

Egilsay Community Centre and School House

Community Hub Proposal



July 2023

Produced by residents for inclusion in the Egilsay Community Association second stage application to the Scottish Land Fund.

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This proposal is submitted without prejudice to future community consultations or the outcome of the island meeting held on 5th July 2023 at the Egilsay Community Centre.

1. The Story So Far

Egilsay is part of the three-island group Rousay, Egilsay and Wyre. These islands form part of the group also known as The Inner North Isles. Egilsay is a low-lying island with its highest point just over 35m above sea level.

The economy of Egilsay is based on farming with sheep and cattle forming the mainstays of agricultural activity. Approximately half of Egilsay is owned by the RSPB who work in partnership with landowners and farmers to manage the natural habitat for wildlife. Some residents commute to mainland Orkney for work and remote working is now a possibility for those who can take advantage of connectivity provided by high-speed satellite internet.

Egilsay has a permanent resident population of less than 20 and has an active Community Association registered as a Scottish charity. The Egilsay Community Association seeks to purchase the Egilsay Community Centre and School House which it currently leases from Orkney Islands Council (OIC).

This vision and proposal originate from discussions with over 60% of permanent Egilsay residents. It is driven by a shared desire to prevent the loss of community spaces to a proposed hostel, campsite and motorhome complex development at the former school.

The loss of community space on Egilsay would be driven by hostel and campsite facilities for visitors being merged with the Community Centre, School House and outdoor areas, as buildings and spaces available for community use are converted to accommodation for visitors and groups.

The impact of this loss is heightened by the planned increase in visitor numbers, and concerns among residents that the Community Association committee will focus more on generating economic rents from tourism than providing recreational

space and social amenities for the community.

Most residents on Egilsay support the community purchase of the former School Hall and Classroom. However, a substantial majority oppose the purchase of the former School House for conversion into a multi-occupancy hostel, with adjoining campsite and motorhome berths located on site.

This was confirmed at an island meeting held on 5th June 2023, where 60% of island residents voted against the concept, as presented by the Egilsay Community Association. Such a level of division within communities with opposing views signifies a fundamental absence of consent.

An important outcome of the 5th June meeting was a commitment by the Community Association to establish a working group of residents to create an alternative proposal to go into the business plan. The Community Association was unable to facilitate the working group and on 4th July 2023 invited residents to submit proposals to the Association Secretary. The desire for a fresh vision, and meaningful participation in the decision-making process, led to the design and submission of this alternative proposal - one that brings the Egilsay Community Centre and School House complex into full community ownership and use.

This document recognises our collective rejection of the original proposal brought to residents by the Egilsay Community Association, and offers collective feedback and a counter proposal for the genuine realisation of full community benefit.

2. Vision

We envision a vibrant and inclusive community hub for Egilsay, centred around the site of the Egilsay Community Centre and School House. This property will be transformed into a multi-use facility owned and operated by and for the local community. Our vision is to

create a welcoming space that fosters social connections, celebrates life events, heritage, supports local organisations, and promotes arts, culture, outdoor activities, volunteer led projects and the wellbeing of residents.

By revitalising the Egilsay Community Centre and School House, we aim to create a thriving space that brings residents together, nurtures community bonds, and enhances the overall quality of life in Egilsay. Together, we can transform this property into an asset that serves the present and future needs of our community.

Our vision for the Egilsay Community Centre and School House is to create an inviting space that facilitates community cohesion and preserves the site's historical significance as an educational and community resource at the heart of the island. By proposing a more holistic vision of full community benefit, this proposal aims to enhance the overall quality of life in Egilsay, improve mental health outcomes, reduce social isolation, and ensure a thriving future for all residents and those coming behind us.

3. Proposal

The proposed project aims to repurpose the Egilsay Community Centre and School House into an active community hub. This facility will serve as a gathering place for residents and visitors, offering a range of amenities and activities to meet the diverse needs and interests of the community.

