hesitate to get in touch with me if I can help in any way.~~

Yours sincerely



DOUGLAS ROSS MP

Constituency Office:
63 High Street, Forres, Moray, IV36 1PB
Tel: 01309 679253
Email: douglas.ross.mp@parliament.uk

Douglas Ross MP
Member of Parliament for Moray



HOUSE OF COMMONS
LONDON SW1A 0AA



11th October 2019

Community Asset Transfer - The Three Kings Cullen Association

I would like to take this opportunity to reiterate my full support of your application for a Community Asset Transfer of Cullen Community and Residential Centre, after the amazing progress you and your team have made to the running of this facility.

I remember you told me on a previous visit that the building was built in 1876 as a school and as such benefited from class sized rooms that can be hired by community groups or for residential bookings, as well as the adjoining garden and playing field areas.

It is to the credit of you and your team that this year you have increased footfall to the premises to nearly 11,000 and at the same time increased the community use by over 30%. I note that a variety of community organisations from language lessons to dog obedience classes, bee keeping sessions and a men's music group all utilise the facilities along with many others.

To turn a £42,000 deficit which existed under the management of Moray Council into a £5000 positive budget is outstanding and a credit to all involved. At the same time, you continue to enhance the facilities which can only bring further benefits to the centre and Cullen going forward.

Can I once again congratulate everyone involved and confirm my full support of your efforts to gain a Community Asset Transfer and wish you every success in your application which clearly evidences that you are more than able to run this facility going forward.

Yours sincerely



DOUGLAS ROSS MP

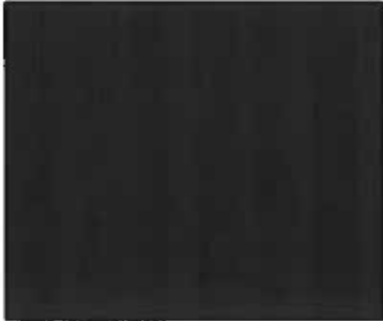
Constituency Office:
63 High Street, Forres, Moray, IV36 1PB
Tel: 01309 679253
Email: douglas.ross.mp@parliament.uk



The Scottish Parliament
Pàrlamaid na h-Alba

Stewart Stevenson MSP
Banffshire & Buchan Coast
Stiùbhart MacSteafain BPA
Siorrachd Bhanbh agus Oirthir Bhùchainn

9 November/An Samhain 2018



Our Ref: ZS/gsc

Dear Directors of Three Kings Cullen Association

Donation

I have great pleasure in enclosing a donation of £100 towards the project of purchasing virtual reality equipment for Cullen Community & Residential Centre.

From time to time I am asked by companies to carry out surveys and in exchange they will provide a donation to a charity or community group of my choice.

I have been following the progress of the Three Kings Cullen Association closely and was delighted to be able to see first hand for myself the work being carried out at the Coffee and Claik morning last weekend. I was also pleased to be able to meet some of the people who are putting in such a tremendous effort to run the Centre so effectively.

I am so impressed by the work being done by the group in taking on the running of the Community & Residential Centre and I have decided to donate the latest survey contribution to Three Kings Cullen Association.

I hope this is a helpful contribution towards the amount needed for the new equipment and if I can be of any assistance in the future please do not hesitate to get in touch.

Yours sincerely



STEWART STEVENSON MSP

Please address all
correspondence to:

Constituency Office
Unit 8

Burnside Business Centre
Burnside Road
Peterhead
Aberdeenshire
AB42 3AW

Tel. 01779 470444

Office Open
Monday to Friday
10.00am to 1.00pm
2:00pm to 5.00pm

Also at:

The Scottish Parliament
Edinburgh, EH99 1SP

e-mail:
msp@stewartstevenson.scot



The Scottish Parliament
Pàrlamaid na h-Alba

Stewart Stevenson MSP
Banffshire & Buchan Coast
Stiùbhart MacSteafain BPA
Slorrachd Bhanbh agus Oirthir Bhùchainn

26 August / An Lùnastal 2019

To whom it may concern

The Three Kings Association - Cullen
Community Asset Transfer.

I have been aware of the work of the Three Kings Association in Cullen for some time now. I have been impressed by the way in which they have managed the community centre over the past year and I have been able to attend events hosted there on occasion.

~~In every encounter I have had with the organisation I have found them to be dedicated, professional and proactive in their desire to make Cullen attractive for both visitors and residents alike.~~

I have no hesitation in supporting The Three Kings Association in their application for a community asset transfer of the Cullen Community and Residential Centre.

Yours sincerely,



STEWART STEVENSON MSP

Please address all
correspondence to:

Constituency Office
Unit 8
~~Burnside Business Centre,~~
Burnside Road
Peterhead
Aberdeenshire
AB42 3AW

Tel. 01779 470444

Office Open
Monday to Friday
10.00am to 1.00pm
2.00pm to 5.00pm

Also at:

The Scottish Parliament
Edinburgh, EH99 1SP

e-mail:
msp@stewartstevenson.scot



1 September 2019

Support letter for the Three Kings Cullen Association

To whomever it may concern.

The Cullen & Deskford Community Council (CDCC) are pleased to support the Three Kings Cullen Association (TKCA) in their Community work and applaud the efforts in working with the Cullen & Deskford populace towards their goal of providing Community Services for the Common good of the local population.

Their efforts in successfully gaining a Lease on the Cullen Community & Residential Centre (CCRC), towards ultimately achieving their ambitious goal of full Community Asset Transfer are to be commended. The TKCA Charitable organisation is set up to secure other facilities within the area of responsibility. Since then an example of this is the local public toilets, which are now being successfully operated by 'The Friends of Cullen' group, who are a subsidiary group under the TKCA umbrella.

The CCRC envisage that various interest groups operate under the organisation, with an example of this being the 'Cullen Men's Shed' group. This group occupy the ex-Technical classroom from the time when the building was the main school for the area.

This group are currently endeavouring to secure funding to renovate the building to satisfactory standards by replacing the broken, boarded-up windows in the building along with making the building thermally adequate through the installation of insulating materials throughout (i.e. in the roof & wall spaces).

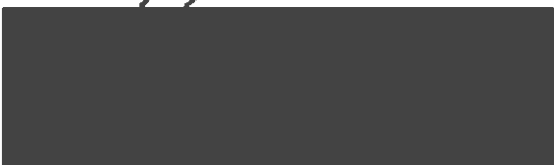
There is a slightly higher than average ratio of ex Service persons who can potentially access the Community Centre. There are programmes and activities that are currently ongoing (the Men's shed being one of those) and there are planned future activities to redress some of the particular issues that are faced by sections of the Ex Service community.

Overall the CCRC have many other Community groups and individuals who directly use the facility on a regular basis (weekly or even more frequently). Groups such as the BALL (Be Active Life Long) group, Youth Clubs, badminton, sewing, dancing are an example of some of the groups. These groups are well used by local and also people from slightly further afield.

The CCRC is also a residential Centre, which host people from local interest groups, and also from a wide geographic area.

Groups such as Guides, Boys Brigade, Boyndie Centre (a group who work with people with different needs), School transition & University students as well as re-opening of an International partnership with a group from Germany, are some examples of users who utilise the facilities.

In summary, The Cullen & Deskford Community Council are happy to support the efforts of the Three Kings Cullen Association of providing and enhancing a valued asset to the Cullen & Deskford Community Council area of interest and beyond.



Cullen & Deskford Community Council Secretary

Cullen Men's Shed

To Whom It May Concern,

The Moray Council decided to close Cullen Community and Residential Centre (CCRC) after having already closed our Town Hall leaving us no social and recreational facilities in the village. A public consultation in the village showed strong support for our Community Centre and The Three Kings Cullen Association was formed to save the CCRC and pursue a community asset transfer. During the year that the TTKCA has been running the centre the number of groups using the facilities and the number of community events taking place there have greatly increased and far more people are using what has now become a friendly, welcoming and busy community centre.

