

ARGYLL AND BUTE COUNCIL

TO: DIRECTOR OF CORPORATE SERVICES

Report for Committee

To accompany **ALL** reports for Committees

COMMITTEE:	
DATE OF MEETING:	
DEPARTMENT:	DEVELOPMENT & INFRASTRUCTURE SERVICES
TITLE OF REPORT:	

Recommendation that the attached report be:-
1. Given unrestricted circulation √
2. Taken in private
by virtue of paragraph of Schedule 7A Local Government (Scotland) Act 1973.

MEDIA INTEREST	
Is this a matter that has a Media Interest?	YES/NO
If Yes , please attach draft Press Release	

Will this matter have an impact on the Community?	YES/NO
If Yes , please detail	

LIST OF BACKGROUND PAPERS (if none, state " NONE ")	
1.	
2.	
3.	
(Note: All documents specified must be kept available for public inspection for four years from the date of the meeting at which the report is considered.)	

Signed: _____ Date: _____

REPORT ON KILMORY HOME FARM COMMUNITY PROJECT

1. BACKGROUND

- 1.1 Members will recall that the Area Committee previously agreed to allow the Kilmory Home Farm Community Group time to pursue the development of a business plan and to pursue funding opportunities (Mid-Argyll, Kintyre and Islay Area Committee – 6th August 2008).
- 1.2 It has taken longer for the community group to consider and prepare the business case for the Home Farm than was originally anticipated, however the Social Enterprise Plan was finally delivered in September 2010. (copies can be made available to Members on request)
- 1.3 The Home Farm Community Group now wish to secure the Council's support for the Social Enterprise Plan(SEP) and in particular to re-affirm support for the project. This will include the transfer of the Home Farm steadings to the Community Group, and to explore the potential for the transfer of other surrounding land areas required to support the SEP.
- 1.4 The Council's continuing support and commitment to the project has to be demonstrated before potential funding bodies will give favourable consideration to the proposals.

2. RECOMMENDATION

- 2.1 That the Area Committee continue to endorse the Kilmory Home Farm Community Group's aims and objectives as set out in the Social Enterprise Plan and;
 - a) Agree to the transfer of the Kilmory Home Farm steadings at nil cost to the community group when they have secured confirmation from the relevant funding bodies that the project can proceed.

3.0 DETAIL

- 3.1 The Social Enterprise Plan(SEP) prepared by the Community Group sets out ways in which various activities could be incorporated into the vision of the home farm as a community venture. These activities relate principally to the potential use of land surrounding the home farm for allotments, community orchard, play areas etc (see plan attached). It is intended that such activities would be initiated early on in the overall project both to act as a catalyst for promoting community interest and as a means of generating income to support the project over the longer term.
- 3.2 The community group are now pursuing the possibility of either acquiring or leasing some of the land around the Home Farm to allow for the implementation of the Social Enterprise Plan. Negotiations over the possible transfer of this additional land are being conducted separately through the Council's Estates Service, but will, like the transfer of the Home Farm, be dependent upon the likelihood of the project receiving funding support.
- 3.4 This is a significant project for a community organisation to take on, with an estimated cost of circa £3 million for the renovation of the home farm buildings alone, there will need to be a major commitment from funding bodies such as the Big Lottery and the Heritage Lottery Fund if the project is to proceed. The determining factor for the future of this project will be the views of these funding bodies.
- 3.5 In addition, the Home Farm does not currently have a dedicated means of vehicular access and this will have to be addressed by the community group as a component part of the overall project and additional funding identified.
- 3.6 Given the current uncertainty over the funding available for this project, it is not considered prudent to pass the Home Farm buildings to the community group at this stage. If the funding applications were to be unsuccessful the community group would then be left with the significant liability of the buildings which are in a poor and worsening condition.

4. CONCLUSION

- 4.1 The community group have requested that the Council continues to offer full support for the project including the continuation of the commitment to transfer the Home Farm buildings to them at an appropriate juncture.
- 4.2 The Council has previously indicated its full support for this community venture which currently offers the best hope of securing the renovation of the listed Kilmory Home Farm and its long-term future.

5. IMPLICATIONS

- Policy:** Consistent with previous Council decisions to support the Kilmory Home Farm Community Group with this project.
- Financial:** No direct cost to the Council, although the transfer of the asset to the community group will, in the longer term reduce the liability for costs associated with keeping the buildings safe and secure.
- Personnel:** Officer time.
- Equal Opportunities:** None.

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