The community hub will provide the following facilities and activities:

- Halls and spaces available for rental by community groups, allowing them to organise meetings, workshops, and events.
- A community space for celebrations, commemorations, and other significant life events, providing a meaningful and convenient venue for residents to gather.

- A welcoming space, where community members can socialise, relax, and enjoy refreshments.
- Regular arts and cultural events, including performances, exhibitions, and workshops, promoting creativity and community engagement.
- Opportunities for outdoor activities within the grounds of the property, such as community gardening (polycrub/polycroo and wellbeing garden), recreational events, safe play area for children, and nature exploration.
- Encourage a cycle culture on Egilsay through the conversion of an outbuilding into a community bike shed for the repair of manual bikes, with charging points for electric bikes nearby.
- A focal point at the start of The St Magnus Way long distance pilgrimage route through Mainland Orkney, providing a place of welcome and connection with the community for those undertaking the journey.

Building Enhancements:

To ensure the Egilsay Community Centre and School House redevelopment meets the community's needs first and foremost, some refurbishment and alterations will be required. Our proposal includes a comprehensive program of building works, focusing on full accessibility, sensory impairment considerations, dementia-friendly features, and improved energy efficiency.

Energy efficiency enhancements will minimise operating costs and contribute to environmental sustainability.

Moving Forward:

Based on the outcome of the questionnaire put to the community at a special Community Association meeting on 5th June 2023, we propose that the purchase of the former School House proceed with strict limitations on short-term and overnight accommodation. Namely:

1. Accommodation, if any, is limited to one room for fully accessible emergency/guest

accommodation - with a maximum of single or double occupancy, plus an accessible ensuite bathroom.

2. No development of exterior shower and kitchen facilities that could be repurposed to serve camping and motorhomes to be permitted on site. Extant toilet and sink provision in outbuilding to serve as WC for community garden and bike shed users when refurbished.

These terms will enable the majority of the community to work with the Community Association to move forward with applications for funding the acquisition and subsequent building works.

Shaping the Proposal:

In designing this proposal, it was important to understand the needs and aspirations of residents. Discussions throughout 2023 allowed us to identify key requirements, which have since been reaffirmed through further engagement. The community's input has formed the foundation of this proposal, focusing on the following core uses:

1. Community Rental Space: Recognising the ongoing need for suitable premises, the Egilsay Community Centre and School House will provide halls and spaces available for rent by residents and groups. This will support the local community and facilitate their activities.
2. Community Workspace and Digital Hub: Recognising existing demand on Egilsay for improved digital connectivity, the former School House will provide a multi-use office, work and making space available for hire by the community, visitors, and groups with high-speed internet connectivity. Satellite technology can be transformational, connecting families and businesses to new opportunities. A network design similar to that recently trialled by Papa Stour off the west coast of Shetland is proposed, with Starlink as a fall-back option.
3. Emergency accommodation: A limited availability single or double occupancy sleeping facility to be provided for use by contractors and authorised visitors only. This will form part of the redevelopment of the School House, with kitchen and facilities provided inside the main complex only.
4. Event Space: We understand the significance of preserving the former classroom and hall space for events and performances. The site will serve as a venue for concerts, conference hire, pilgrimage groups, workshops, celebrations, and other meaningful events, honouring the community's attachment to the location.
5. Community kitchen: The refurbishment of the popular kitchen and communal area will create a welcoming environment for visitors and socialising, offering opportunities for residents to connect over refreshments and foster a sense of community.
6. Arts, Culture, and Music: The community hub will host regular arts, cultural, and music events, including exhibitions, performances, and workshops. These activities will promote creativity, provide entertainment, foster community engagement and generate income.
7. Heritage centre: The former school hall will provide a space to foster community engagement through regular heritage events, lecture series, guided walks and displays created in partnership with stakeholders from across Orkney.
8. Community garden: The grass area immediately south of the School House will serve as a communal garden area featuring a community run polycrub/polycroo, raised beds and picnic tables. This will provide an outdoor social space for residents with a shared interest in food growing, growing rootstock for habitat creation, and horticulture to meet and learn from each other. Adjoining outdoor spaces will be developed into a wellbeing garden with attractive outdoor recreational spaces from which visitors and residents can appreciate the unique landscape of Egilsay, with refreshments provided by the community kitchen and a barbeque area for use during the summer.