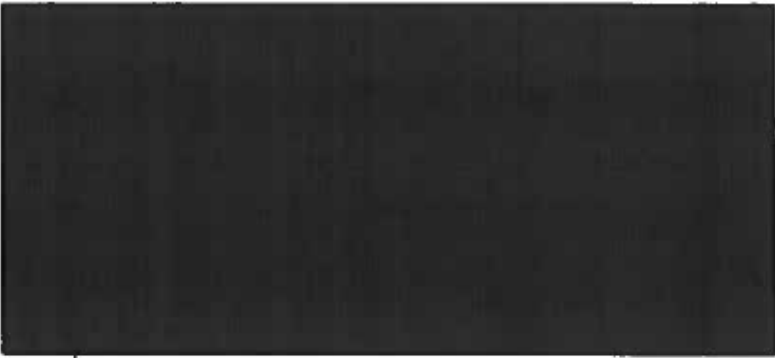
During the original public consultation one of the community's top priorities was to provide recreational facilities for older people. Some Cullen residents, both men and women, had heard of the Men's Shed movement which seeks to improve men's health by making social provision for men of all ages and backgrounds and by providing a recreational facility, a Men's Shed and workshop, thus combatting isolation in their own communities often after they have become unemployed, retired or bereaved. Another public meeting was held at the CCRC and there was enthusiasm and support from both men and women for the formation of a Men's Shed and so the Cullen Men's Shed group was formed.

We needed a social area and workshop space to give the opportunity to undertake creative, physical, purposeful work and for recreational activity. A large shed belonging to CCRC had been, when the whole premises was the local school, a technical classroom and used to have full workshop facilities and still has three phase power supplies suitable for woodworking and metalworking machinery. It had been boarded up and used only for storage for many years but clearly had potential for use as a Men's Shed. We realised that the CCRC shed would, after considerable refurbishment, be ideal and initially the way forward was to become one of the CCRC user groups and use the skills and strengths of members of the 'Shed' to upgrade the building. The project would provide an opportunity for purposeful, productive work for our members and bring a neglected building back into use for the benefit of the whole community.

The TTKCA has been very supportive, offering us use of the building and with advice on the refurbishment which would provide full access for all members of the community and include disabled access and facilities. At present it remains boarded up and uninsulated so is not usable. If this project can be financed then a community workshop with a social area will be the result: a place where skills can be shared with both male and female members of the community regardless of age and useful community work undertaken. We wholeheartedly support the TTKCA's application for funding for this exciting community project.

Yours sincerely,





We at Cullen Sea School fully support the volunteer work of our friends of the Three Kings Cullen association whose hard work on behalf of local communities is an inspiration to us all.

The proposed upgrading and conversion of the former wood work shed of Cullen Secondary School is typical of the initiative shown by this group and when completed will make a first class multi-purpose facility for the wider community.

This proposal has the whole hearted support of all at Cullen Sea School

Very best wishes for success



Chair Cullen Sea School/3HA



Cullen Volunteer Group

To whom it may concern.

The Cullen Volunteer Group is keen to support the Three Kings Cullen Association on their vision to place the Community Centre at the heart of the community, providing a sustainable, secure, and accessible space that is valued and supported by the people of the local district and community.

The centre enables a range of social, welfare, educational, training, development and health activities to take place in Cullen which responds to the needs of local people.

Yours sincerely



Treasurer of the Volunteer Group

[REDACTED]

To whom it may concern

I have lived in Cullen for over [REDACTED] and previously travelled weekly to [REDACTED] to sing in a choir with other women. To have the opportunity to sing every week in Cullen Community Centre is a bonus on a number of levels.

- a) I can walk to the Centre and not use the car.
- b) It's great to have access to the kitchen facilities for refreshments for our half-time break
- c) As a choir, we have enjoyed giving a number of performances in the Large Hall where the acoustics are superb

~~d) It is becoming increasingly well-known~~
that singing has a positive affect for those with mental health issues.

I am so grateful the Community Centre offers us all these benefits.

Thank you for the work you do to maintain this wonderful facility

yours,

[REDACTED]

CULLEN COMMUNITY CENTRE

On behalf on the Cullen B.A. L. L. Group I would like to inform you how important this group is to the residents of Cullen. We meet in the Community Centre every Thursday from 10am till 12 noon and approximately 20- 25 people, aged over 60 , attend. Most are able bodied , but a few are not so able or partly sighted. Be Active Life Long groups support the elderly giving us a chance to get out, meet people and enjoy gentle exercise. We enjoy interesting talks on various subjects such as travel, health, baking and local interests.

● The exercises consist of dancing, walking football , yoga or exercises to improve strength and balance. This can reduce the risk of falling and promote better physical and mental health.

Ofcourse the best part of the group is the social interaction where people , especially those who live alone, can come along, meet others, share problems or worries and enjoy a blether over a cup of tea. Much fun and laughter is shared when we play games such as Bingo or Steal and the competitiveness is unreal when we have a quiz.

● Everyone benefits from this group which is open to all and is an opportunity for the elderly to socialise and is very beneficial to all.

We wish the committee all the best in taking over the centre and trust we can continue with their support.





Date: 24th October 2019

To the management committee,

As you are aware, we are currently putting a lot of hard work into re-establishing the youth club in Cullen after the end of the previous youth club. While doing this, we have also opened it up to include a larger age range. Our key aims are to offer a safe place for the children and young people that they can identify with, whilst also encouraging new community connections.

The use of the community centre has been momentous to us, without it we would have encountered many difficulties with this project. It has allowed us to offer the children and young people a safe and consistent location, which has met all our needs. The understanding of The Three Kings Cullen Association has allowed us to keep the youth club prices at a consistent, affordable level. The use of the sports equipment, kitchen and storage hasn't gone without appreciation either.

From all of the volunteers, children and young people, we thank you for all the help and support that has been offered to us.

Yours Sincerely





Date: 30/10/2019

To whom it may concern,

Dyce Academy has developed, over a number of years a bespoke Primary 7 transition process that has the Cullen Community Centre and its facilities at the heart of the process. Most secondary schools have a two / three day transition process that usually follows the model of having the young people from the local primary schools visit their zoned secondary school for a number of days to experience the what it is like being in the secondary school, following a timetable and visiting a variety of departments. Dyce Academy also do this but we, as a school, have realised the vital role this transition process is for the young people and with the help of Cullen Community Centre, we include a 3 day residential experience, prior to them leaving P7, with their new classmates, as part of our transition programme.

Dyce Academy has been using this facility since the early 1990s as an integral part of our P7 transition programme and leadership programme for our senior pupils. The Cullen Community Centre offers a wonderful facility for our residential programme. It is beautifully maintained; the building is extremely well appointed and maintained to a very high standard. It offers a spacious, safe outdoor space for children to play and situated as it is on the edge of the village it is close to all amenities. Cullen itself is a good distance from Aberdeen yet close enough for pupils to be easily and affordably transported. We have spent a great deal of time creating supporting work for our programme. This allows the pupils opportunities to work together and forge the relationships that will sustain them throughout their school years as well as affording the accompanying staff the opportunity to see them at work. This programme also provides our senior pupils a leadership opportunity second to none as they manage a great deal of the activities at Cullen. For most of our senior pupils the opportunity to return to Cullen is a major highlight in their final year of school. It holds a very special place in their hearts and allows them the opportunity to "give back" to their school.

Our school benefits greatly from this experience. The youngsters come to the Academy with the barriers broken down, fears allayed and new friendships formed. Indeed the success of Cullen is clear when for whatever reason a young person cannot attend the residential experience. That pupil finds it much more challenging to form friendships so strong are the bonds forged at Cullen.

The pastoral and the curricular value of this experience has been lauded as "Excellent" by Education Scotland on their website and promoted as an example of excellent and highly desirable practice. A major factor in this is having the opportunity to use the Community Centre as the layout of the dormitories, dining area and the games hall facility ensure that we are able to cater for the social and emotional health and wellbeing of the pupils in a safe and

confined environment. Young people who have not had the opportunity to stay away from home get to experience a new independence for a short period of time and the ability to develop a range of skills to cope with this. It allows us to use the Community Centre as our base for a wide range of activities but also to have accommodation in times of inclement weather where activities can be held. The location is ideal with the park at the back being another attraction.

