

NEW BUILD V. KFC RENOVATION SWOT ANALYSIS

	Projected costs	Strengths	Weaknesses	opportunities	Threats
New build hall	<p>Option 1 £540,000+</p> <p>Option 2 £650,000+ No Vat</p>	<p>Provides for a cheaper build based on similar lines to existing hall.</p> <p>Provides for an improved design and space ?pro-rata better value for money than 1</p> <p>Both utilise existing large site and parking facility</p> <p>Both new build options allow for better energy efficiency and modern fittings and innovative purpose based design.</p> <p>No Vat</p>	<p>High cost and in a post Covid difficult economic climate it could take a long time to raise sufficient funds</p> <p>Each year our business case weakens without a functional hall.</p> <p>Is not central to village reducing access for some.</p> <p>Costs are provisional not QS based</p>	<p>To have an innovative purpose designed building with ECO friendly features.</p>	<p>Financial risks: Can sufficient funds be raised? Risk of going over budget and having to get a bank loan.</p> <p>Potential issues regarding the shared difficult access</p> <p>Flood risk: the grounds have been flooded in the past</p>
KFChurch renovation	<p>Up to 95% of valuation/purchase cost £170K + legal and professional fees covered</p> <p>Restoration and renovation costs based on options 1 to 3, £365-480K +Vat</p>	<p>Is an iconic listed historic building in viable condition according to the study. Its listing makes the project attractive to funders such as Scottish Land Fund, Architectural Heritage, Historic Environment Scotland and other agencies etc.</p> <p>If SLF stage application successful the village acquires the Church at minimal cost potentially by the end of 2020. Main costs will relate to renovation after acquisition. Though renovations costs are high they can be tackled in stages and there is scope for</p>	<p>Limited options for energy efficiency e.g. heating costs.</p> <p>Will be ongoing maintenance issues particularly for the bell tower, and special features.</p> <p>Less on site car parking (up to ?12 subject to planning/highways) will require use of existing site for over spill parking for big events.</p>	<p>We would still own the existing land site which can be used for community benefit and income generation and overspill car parking for big events. A walk way linking to the KFC should be investigated to reduce walk time between the two.</p>	<p>Flood risk ? never flooded to date</p> <p>Maintenance problems/costs not yet determined.</p>

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		<p>cost reduction by volunteer work etc.</p> <p>If SLF application successful this will encourage other funding agencies to fund the renovation in the knowledge that SLF and AHF regard it as a sound project.</p> <p>Shauna Cameron's outline sketch plans show that the Church can be renovated in keeping with the historic building and yet provide the key facilities and spaces required for a village hall.</p> <p>The building is well constructed and has stood in viable condition for >140yrs and with careful maintenance could still be standing for the next 100yrs.</p>			
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