9. Community bike shed to promote a cycle culture on Egilsay, with electric bike charging from renewables available on site.
10. Outdoor Activities: Embracing the site's grounds, the community hub will facilitate outdoor projects to encourage active lifestyles and connect residents with the natural beauty of Egilsay.

With significant interest in running the space for and by the community, we are confident in our ability to successfully establish and sustain this community hub.

4. Engagement Findings

Throughout the proposal creation process, it became clear that the community values the site's quality, historical significance, and public use. The grounds, including the hard and green spaces, are cherished and should be enhanced. Feedback from residents also highlighted the importance of fully accessible spaces, provision for accessible parking, and the quality and acoustics of the former School Hall.

Potential Uses: Based on community input, our proposal aligns with various desired uses for the buildings, including:

- Meeting place for community groups
- Venue for income-generating events and conferences
- Kitchen catering to community and visitor needs
- Arts facility and exhibition venue
- Live music and events space
- Facility offering education, such as food growing and creative workshops
- Community workspace and digital hub
- Heritage centre/museum

Social Enterprise:

Several community members expressed interest in operating the facility as a social enterprise for the sale of wool, arts and crafts or reinvesting profits back into the facilities. Our proposal accommodates this preference, providing future opportunities

for sustainable operation and community-led growth.

We believe that the proposed community hub will successfully meet the identified requirements and desires of the Egilsay community. By creating a versatile space that fosters community engagement and volunteering, supports local organisations, and celebrates the rich heritage of the area, we aim to strengthen the bonds within the community and provide an asset for future generations.

5. Vision and Proposal for the Buildings

Our vision for the Egilsay Community Centre and School House is to create a community space that celebrates the site's significance as a central community meeting space, resource space and venue. We aim to enhance the existing character while providing upgraded facilities that meet the needs of the local community. By optimising the interior and exterior spaces, we will create an inviting environment for various activities, foster community connections, and ensure accessibility for all.

The Site and Buildings:

We have determined that the Egilsay Community Centre and School House possess highly adaptable interior and exterior qualities. The former classroom provides good daylighting and proportion, while the hall is a versatile space for meetings and activities.

The grounds surrounding the buildings are also attractive, with the south-facing playground and garden serving as an arrival point for the halls. However, the rear and northern areas of the site require attention due to asbestos roofed outbuildings and semi-derelict storage areas. The front of the main buildings, with garden area to the west, provides an appealing facade and lead to the entrance of the complex.

Access on all sides could allow innovative

landscaping of entry to the hall and ease of access to the community kitchen, School House and communal garden area.

Preservation and Alterations:

With no listed buildings present, consultation with Historic Environment Scotland (HES) and Orkney Council regarding the preservation of built heritage on site is not necessary.

However, we recognise the need for a sensitive design solution sympathetic to the island while preserving and enhancing the existing character of the buildings.

Building Upgrades:

To ensure the Egilsay Community Centre and School House meet modern standards, some modernisation and upgrading are necessary. We believe a building survey has likely indicated that the buildings are structurally in fair condition, but substantial repairs and refurbishments will be required over an initial five-year period. The works include both short-term and medium-term repairs, maintenance, and upgrades, focusing on energy efficiency, electrical systems, waste management, accessibility, and structural integrity. We emphasise using modern materials and methods that respect the character of the built environment on Egilsay.