Our feeder primaries plan their P7 year around the Cullen experience and we as a school have already made a provisional booking for the centre throughout May and June 2020. Many of the parents of our current pupils have been to Cullen as part of their transition. They look forward to passing this experience on to their children and the collective shared memory is a very precious and special thing within our school community.

We value our transition programme and the role Cullen Community Centre plays within it and we look forward to continuing this relationship for many years to come.



Depute Head Teacher

Dyce Academy

	<p>Integrated Children's & Family Services</p> <p>Rob Polkinghorne Chief Operating Officer</p>	 <p>ABERDEEN</p>
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APPENDIX E – Room Charges



Room Charges

Room	Standard Rate	Concessionary Rate*
Games Hall	£13.00 per hour	£6.50 per hour
Main Lounge Area	£13.00 per hour	£6.50 per hour
Upstairs Classroom	£13.00 per hour	£6.50 per hour
Upstairs Multi-Purpose	£13.00 per hour	£6.50 per hour
Coffee Lounge Area	£13.00 per hour	£6.50 per hour
Dining / Kitchen	£13.00 per hour	£6.50 per hour
Dorms x2 (each sleeps 16)	£15.50 per night	£12.50 per night
Team Leader Rooms x2 (each sleeps 3 + en-suite)	£15.50 per night	£12.50 per night

*Concessionary rates-appliance-to-children-under-16,-over-60's-or-charities

Notes

1. Use of facilities for activities that are for business purposes will have a surcharge of 25%
(Meeting room £15.60) (Sports hall £15.60)
2. All bookings for Hall and Room Hire will be charged at full cost if not cancelled in advance.
3. Bookings for any area can be made up to a maximum of 24 months in advance and will be reviewed annually.
4. Special Needs groups are entitled to free use of the facility during normal opening hours.
5. Charitable status number required upon booking to qualify for concessionary rate.
6. The Three Kings Cullen Association reserve the right to revise their scale of charges, therefore, rates quoted may not be those prevailing at date reservation is required



Cullen Community & Residential Centre, Seaford Road, Cullen, Moray AB56 4AF

PRIVATE CLIENT REPORT

SUBJECT OF VALUATION:

Cullen Community & Residential Centre
Seaford Road
Cullen
Moray
AB56 4AF

CLIENT:

Three Kings Cullen Association
Seaford Road
Cullen
AB56 4AF

PREPARED FOR:

Three Kings Cullen Association
Seaford Road
Cullen
AB56 4AF

ALLIED SURVEYORS SCOTLAND PLC
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Fairfield Business Park
INVERNESS
IV2 6AA
Inverness@alliedsurveyorsscotland.com

Date: 19th September 2019

Ref: C/0170/AG/CR/LB

Our Ref: C/0170/AG/CR/LB

19th September 2019

Three Kings Cullen Association
Seafield Road
Cullen
AB56 4AF

Dear Sirs

Subjects: Cullen Community & Residential Centre, Seafield Road, Cullen AB56 4AF

Client: Three Kings Cullen Association

This report has been prepared following instructions dated 26th February 2019 and has been carried out by Andy Gray, MA (Hons) MRICS acting as an External Valuer who is an RICS Registered Valuer. The Valuer confirms that he has the sufficient knowledge, skills and understanding on the property type and market to competently undertake this instruction.

We have, as requested, provided herewith our opinion of Value of these subjects based on an agreed short form report basis. It cannot be used other than for the stated purpose without first obtaining written approval of Allied Surveyors Scotland plc. Furthermore, this report format is not sufficient to be relied upon for loan security purposes and, should this be a requirement, a more detailed report must be commissioned.

The Valuation Advice is being provided for private purposes only.

Unless stated to the contrary, our valuations have been assessed as at the date of our report based on our inspection of the premises on 4th March 2019.

We would now report as follows:-

1.0 The Subjects

Location

The subjects are located on Seafield Road within the coastal town of Cullen. Cullen is located on the main coastal road from Fochabers to Banff and is popular during the summer with tourists and locals due to its seaside location.

Surrounding properties are mainly residential in nature.

Description

The subjects comprise a former school currently operated as a community and residential centre, library and nursery along with a number of outbuildings located to the rear of the premises.

Construction Type

Main Building

The subjects are mainly of rendered stone or block construction. The roofing to the main building is mainly pitched and slated with numerous pitched and slated extensions built on top of the original roof, there is a section of flat felt roof to the nursery and a section of concrete flat roof to the boiler house. Within the roof structure there are a number of former chimneys and a former bell housing which is located to the front of the property.

Throughout the property the flooring is a mixture of solid concrete and suspended timber. Internally the walls and ceilings are a mixture of plasterboard lined, lath and plaster, plaster on the hard, bare block, bare stone, timber clad, smooth rendered, block wall, half height timber lining and wet wall. Natural light is provided to the premises via a mixture of PVC double glazed windows, single glazed windows, single glazed roof lights, metal framed roof lights, double glazed velux windows and single glazed velux windows.

"Mens" Shed

The subjects are of rendered block or stone construction beneath a pitched roof clad in corrugated cement fibre sheeting. A single storey door extension is located to the side of the premises of rendered block or stone construction beneath a mono-pitched roof clad in cement fibre sheeting.

Throughout the property the flooring is of suspended timber and solid concrete. Internally the walls and ceilings are a mixture of wooden cladding, plasterboard and lath and plaster. Natural light would be provided to the premises via a number of single glazed timber framed windows however it should be noted that these windows have been boarded up externally.

Please note that no access was possible to the rear area of the building and therefore no comment can be made to this respect.

Shed 1

The subjects are of rendered block or stone construction beneath a pitched roof clad in corrugated cement fibre sheeting.

Please note that no access was possible to the internal area of this shed or to the rear external area and as such no comment can be made to this respect.

Shed 2

The subjects are of pointed stone construction with sections of infilled bare block, sections of rendered stone are located to the side of the building. The roofing is pitched and clad in slate.

Throughout the building the flooring is of solid concrete construction. The walls and ceilings are a mixture of painted block, bare block or stone, bare slates and sections of lath and plaster in places. There are no windows pertaining to the property.

Please note that no access was possible to the side of the premises and therefore no comment can be made to this respect.

Shed 3

The subjects are of pointed stone construction with a bare block extension. The roofing to the original building is of a mono-pitched and clad in felt with the extension of a mono-pitched corrugated metal sheeted roof.

Please note that no access was possible to the internal areas of this building and therefore no comment can be made to this respect.

Shed 4 (Boat Store)

The subjects are of presumed metal framed construction clad in corrugated concrete sheeting to the walls, the roof is of a pitched design clad in corrugated concrete sheeting. Two large roller doors are located to the front of the building.

Please note that no access was possible to the internal areas of the building and therefore no comment can be made to this respect.

In our opinion the property has a functional and economic life of at least 30 years providing that the essential items of repair are attended to within the immediate future and, thereafter, structured and ongoing maintenance works are implemented.

Services

We have assumed that the main building benefits from mains supply of water, electricity and drainage. Heating and hot water is provided via an oil boiler fuelling radiators throughout the property. We have been informed that electricity is available to a number of the outbuildings.

We would stress that no specific tests have been carried out on any of the service installations for the purpose of this report and therefore no guarantee can be given that they function satisfactorily.

Condition

We have inspected the subjects for the purposes of providing advice as to their current Market Value and accordingly no detailed examination of the fabric has been undertaken.

While it is outwith the scope of our instructions to comment in detail on the condition of the fabric we would nevertheless comment as follows:-

A number of defects have been found pertaining to the main building and the outbuildings that may require repair and maintenance going forward to prevent further deterioration of the property which are as follows:

Main Building

- The external stonework was noted to be weathered in places with a section of heavily weathered stonework located to the Bell Chimney.
- Cracking was noted to the external walls and window ledges.
- Sections of boss render or missing render was noted to the main building.
- Numerous missing, slipped or cracked slates to the roof of the main building. It should be noted that there was limited access and views to aspects of the roof.
- Masonry was noted to be requiring maintenance to the ridge tiles
- Vegetation growth was noted within the visible roof gulleys and to the roof of the boiler house.
- Cast iron rainwater goods were noted to be corroded in places, with sections of missing rainwater goods noted across the main building.
- The external timbers and doors were noted to be weathered in places.
- A number of double glazed units were noted to have failed.
- A number of window frames and surrounds were noted to be decayed in places, with weathering noted to the areas surrounding a number of roof lights/veluxes.
- Water staining was noted to a number of internal wall linings across the ground and first floor. With water ingress particularly present within the kitchen.
- Cracking was noted to a number of internal walls and ceilings, the front room was noted to be extensively cracked.
- Spalling paintwork was present across a number of rooms, particularly to the store to the rear of the property.
- The plumbing and heating systems present within the main building were noted to be of an older style featuring older style cast iron radiators, this may require replacement.
- The internal decoration was noted to be potentially in need of attention.
- The boundary walls were noted to be of an older nature and may require maintenance.

Inner roof gully's were noted to be present within the property, it should be noted that no visible access was possible to these gully and as such no comment can be made to this effect.

Please note no access was available to the internal areas of the library and as such no comment can be made to this effect.

"Mens" Shed

- Sections of missing or incomplete render were noted to the building, with additional sections of impact damaged render and boss render.
- Cracking was noted to the external walls, with sections of render patch repaired
- The external walls were noted to be stained in places.

- The cement fibre sheeting to the roof was noted to be damaged and missing a section allowing for the internal timbers to be exposed.
- The ridge tiles to the main roof were noted to be uneven or displaced.
- The rainwater goods were noted to be corroded in places with missing sections.
- The external timbers and doors were noted to be heavily weathered to decay in places.
- A number of windows were noted to be broken or cracked however it should be noted that external timber sheeting was in place. The timber frames beneath the sheeting was noted to be weathered.
- Section of potential timber infestation was noted to the internal wall
- Staining was noted to the internal walls and ceilings
- The store was noted to be heavily water damaged.

It should be noted that there was no access to the external areas to the rear of the property and as such no comment can be made to this effect.

Shed 1

- Staining was noted to the external walls
- The external fascia was noted to be weathered
- The external walls were noted to have sections of cracking, boss render and a partially unrendered wall.
- The cement fibre sheeting to the roof was noted to be cracked in places and missing sections.
- The external door was noted to be heavily weathered and decayed in places, with the metal work to the door also decayed.
- The window to the unit has been previously boarded up.

Please note that no access was available to the internal of the building or to the rear and as such no comment can be made to this effect.

Shed 2

- Cracking was noted to the external walls
- The external walls were noted to be stained, with sections of peeling render, boss render and patch repaired render.
- A number of holes were noted to be present within the roof, with the internal roof showing bare slates.
- The rainwater goods were noted to be corroded and missing sections.
- The external timber was noted to be weathered, with decay present to an external door.
- The internal lath and plaster was noted to be peeling in places.

Please note that there was no access available to the side of the building and as such no comment can be made to this effect.

Shed 3

- Cracking was noted to the external walls with sections of horizontal cracking noted below the roof of the original building.

- A number of large unblocked holes/pipe work were noted to the upper areas of the walls.
- The roof of the extension was noted to be heavily rusted.
- The rainwater goods were noted to be missing in sections.
- Weathering and decay was noted to the external timber doors

Please note that there was no access available to the internal areas of the building and as such no comment can be made to this effect.

Shed 4 (Boat Store)

- The building was noted to be clad in corrugated concrete sheeting, with concrete rainwater goods, the rainwater goods were noted to be missing sections and are decayed in places.

Please note that no access was available to the internal areas of the building and as such no comment can be made to this effect.

There are sections of flat roof to the rear of the subjects and we would caution that flat roofs have a comparatively limited life span compared to pitched roofs and that they require regular expenditure on the maintenance and renewal.

We noted that a number of buildings are constructed of corrugated cement fibre sheeting, some sheeting of this design is known to contain asbestos. The current informed view is that undamaged such sheets are unlikely to cause any harm to health, however in the event that any works are planned, then appropriate precautions will require to be undertaken. It should also be noted that future repair and replacement of the roof coverings could be expensive, as they may require to be disposed as hazardous waste.

Given the age of the buildings and the defects noted above there is potential that decay may have developed in enclosed timbers and as such we would recommend a precautionary investigation by a reputable firm of timber specialists. In the absence of any information to the contrary our opinion of value is provided on the assumption that no significant remedial repairs are required.

If the subjects are designated as being listed of architectural and historic interest and/or are within a Conservation Area, further advice should be sought in respect of any works which may affect the property's architectural or historic integrity, its future structural condition or conservation of the building fabric.

In light of the volume and significance of the defects noted both to the internal and external areas of the main building and the sheds during our inspection, we would recommend that a full building/structural survey takes place and all necessary remedial works are undertaken as a matter of urgency. In the event that serious defects are noted as a result of further investigations, and that the cost of repair is excessive, we reserve the right to amend our valuation accordingly.

Planning

The subjects comprise a community and residential centre, library and nursery and it is assumed they benefit from Class 8 & 10 Use Consent as defined within the current Schedule of the Town & Country (Use Classes)(Scotland) Order and that there are no adverse conditions attached to such use consent. This should be verified by the client's Legal Adviser.

Floor Area

We calculate the Floor Area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be the following;

Main building	-	Gross Internal Area	-	782.37 sq m	(8,421 sq ft)
Library	-	Gross External Area	-	105.82 sq m	(1,139 sq ft)
Nursery	-	Gross Internal Area	-	76.81 sq m	(827 sq ft)
"Mens" Shed	-	Gross Internal Area	-	169.86 sq m	(1,828 sq ft)
Shed 1	-	Gross External Area	-	18.39 sq m	(198 sq ft)
Shed 2	-	Gross Internal Area	-	32.47 sq m	(350 sq ft)
Shed 3	-	Gross External Area	-	47.84 sq m	(515 sq ft)
Shed 4	-	Gross External Area	-	83.32 sq m	(897 sq ft)

We can confirm that the above floor area has been derived from measurements taken on site

Tenure

Heritable interest with outright ownership.

We are aware that a number of leases may be in place for the current occupants however for the purposes of this report we have assumed vacant possession.

General Comments

The British Economy has been performing relatively well over the past four years establishing a stable economic platform. However, the United Kingdom's decision to leave the European Union and protracted Brexit negotiations are resulting in business uncertainty and a reduction in investment which continues to threaten the stability of the economy. As a consequence, the Pound remains weak against the Euro and Dollar introducing external inflationary pressures through the cost of imports causing an unwanted drag on the economy. Wage growth has started to appear as well due to an undersupply of skilled workers, although poor productivity remains a significant issue. Bank of England has until now been reluctant to increase the Base Lending Rate from 0.5%, although in its August meeting took the decision to increase the rate to 0.75%. The bank has indicated that it will remain vigilant to further inflationary pressures and will react when required to ensure the longer term inflation target is met. Economic commentators are indicating this rise is unlikely to have any significant bearing on the economy as a whole, although the retail sector may be hardest hit. This action will also allow greater headroom to allow a meaningful rate reduction as an economic stimuli should a downturn in the economic outlook transpire on Britain leaving Europe.

The Scottish commercial property and investment markets after slowing in the immediate aftermath of the Referendum regained lost ground and transactional activity has been fair given the uncertain times in which it is operating. In general, the principal property sectors have all shown improvement over the past twelve months, although secondary/tertiary markets have not fared as well and are still struggling to find a foothold. The retail sector, although showing improvement, is drawing significant pressure with a series of national closures and CVA's. This is not a reflection of a failing retail sector, but an ever increasing change in shopping habits away from in store to on-line purchases and retail offerings failing to remain viable in their current format.

Scottish Independence and Brexit remain the largest threats to the property market and until clarification on this issue is established, investment will be subdued. Any gradual change in Base Lending Rate is unlikely to impact on the markets locally, although a further rise beyond 0.25% may start to damage the positive trends being experienced.