Supporting Reports and Certifications:

Obtaining necessary reports and certifications will be crucial for a comprehensive understanding of the site. We recommend acquiring supporting documents such as Building Warrant and Completion Certificates, Planning Consents, Fixed-wire Test Certificate, Emergency Lighting and Fire Alarm Certificates, Portable Appliance Test Certificate, Disability Access Audit, Fire Risk Assessment, Certificate of Chlorination of Water Storage, food preparation standards to enable sale of food, and an Asbestos Report. These

reports will ensure compliance, safety, and future planning for the facility.

6. Initial Appraisal and Potential Uses

This proposal explores various options for the buildings and site, focusing on retaining the character and meeting community needs.

This appraisal highlights the functional interior space of the complex, the importance of connectivity between hall, kitchen, School House and classroom, the need for improved arrival and foyer space, and enhanced bathroom and kitchen facilities. Based on these findings, our proposal aligns with the identified requirements and desires of the community, including:

- Continued use of the buildings as meeting and event spaces.
- Retention of the existing character and features.
- Upgraded insulation, windows, ventilation, and circulation.

The project will involve transforming the Egilsay Community Centre and School House into a versatile and inclusive community hub, offering the following amenities:

- Halls and Spaces for Rental: Providing flexible spaces that can be rented by groups for various activities and events.
- Community workspace and resource hub: Support employment through the creation of a dedicated office and making space for use by the community. The School House building can be extended to facilitate an open plan layout that would support residencies and workshops.
- Event Space: Creating a dedicated area in the former hall for community events, and other important life events, preserving key features and the historical significance of the School site.
- Community kitchen: Establishing a practical facility where residents and visitors can cater for events, socialise, and enjoy food making together.

- **Arts and Cultural Events:** Hosting arts, cultural, heritage, and music events to showcase local talent and promote cultural expression.
- **Outdoor Activities:** Utilising the surrounding grounds for outdoor activities, such as community gardening, recreational events, and spaces for relaxation.

The key ambitions for the project are as follows:

- **Welcoming and Vibrant Community Hub:** Creating a space that serves as a vibrant and inclusive hub for community activities in Egilsay.
- **Enhancement:** Ensuring the enhancement of the qualities of the existing buildings and gardens.
- **High Level of Usage:** Encouraging active participation and utilisation of the hall and spaces by residents.
- **Full Accessibility:** Ensuring the site and buildings are fully accessible and user-friendly for people of all abilities.
- **Building Local Capacity:** Fostering community engagement and ownership through volunteering and membership.
- **Employment and Training Opportunities:** Supporting employment and educational opportunities within the community hub and workspace.
- **Integration of Local Heritage:** Incorporating local heritage displays into the property to tell the unique story of Egilsay as part of an enhanced visitor experience on The St. Magnus Way.

The proposal outlines an ambitious refurbishment and adaptation plan for the property to establish a fully operational and sustainable community hub. The proposed alterations include:

- **New Foyer Space and Community Kitchen:** Creating a welcoming foyer space that connects the hall, School House, and kitchen, featuring a reception area, social area and displays. It will also house an attractive seating area that can serve as a gathering point or breakout

space for various events. Secure storage of files and equipment can be located nearby. The space can be utilised to showcase the Egilsay story, local heritage, artworks and RSPB displays.

- **Adjustments to the Former School Hall Interior:** Redesigning the hall interior with new seating arrangements and flexible spaces for rental or temporary use during events and meetings. This includes providing a space that can serve as a community meeting room.
- **Enhancements to the Hall:** Improving storage options, seating and tables.
- **Improved Internal Connection:** Establishing a new ramped access connection at the front of the building, improving accessibility for all users, and incorporating display areas for historical and cultural exhibits.
- **New Kitchen and Toilet Facilities:** Assessing and rearranging toilet and kitchen facilities within the building to meet operational and user requirements. Additionally, new shower provision is required in the Centre for users of schoolhouse emergency accommodation.
- **Refurbishment and Redecoration:** Conducting necessary redecoration and refurbishment throughout the building to bring it up to operational standards, particularly focusing on the Hall, kitchen and workspace area.
- **Modernisation of Services:** Reviewing and upgrading existing building services to meet modern needs, including power, heating, lighting, ventilation, water supply, drainage, fire, and smoke detection systems.
- **Energy Efficiency and Revenue Savings:** Implementing insulation, draughtproofing, and optimisation of building services to improve energy efficiency, reduce costs, and generate revenue savings.
- **Grounds Remediation:** Undertaking general maintenance and stabilising work on the grounds and walls. Over time, a program for repair or removal of outbuildings can be implemented for these elements.
- **New website for the Community Hub.**