The subjects are located on Seafield Road within the town of Cullen. Internally the property is split to form a community and residential centre, library, nursery and a number of outbuildings to the rear. The community and residential centre is split to form a hall, a number of large rooms, male and female dormitories, kitchen, dining area and offices.

Should the property come to the market we would anticipate a very limited demand for the premises, due to the current building condition, the layout, and location with a long period of marketing anticipated.

2.0 Valuation

Methodology

The value of the subjects has been assessed using the Comparative Basis of Valuation. In arriving at this assessment, we were in receipt of sufficient market data to reflect market conditions at the date of valuation.

Furthermore, this advice is subject to all comments and assumptions made within this report and its appendices.

Valuation Figures

Market Value

We are of the opinion that the heritable interest in the subjects comprising a community and residential centre, library and nursery and situated at Cullen Community & Residential Centre, Seafield Road, Cullen, Moray, in their present condition and with the benefit of vacant possession have a Market Value in the sum of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS).

We have provided advice herein as to what we consider to be a reasonable Market Value taking into consideration all relevant factors but it should be appreciated that the valuation figure may not be immediately achievable in the market in a limited timescale and the figure does not represent either a forced sale value or a sale in distressed circumstances.

3.0 Basis/Bases of Value

The definition(s) of the basis/bases of value adopted in this report is/are stated below:

MARKET VALUE is defined as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

If in preparing our valuation on the basis of the Market Value it is necessary for us to make a "Special Assumption" a Special Assumption is referred to as an "assumption that either assumes facts that differ from the actual facts existing at the valuation date; or that would not be made by a typical market participant in a transaction on the valuation date"

MARKET RENT is defined as:

The estimated amount for which an interest in real property should be leased (let) on the valuation date between a willing lessor and a willing lessee on appropriate lease terms, in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

ESTIMATED RENTAL VALUE is defined as:

Estimated Rental Value is not defined by the RICS Valuation – Professional Standards and is thus a departure from those Standards to meet a specific client requirement.

4.0 Terms and Conditions of Engagement

Set out below are the terms of engagement and assumptions upon which our valuations and reports are prepared, unless otherwise referred to, and which form an integral part of our valuation report and apply to the valuation(s) which are the subject of this instruction. In reporting the valuation we will meet the relevant requirements of the RICS Valuation – Professional Standards and shall make certain assumptions in relation to facts and other matters which we shall not verify and in the event that any of these assumptions prove to be incorrect then our valuation(s) may require to be reappraised/reviewed.

1. VALUATION AND ADVICE/BASIS/BASES OF VALUATION

The purpose of the valuation shall be as agreed between the client/the client's representative and the Valuer. The basis/bases of valuation will be set out in the Letter of Engagement and are more particularly defined within our valuation report.

Unless otherwise agreed the basis/bases of valuation to be provided will be as prescribed by the RICS Valuation – Professional Standards

The basis/bases of valuation where a number of properties form part of the subject of valuation the properties will be valued individually and any overall valuation figure provided assumes the aggregate of the parts forming the whole. It is further assumed that should the need for a disposal arise the individual properties would be marketed in an orderly manner.

All amounts expressing value are quoted in pounds sterling [£]

2. SCOPE OF INSPECTION

Our inspection of the subjects is for valuation purposes only and, accordingly, no detailed examination of the fabric will be undertaken. Our valuation will take account of the general condition of the subjects as observed from the valuation inspection which shall generally comprise a visual inspection of the exterior and interior of the subjects, such as can be undertaken from standing at ground level within the boundaries of the site and adjacent/public communal areas and which is readily accessible with safety and without undue difficulty. We will not carry out a building survey of the subjects nor will we inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such parts of the subjects are free from defect. Our report does not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts. We will make an assumption that the subjects is free from any rot, infestation, adverse toxic chemical treatments and design or structural defects other than those which may be mentioned in our valuation report.

No ground, geological or other site investigations will be undertaken. We will make the assumption that the load bearing qualities of the site are satisfactory and capable of coping with the buildings erected thereon or, indeed, any buildings to be constructed thereon. Further we will assume that it is not land-filled ground; there are no abnormal ground conditions, archaeological remains or any other factors which may adversely affect the occupation, development or value of the subjects.

We will inspect the subjects and will either carry out a measured survey, will calculate floor areas from plans provided by the client/the customer or will apply floor areas in certain circumstances as provided by the client/the customer. All measurements will be in accordance with the current Code of Measuring Practice as prepared by the RICS, albeit in the event that floor areas are provided to us we shall assume that they have been calculated in accordance with the current Code of Measuring Practice.

When a site plan is provided the boundaries will be assumed to be as generally indicated on site, although no checks will be made in this connection and the site area[s] are subject to verification from the title deeds.

We will not arrange for investigations to be made to determine whether any deleterious materials, such as high aluminous cement concrete, calcium chloride additive, wood, wool, slabs or the likes have been used or since incorporated into the structures and, accordingly, we will not be able to confirm that the subjects is free from any risks in this regard. For the purposes of our valuation(s) we will make an assumption that any such investigations would not reveal the presence of such materials.

No specific tests will be carried out on any of the service installations for the purposes of the report and valuation(s) and, therefore, no guarantee can be given that they function satisfactorily. We will make the assumption that all services, including gas, water, electricity and drainage are provided and are functioning satisfactorily.

No allowance will be made for any items of plant or machinery which do not form part of the service installations of the subjects. Our valuation(s) will include all items which are in the nature of "landlord's fixtures" but will specifically exclude all items of plant, machinery, equipment and the likes wholly or primarily installed in connection with the occupants business, such as furniture, equipment, stock or other business assets. In respect of properties in the course of development or requiring refurbishment unless otherwise referred to in the Valuation Report we have relied upon all information relating to construction, associated costs and the likes in respect of both the work completed and the work necessary for completion together with a completion date as advised by the owner/the client or their professional advisers. In addition, our valuation of the completed building has been based on an assumption that all works of construction have been completed satisfactorily in accordance with the specifications provided to us and in full compliance with all Local Authority Regulations. It has also been assumed that a Duty of Care and all appropriate Warranties will be available from the professional advisers, the contractors and will be assignable to all third parties.

Unless specifically stated, no account will be taken in our valuation(s) of any business goodwill that may arise from the present occupation of the subjects.

3. PLANNING

We have not made any formal searches or enquiries in respect of the subjects and are, therefore, unable to accept any responsibility in this connection and would recommend that this is further investigated the client's Legal Advisers by way of formal Subjects Enquiry Certificates.

Most Planning Authorities will not provide verbal information and as such require a formal written application for information which in most cases will involve a charge. Unless instructed otherwise we will not undertake any formal written application for information.

We may make verbal enquiries of Officers within the Town Planning Division of the relevant Local Authority but it must be noted that any written information supplied on this basis cannot be relied upon as it is the view of the individual Officer and not that of the Council and is supplied to us on that understanding. We have, however, assumed that a full planning history and further formal enquiries will be conducted by the client's Legal Advisers.

We have assumed that the subjects has been constructed and is being used in full compliance with all valid Town Planning and Building Regulation approvals and that the subjects is fully compliant with all relevant statutory requirements. Similarly, we have also made the assumption that the subjects is not subject to any outstanding Statutory Notices.

If we are instructed to value a subjects with the benefit of a recently granted planning consent or on the special assumption that planning consent is to be granted we will make an assumption that it will not be challenged under judicial review.

4. STATUTORY MATTERS

No allowance has been made for any obligations or liabilities whether prospective or accrued under the Defective Premises Act 1972.

Unless advised to the contrary we will assume

- (i) In terms of the Control of Asbestos at Work Regulations we will assume that there is a duty holder as defined therein and that a Register of Asbestos and Effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations. We recommend that such enquiry be undertaken by the client's Legal Adviser as a condition of any offer/loan funding.
- (ii) That the subjects have the benefit of a current Fire Risk Assessment compliant with all requirements of the current Fire Regulations.
- (iii) That an appropriate Access Audit is in place and that all necessary works have been implemented and that the premises are fully compliant with the terms of the Disability Discrimination & Equality Acts.
- (iv) That an EPC has been provided compliant with existing legislation.

5. ENVIRONMENTAL MATTERS

We shall make verbal enquiries only in relation to environmental matters, including contamination and flooding.

Allied Surveyors Scotland PLC or any qualified employee, director or otherwise providing advice as to valuation are not qualified to undertake scientific investigations of sites, buildings or neighbouring premises to establish the existence or otherwise of any environmental contamination, nor do we undertake searches of public archives to seek evident of past activities which might identify the potential for contamination. Accordingly, we shall not provide a formal Environmental Assessment of these subjects.

We will not carry out an inspection for the purpose of identifying Japanese Knotweed, Giant Hogweed or any other particularly prevalent invasive species of vegetation. Unless otherwise stated, our valuation advice will assume that there is no harmful/invasive vegetation within the subjects or any neighbouring properties.

If our enquiries lead us to believe that the subjects/subjects are unaffected by contamination or other environmental problems and unless instructed otherwise our valuation will be based on the assumption that no contamination or other adverse environmental matters exist in relation to the subjects which would adversely affect the valuation(s). It must, however, be appreciated that in certain circumstances we may issue a valuation report on the special assumption that the subjects are not affected by any environmental matters and while this is a departure from the requirements of the RICS in these circumstances the valuation report will include a recommendation that further investigations should be undertaken to identify any

environmental matters and quantify the costs and that once such reports and estimates are available our valuation(s) should be reviewed.

There are instances whereby depending on the nature of our enquiries/investigations our valuation report may include a statement that a prudent purchaser may undertake further investigations and in the event that these reveal contamination or other environmental issues then this might reduce the value(s) reported.

Where our enquiries lead us to believe that the subjects is unaffected by contamination or any other environmental problems unless instructed by you otherwise our valuation will be based on the assumption that no contamination or other adverse environmental matters exist in relation to the subjects in a manner sufficient to affect value.

6. TENURE, TITLE AND/OR TENANCIES

Unless otherwise stated we have not inspected the title deeds, leases and related legal documents and unless otherwise disclosed to us we have made the assumption that the titles are good and marketable and are free from any rights of way or easements, restrictive covenants, disputes or onerous or unusual outgoing. We shall also make the assumption that the subjects are free from mortgages, charges or other encumbrances.

If a solicitors report on title has been provided to us our valuation advice will have regard to the matters therein and shall rely wholly on the information provided by this third party.

Similarly, if a solicitors report on the leases/tenancies has been provided to us our valuation(s) will have regard to the matters therein and shall rely on the information provided by the third party without liability. In the event that no such documentation is supplied in relation to the leases/tenancies our valuation(s) will be based on the assumption that no questions of doubt arise as to the interpretation of the provisions within the leases.

7. LEGAL MATTERS

Interpretation of matters relating to title and leases may have a significant bearing on the value of an interest in subjects. Any interpretation of legal documents and legal assumptions or opinions thereon as stated within the report is subject to verification by the client with a suitably qualified solicitor if they are to be relied upon. We accept no responsibility or liability for the true interpretation of the legal position of the client or other parties in respect of the valuation.

8. INFORMATION

When preparing our valuation we have based our opinion on information supplied to us by the client/customer and have made the assumption that this is both full and correct and have only attempted to obtain verification where there appears to be a risk of doubt. All information supplied to us by the client/customer or other connected parties if to be relied upon should be verified through formal legal enquiries.

9. TAXATION

When preparing our valuation advice no allowance has been made to reflect any liability for taxation which may arise on disposal, nor for any cause associated with disposal incurred by the owner. In addition, no allowance will be made to reflect any liability to repay any grants or similar covenant funding or taxation allowance that may arise on disposal.

We are not aware if VAT is chargeable on a disposal and for the purpose of this report we have assumed that this aspect would not affect our advice.

10. ESTIMATED REINSTATEMENT COST FOR INSURANCE PURPOSES

If requested we provide an estimate as to the reinstatement cost for insurance purposes but will not carry out a reinstatement cost assessment through our Buildings Department. The assessment advice should be treated as a guide only and should not be relied upon. Indeed, if an accurate figure is required a formal Reinstatement Cost Assessment should be commissioned from a suitably qualified surveyor.

Our estimated reinstatement cost for insurance purposes will be our assessment of the cost of reconstructing the subjects at the date of valuation. It will include an allowance for demolition, site clearance and an estimate as to professional fees which are likely to be incurred but will exclude any allowance for VAT. The figure will make no allowance for loss of rent, the cost of alternative accommodation or the cost of dealing with any contamination which may be present and have to be dealt with as part of the rebuild.

We will assume that the building, its use and design will be similar to that as existing but that the reconstructed building will not necessarily use the same materials or techniques as the original structure.

We will assume that the subjects can be reasonably insured in their current state against all usual risks and at acceptable premiums.

11. PUBLICATION STATEMENT

The Valuation Report will be provided for the stated purpose[s] and for the sole use of the named client and its professional advisers. It will be confidential to the client and the client's professional advisers/representatives. The Valuer accepts a responsibility to the client alone that the Valuation Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any parties other than the client. Any such parties rely upon the report at their own risk. Neither the whole nor any part of the Valuation Report nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the prior written approval of the Valuer as to the form and context in which it may appear.

12. COMPLAINTS

Allied Surveyors Scotland PLC has a Complaints Handling Procedure, a copy of which may be obtained by contacting Allied Surveyors Scotland PLC, Herbert House, 24 Herbert Street, Glasgow G20 6NB.

The valuation report may be subject to monitoring under the RICS under its conduct and disciplinary regulations.

13. LIMITATIONS

We will not be responsible or accept liability for any consequential loss ~~as a result of our valuation~~. We will only be responsible for such sum which it would be just and equitable for us as surveyors to pay having regard to the extent of our responsibility and the involvement of other parties. We acknowledge that you will rely upon our findings but we urge you to seek expert advice on areas outside our expertise, these areas are detailed within the terms provided.

We trust the foregoing is sufficient for your present purposes. Should you require further information or advice, please do not hesitate to contact us.

Yours faithfully



Signed
Andy Gray, MA (Hons) MRICS

For and on behalf of



Cullen

Community & Residential Centre

APRIL/MAY
2019

NEWSLETTER

Cullen Youth Club

DO YOU WANT A PLACE WHERE YOU CAN

Trial run:

Thursday 28 March
Monday 1 April
Thursday 11 April
Wednesday 17 April

Chill with friends

Listen to music

Make crafts

Take part in sports

Share your ideas

And much more?

5-8 year olds, 6-7pm

9 years up, 7.30-8.30pm

Adults and older teenagers needed to help. Email: info@cullencrc.org.uk

£2

THEN LOOK NO FURTHER!

Come and give it a try at the Community Centre!
Forms available from Cullen Ice Cream Shop

In the AB56 postal area there are 160 registered veterans. That is 10% above average. In addition to those we expect there will be very many others such as those who did National Service still living in the area.

TEA AND MEDALS

VETERANS BRUNCH



A Veterans' Brunch will be held monthly at the Centre with the first one taking place on on 31st March from 12.00 until 2.30PM.

The Men's Group who are refurbishing the workshop at the back of the centre already has six veteran members. Our aim is to form an integrated community/veterans group which will have access to the shed for creative activities, friendship and support in a safe and creative environment, developing skills and relationships and building self-esteem. The veterans will also be able to use residential accommodation for health and wellbeing courses and activities.

TOILET TALK



The Friends of Cullen Group have been hard at work getting the Beach Toilets ready for opening for the Easter school holidays. We have a great band of tradespeople, handy men, consultants, surveyors, entrepreneurs and administrators who are working together as part of the team.



Volunteers have been cleaning, painting, building door frames, designing stickers and artwork, organising supplies of loo roll and soap, creating cleaning rotas and trying to keep funds coming in to allow it all to happen. The next challenge is to open the Square Toilets in time for the Easter weekend.