7. Adjustments to the Interior

The Egilsay Community Centre and School House interior will undergo adjustments to maximise flexible use of the spaces and seating. New seating will replace older tables, chairs and sofas, designed for versatility. The community kitchen can be located alongside the new foyer with ease of access to the hall. The former School House can function as a separate making/workspace, following an open-plan design, with one room allocated for emergency overnight accommodation.

The School House can be contained to its original dimensions, with extensions added if required to facilitate construction of the community workspace. Additionally, a wing space or green room can be provided beside the schoolhouse, serving as a meeting room or wellbeing centre.

Refurbishment and Redecoration:

Redecoration and refurbishment will be carried out to bring the venue up to operational standards. While minimal work is needed in some areas, the former hall and schoolhouse will require redecoration and enhancement for community use. All paint and decoration will be carefully chosen to be VOC-free (Volatile Organic Compounds) and “vapour permeable” to prioritize health and prevent moisture trapping.

Modernisation of Services:

A detailed review of the existing building services should be conducted to ensure their suitability for modern needs. This will encompass power, heating, lighting, ventilation, hot and cold-water supply, drainage, fire and smoke detection systems. **Energy Efficiency and Renewable Energy:** Energy efficiency measures will be implemented to minimise energy demand and reduce running costs. This includes effective insulation, draughtproofing, energy-efficient lighting, hot water fittings,

ventilation strategies, and optimisation of building services. Opportunities for renewable energy generation can be explored, including upgrading the existing community wind turbine.

8. New Exterior Spaces

The external spaces surrounding the Egilsay Schoolhouse offer significant potential to support various activities and enhance the community hub’s functions. Suggestions from residents include:

- **Sensory Garden:** Creating a garden space that engages the senses and promotes relaxation and well-being.
- **Safe Recreation and Play Space for Children:** Designating an area where children can engage in safe and enjoyable recreational activities.
- **Community Growing Projects:** Utilising raised beds and a polycrub/polycroo for community gardening initiatives, fostering a sense of community and promoting sustainability.
- **St Magnus Way Sculpture Garden:** Providing a space for the display of local artists’ work, enhancing the artistic ambiance of the hub on this famous pilgrimage route.
- **Contemplative Space:** Creating a tranquil space for reflection and contemplation.
- **Specialist Skills and Training:** Offering opportunities for training and skills development related to the welfare and needs of the community on Egilsay.
- **Biodiversity Programs:** Implementing biodiversity initiatives to encourage wildlife, with the option of incorporating wild spaces and wildflower meadows.
- **The Egilsay Community Association** should further develop plans for the external spaces through continued engagement with the community.

Drop-off Area:

Creating a drop-off area in front of the property is recommended to facilitate

easy access for vehicles, particularly for individuals with additional mobility requirements. This drop-off area would enhance convenience during events. While a few parking spaces and seating arrangements may be lost, engaging with residents in the design phase will be essential to address any concerns.

Design x Community Dialogue:

Detailed design work will be conducted to assess these options, understand technical implications, and develop a final scheme upon confirmation of the property purchase. The designs will be presented at a community meeting and revisions made according to input from residents.

9. Energy Efficiency and Renewable Energy Generation Potential

Emphasis will be placed on minimising energy demand and reducing running costs by implementing effective insulation, draughtproofing, energy-efficient lighting, hot water fittings, ventilation strategies, and optimised building services.