We have so far raised around £2500 from the generosity of local residents and businesses as well as neighbouring communities and visitors to Cullen. We have made donation boxes to accept donations from visitors who use the toilets. We are also applying for funding from various places.



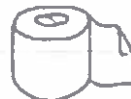
This is a big undertaking for our little community but the toilets are vital to Cullen's residents, businesses and the visitors who help to make Cullen such a vibrant bustling place in the summer months.



IF YOU CAN GIVE SOME OF YOUR TIME AND ENERGY, PLEASE GET IN TOUCH. We still need people who we can call on for opening and closing the toilets, regular cleaning and monthly deep cleaning. Email any time, info@cullencrc.org.uk.



Donations can be made via our website www.cullencrc.org.uk/community. Small cash donations can also be made to the Cullen Ice Cream Shop. Also donate by bank transfer to sort code 80-22-60 and account number 17659068. Cheques made out to Three Kings Cullen Association can be dropped off at the community centre, Cullen Ice Cream Shop or Mackay's Mini Mart.



THANK YOU!!!

What's coming up?

The monthly **Drop-In** will take place on **Saturday 6th April from 10am-12noon**. Come and meet up for a cuppa in a friendly, informal setting. Everyone welcome.

Spring Craft Fair

Sat 20th April
11am-3pm

A wide range of local crafts will be available to view and buy and you can also try your hand at some of the crafts on offer, such as quilling, zentangle and more. Taster sessions are free so why not come along and let your creative talents shine?



Quilling



Zentangle



Kimberley Moffat will be running the new yoga classes which start on 13th April



Saturday morning Yoga

Classes start 13th April at 10am.
£6 a session or 6 sessions for £30.

"I teach a vinyasa flow class, flowing through the physical postures while also focusing on philosophy, meditation, pranayama breath control and the yogic personal and social code of ethics. Sequences range from gentle restorative to dynamic.

The practice of yoga is intended to be joyful and to lighten the heart and mind by calming and energising."

Kimberley has also recently completed her training as Children's Yoga Instructor

The Centre hosts a wide range of classes and clubs, from patchwork to badminton to African drumming to knitting to art to dancing of all kinds, to short tennis, to mums and toddlers to dog obedience classes and much, much more. Check out our website for more details or contact the Centre.

www.cullencrc.org.uk

CULLEN MEN'S SHED

In March, the recently formed Cullen Men's Shed welcomed Jason Schroeder, founder of the Men's Sheds movement in Scotland and Archie Peebles from the Inverurie Shed. They gave an informative description of the roles and function of the groups, and were so inspirational that the reassembled group that attended agreed to take the step of forming a committee with trustees to become a charity in their own right.

The health and social benefits were explained at length by Jason and now the Cullen group hopes to encourage many more men to join, and to bring along their ideas for what they would like. All ages are welcome from 18 upwards.



The Men's Shed meets at Cullen Community Centre on Wednesday nights at 7pm.

Calling all Cullen young people

We need your ideas and energy. Why not volunteer for an hour or so a week at the Centre? Great for working towards your Duke of Edinburgh Awards or Queen's Badges and an excellent thing to add to your CV to make you stand out from the crowd. Please email us if you are interested.

Cullen Community & Residential Centre

Seafield-Road

Cullen

Moray

AB56 4AF

Phone: 01542 840701

Email: info@cullencrc.org.uk

Membership forms are available on our website and at the Centre.

www.cullencrc.org.uk

Charity number SC048529

VOLUNTEER





Cinema

Sunday, 3 November 2019

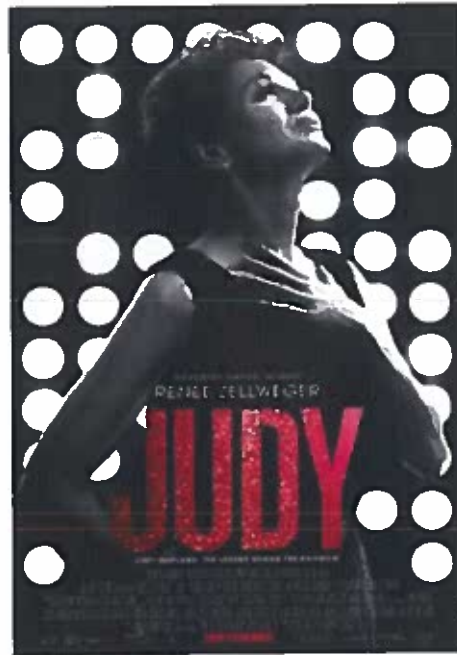
Hotel Transylvania & JUDY



U U
Show time 3:15pm

Adult(A)	£8
Adult Concession(AC)	£7
Child ~u16(C)	£6
Family ~2 children; 2 adults(F)	£25

CASH only please
 Doors open 30 mins before start time



12A 12A
Show time 6pm

Tickets available from
 Cullen Community Centre (AM only)
 McKays Minimarket
 Cullen Co-op

Supported by

Starrs Contracting

enquiries@starrscontracting.com
 www.starrscontracting.com
 0755 238 9099

With grateful thanks



www.cullencrc.org.uk: info@cullencrc.org.uk: 01542 840701

The Banffshire Advertiser

No. 7027

Established 1845

Thursday, March 19, 2015

Price 30p

Village unites to save vital resource

By Alan Beresford
 a.beresford@spg-gaz.co.uk

THE people of Cullen turned up en masse to discuss the transfer of ownership of the village's community and residential centre from Moray Council.

People of all ages and from all walks of life crammed into the Cullen and Dorkford Community Council (CDCC) consultation at the town hall to discuss how to transfer the centre into community ownership by means of a Community Asset Transfer (Cat).

The centre, along with other community centres and halls across Moray, face the axe as part of local authority budget cuts.

In this instance, the library and playgroup which share the same premises, would remain open.

CDCC chairman Stewart



Cullen and Dorkford Community Council chairman Stewart Black, standing, opens the public consultation meeting.

Black said, "This is an opportunity to secure the future of the centre for all."

"Our aim is to form a development trust and this will be your development trust. It's not just about getting buses on seats, its

about getting many hands to the wheel."

"Tonight the community council is basically a cuckoo laying an egg and you are the nest."

The most popular ideas for the centre gathered

from the evening, were to form the backbone of the business plan to be submitted to Moray Council as part of the Cat process.

Groups brainstormed ideas based around the key themes: Pre-school

children; youth; health and wellbeing; celebration of the third age; residential.

Ideas were then gathered and voted on before a top-10 for each category was arrived at.

Supporting mental and physical health and wellbeing featured strongly in the ideas put forward.

Suggestions included making provision for yoga, tai chi, gardening, nature, cooking, language groups and sign language training.

A variety of residential courses for all age groups were suggested.

The development of links and initiatives with new and existing providers, such as the sailing school, was also an area identified for potential expansion.

The formal process of the Cat will start at a meeting being held tomorrow, from 7.30pm, at Cullen Residential and Community Centre

A spokesman for the Cat Saving Group said: "This meeting is open to anyone who is willing to contribute and help deliver the vision of the community, and is also open to those who feel they need to know more about what commitment will be required to take this forward."

Those unable to attend can contribute their ideas at www.discovercullen.com or the Cullen Cat Group page, which will keep the community updated on the progress made.

It will have documents including the suggestions and ideas formulated at the public meeting.

The responses will be further collated and displayed in McKays Mini Market, Seafield Street, Cullen on Friday, March 23 and Saturday, March 24 for the community to have a vote on their favourite idea, which will then go to the Council.

Press and Journal 30 July 2019

Battling blues in Cullen

An eight-week course will begin in Cullen next week to help people live life to the full by battling depression, stress and worries.

The sessions will begin on Monday August 5 at the Community and Residential Centre.

Veterans' brunch in bid to reduce isolation

COMMUNITY

BY DAVID MACKAY

A group including north-east veterans is serving brunch in an attempt to reduce social isolation among their former comrades.

Ex-forces personnel from across the region are being invited to Cullen at the weekend for the first Tea and Medals event to swap stories over a meal.

More than half the members of the Men's Shed group in the town are comprised of people from a military background.

Organisers from the Three Kings Cullen Association hope the



Stan Slater of the Three Kings Cullen Association

get-togethers at the Cullen Community and Residential Centre will encourage veterans to become more involved in the community and get support.

Director Stan Slater, who served at RAF Lossiemouth, said: "We just want to get people together and hope that it becomes a regular event.

"Social isolation is more

common in a rural area like Cullen because we're right on the boundary between Aberdeenshire and Moray, so we're on the edge of things."

The weekend event is being supported by charities Age Scotland, Music in Hospital and Care Scotland as well as Moray Council with funding from the Moray and Highland Armed Forces Covenant.

A coach party from Aberdeen has already agreed to attend.

The veterans' brunch will be held at Cullen Community and Residential Centre on Sunday, from noon to 2.30pm. Free entry.



GET-TOGETHER: The Three Kings Cullen Association organised the gathering to help vets get ex-servicemen to join in the community

North-east veterans exchange memories

Reminiscence: First 'tea and medals' event to fight loneliness

Get-together for veterans a success

MILITARY veterans from across the north-east made their way to Cullien for the inaugural Tea and Medals brunch.

Held at the village's community and residential centre, the event was hosted by the Three Kings Cullien Association (TKCA) in what turned out to be an exceptional afternoon.

Guests had the choice between a Continental brunch or the full Scottish version, with live music adding to the atmosphere.

TKCA chairwoman Brenda Gifford said: "It was fantastic and very well attended, a wonderful day."

"We had a group of 11 chaps from Aberdeen, members of the North East Disabled War Veterans Association, join us and

it was fascinating to hear their stories and experiences, while the sense of camaraderie between these veterans was amazing.

"One chap, Gordon Anderson, told us about his time with the Fleet Air Arm as a mechanic, while another relived his experiences fighting in Burma. It's very humbling to hear how much these people and those like them sacrificed for us."

"They were also delighted to tell us all about their badges and medals and what they mean."

Such was the success of Tea and Medals that further events look a racing certainty.

"We're hoping it will carry on, either on a monthly or quarterly basis, depending on what the veterans themselves tell us they want," Mrs Gifford continued.

"Ron Robertson, the chairman of the North East Disabled War Veterans Association, told us that there was nothing really like Tea and Medals in Aberdeen and that they'd be delighted to come back. Events such as these help combat the loneliness and isolation many veterans can experience."

Mrs Gifford added that plans were continuing to create a veterans group meeting at the community centre and linking in with the new Men's Shed at the facility.

To find out more about the groups who meet at the centre and what it has to offer, telephone 01542 840701, email info@culienccr.org.uk or visit www.culienccr.org.uk



There are plenty smiles from these local folk at the brunch. Pictures: Betsy Saunders. Image no. 043402



From left Colin McInnes, Alan Grant, Ian Anderson and Ron Robertson sit back after a filling brunch.



Enjoying their brunch are (from left) Angela Paton, Bill Saunders, Dennis Ritchie and Dave Renold.



Tabling a break for a chat are (from left) Gordon Anderson, Jim Pirie and Ernest Mitchell.

Step up to healthy living in Cullen

By Staff Reporter

Published: 16:51, 24 July 2019 | Updated: 16:53, 24 July 2019

A COASTAL community is running a taster session to encourage more people to take the first steps to a fitter lifestyle.

Cullen volunteers have invested time, energy and funds into the creation of a network of accessible paths in and around the town, with support from the walking charity Paths for All.

Now they want to create a number of health walk opportunities and are running a taster session at the Community Centre on Friday, August 2, at 1.30pm.

It is aimed at both people who would like to participate in health walks and those who might be interested in becoming walk leaders.



Community Centre director Stan Slater, who has been a driving force in the movement, said: "The beauty of walking is that it is an exercise that we all can all do, whatever our age, and unlike a gym membership, it doesn't cost anything.

"It can not only help with your physical health but also your mental health. Most studies show that walking 30 minutes a day is good for your health, amongst other things, it can keep your heart healthy, reduce the chances of strokes, diabetes, and the onset of dementia.

"Walking is also known to reduce stress and anxiety and walking in a group can start conversations.

"Conversations can start friendships, friendships can comfort or advise so what started as a health walk can end up a whole lot more."

Health walks are short, safe and friendly walks that are a minimum of 10 minutes up to a maximum of one hour long.

They are open to everyone, free and led by trained volunteers. Some health walking groups have even gained cancer and dementia friendly status.

Attendees at the August 2 event, which has been supported by the Walk Moray project and part-funded by Paths for All, can experience a health walk for themselves in the surroundings of Cullen House before returning to the centre for free refreshments. Full support will be given to those interested in volunteering their time as a Walk Leader.

As Stan added: "Sometimes the hardest part of starting health walks is taking the first step.

"Hopefully this walk will allow people to come along in a relaxed atmosphere and make that step."

APPENDIX J –Community Consultation/Prioritisation Feedback

Ideas Generated – 6th September 2018

Short Term – Within 1 year

Structural / Facilities

- New cooker in kitchen
- LED lighting – phased in short and medium term (x2)
- Shower curtains in boys showers
- Architect to provide footprint options – include in SLF application
- Replace urinal
- Conference suite with equipment - Large TV/screen, OH projector. PA system (x3)
- New furniture / more chairs in coffee bar
- Insulation
- Make the teachers room flexible to accommodate families
- New separate toilets, including disabled, for user groups (x3)
- New mattresses / bedding (x2)
- Free internet access
- Redecoration / paint (x3)
- Modernise coffee lounge with flexible seating / bean bags e.g. like Elgin Youth Cafe

Governance / Operational

- Training for the Board
- Financial control system to be established
- Feedback sheets for dormitory hires
- Pricing structure / special rates for regular users (x2)
- Accommodate user groups and residents successfully
- Review furniture requirements
- Review storage arrangements (x2)
- Community consultation – what do people want in terms of classes / activities and when (x2)

Marketing/Communication

- Increased communication both external / internal e.g. with user groups (x2)
- Build reputation
- Promotion of residential centre to potential users / new markets (x2)
- Advertise to local groups not currently using the centre (x2)
- Increase residential bookings
- Social Media / advertising team – linked to operational (x2)
- Develop packages / promote residential trip activities available in area

Potential Markets

- Cullen Sea School
- University of the Third Age
- Business Community
- Open University
- Uniformed organisations e.g. Scouts, Guides etc
- Citizens Advice Bureau
- Schools
- Colleges / Universities

Classes / Activities Suggestions

- Mens Shed / Handyperson group (x4)
- One off events
- Cinema / film club (x2)
- Badminton
- University of the Third Age groups
- Open University summer schools
- Groups/activities for boys e.g. Cubs/Scouts
- Summer school /exam revision classes June 2019
- Educational projects / weekly study groups etc
- Language classes
- Transition Programme cross primary / secondary school
- Cooking classes / healthy eating / cookery demonstrations (x3)
- Drama – production and taking part
- Training venue for business community
- Citizens Advice Bureau outreach
- Credit Union outreach
- Job seeking support group for unemployed
- Youth club (x4) establish interests through consultation
- IT group
- Artists' group residential courses
- Board games group
- Orienteering group
- Visiting speakers – weekly / monthly
- Mental health / well-being support group (x2)
- Health and fitness activities for all ages
- Brownies / Guide groups
- Cultural development – art / literature / music

Medium Term – Up to 3 years

- LED lighting – phased in short and medium term
- Redo kitchen / demonstration kitchen
- Improved / better heating (x3)
- Outdoor theatre
- Electric car charging points
- Individual shower cubicles for boys
- Petanque / boules pit
- Camping site
- Touring block / outside electric hook up points
- Full use of centre i.e. all rooms in use day and evening
- Exercise circuit / outside gym
- Barbeque area
- Storage containers

Long Term – 3- 5 years

- Self-contained self-catering units
- New Hall
- Two houses – common good
- Solar panels
- Wind turbines