It is crucial to prioritise minimising energy demand in all buildings, whether new builds or refurbishments, to keep running costs as low as possible. This can be achieved by effectively insulating and draught-proofing the buildings, installing energy-efficient lighting and hot water fittings, adopting effective ventilation strategies, and ensuring that all systems are simple and straightforward to control. By doing so, building users can help keep energy costs to a minimum. This approach also ensures that the capital costs, running costs, and maintenance of any renewable energy generation equipment are kept at the lowest necessary level.

The buildings have the potential for external wall and roof insulation and comprehensive draught-proofing. By replacing all windows and doors with

highly efficient units and incorporating opening windows and/or ventilation units in all spaces, the amount of heating required can be significantly reduced, even with the addition of extensions.

Achieving insulation and draught-proofing that complies with Building Regulations can result in a realistic 30-50% reduction in heating energy use. If insulation and draught-proofing meet the higher standard of EnerPHit, which incurs higher capital costs, a reduction of 70-85% in heating energy use can be achieved.

Recommendations include:

1. It is recommended to limit heat loss through measures including insulating the floors and roof space of the building.
2. All lighting units should be replaced with energy-efficient LED fittings. LED fittings not only reduce energy use but also decrease the fire risk due to their lower operating temperatures and wiring current.
3. These measures, when combined, will contribute to reducing the operating and maintenance costs of the building. Once the new “baseload” for energy demand is achieved, consideration can be given to appropriate renewable energy generation measures.
4. Solar Photovoltaic (PV): The roof over the main elevation, with its favourable south-facing orientation and solar exposure, is a suitable location for solar PV panels. Investigating their use is recommended, subject to obtaining necessary consents.
5. Wind: The location and existing turbine suggests that wind energy would be suitable.

Renewable technologies have a limited lifespan and require regular maintenance and care, which incurs costs. While they may be eligible for government payments under schemes such as the “Renewable Heat Incentive” or “Feed-in Tariff,” these should not be the primary criteria for selecting renewable energy options.

It is recommended to install new boilers

for heating and hot water throughout the buildings. All valves and pipework (hot and cold) should be fully insulated to minimise heat loss. Installing weather compensators and programmable timers is advised.

Detailed proposals for improvements to the building fabric should consider appropriate strategies that improve the energy efficiency and ventilation of the building while ensuring that moisture does not become trapped over the long term, subsequently reducing the thermal performance of the building and increasing heat loss and running costs.

10. Social and Economic Outcomes

Through community consultation and input from residents, the following comprehensive outcomes have been defined for the Egilsay Community Centre and School House purchase:

- The acquisition and redevelopment of the Egilsay Community Centre and School House will contribute to increased sustainable economic development in Egilsay without the negative impacts associated with managing increased visitor numbers on a small island and reliance on short-term letting income.
- The acquisition and redevelopment of the Egilsay Community Centre and School House will contribute positively to social development in Egilsay by making it a viable place to live, thereby addressing the issue of depopulation.
- The Egilsay community will be empowered and have enhanced capacity to lead and control the development of the Egilsay Community Centre and School House and other assets, generating sustainable income.
- The management and condition of a significant piece of Egilsay's built heritage will be improved and safeguarded for the community.
- Egilsay will continue to promote and

develop its cultural heritage for the benefit of residents and visitors.

Residents have identified four groups of community users who will benefit from the Community Hub:

1. Community groups in need of regular space to support their activities: Residents have identified an absence of suitable space for their activities and those of visiting groups, along with a need to include socially excluded or isolated residents that are currently underserved by existing facilities. The proposed redevelopment will provide access to an inclusive, warm and accessible social space which would lend itself to expanded support activities at the point of future need.
2. Community social and celebratory events: The former School complex has historically hosted gatherings and other social events in its large and small spaces. With the addition of the community workspace in the former School House and regeneration of outdoor areas, the Community Hub will provide space for various social events and life celebrations such as dances, weddings, festivals, birthday parties, and funerals. There is a shortage of venues on Egilsay that can accommodate large gatherings for life celebrations. A Community Hub, located close to the harbour and occupying a central position on the island, offers a unique setting for such events.
3. Community-led events: Egilsay has a vibrant creative community. The proposal aims to create a flexible, accessible venue for exhibitions, shows, concerts, artist residencies, and performances. Residents would be invited to curate an event program showcasing local talent and attracting performers, artists and exhibitions from beyond the community.
4. Informal, accessible socialising: The Community Hub proposal will create a volunteer-run community kitchen and self-service café, to generate income

and create a welcoming environment, particularly for those who want to use the venue as a social and recreational space. The proposal envisions expanding the kitchen and providing direct access to a sheltered garden at the west side of the complex.

11. Financial Viability

As set out above, the vision is to create a community-led, economically and socially sustainable, community hub that helps build, celebrate and support the collective and individual life of the community in a building that is fully accessible to all.

The Egilsay Community Association will engage with key institutional stakeholders, including Orkney Islands Council, The Scottish Land Fund, and the Rousay, Egilsay and Wyre Development Trust, to assure themselves that the vision set out here fits with the Scottish Government's and local authority's policy for community ownership, and with the regulatory and funding bodies requirements for the ongoing use of the buildings as fixed assets run for and by the community.

1. Liaison will take place with local stakeholders to establish scope for use and hire.
2. Income streams will be low initially as community development builds activity and as the community workspace and hall will not be widely available until repairs and upgrades to the fabric are complete.
3. Hall hire, workspace hire, polycrubb rental, funds raised through the community kitchen, and other fundraising activity will allow a significant increase in income, with additional income coming from other community hire and events.
4. Hire charges to the community will be negotiated on a "pay what you can" basis with a suggested fee to enable inclusion and reduce exclusion of those without

access to funds. The suggested fee would be accompanied by a breakdown of costs to clearly communicate the rationale behind charges.

5. Grants can be sought to fund an annual art and heritage residency programme.
6. Grants can be sought to fund the community bike shed and electric bike charging points.
7. Several community members expressed interest in operating a social enterprise for the sale of produce, arts and crafts with profits reinvested back into the facilities.
8. It is critical that the Egilsay Community Association remain in overall financial surplus throughout the initial phases of the project, a challenge during a capital build programme of this nature.
9. External grant sources may be required for the appointment of a part-time community development manager, or similar role, for the first 18 months of the project.
10. Financial feasibility will be particularly challenged by heat and light costs. These will eventually reduce after the phased installation of insulation.

12. Looking Ahead

This proposal has shown how the purchase of the Egilsay Community Centre and School House property by the community can achieve a viable solution for a mixed-use facility owned and operated for the benefit of residents.

There is strong community support for the redevelopment of the spaces into a community resource, unlocking opportunities for residents to bring skills and energy into the project, and drawing on the expertise of key stakeholders where appropriate to the realisation of this vision.

The Community Association should seek to make the property available for community use as soon as possible after taking ownership. Much of the general upgrading

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work identified in this proposal can be undertaken without significant impacts on the use of outdoor areas, but internal spaces will require upgrading before they can be used for events. The hall could accommodate events from an early point in time if the development of the event space and community workspace is prioritised.

The aim would be to complete the programme of work within 3-4 years. There will be further opportunities for the community to participate in the detailed design process.

The Egilsay Community Association will continue to communicate regularly and openly with the local community and island residents, building further support for the project as it progresses. The views and perspectives of residents were essential in crafting this proposal and there will be an ongoing need for inclusive, community-wide engagement by the Community Association.

To achieve this, we propose the Community Association establishes a permanent community and project developer forum for regular and ongoing communications. This forum could also be used to handle concerns that the community may have with the operation of the redevelopment if the project proceeds.

Opportunities for communication with residents will be created to foster dialogue and ensure alignment with the vision. This post-purchase dialogue will aim to build a strong sense of shared ownership among Egilsay residents and, crucially, create opportunities for community inclusion in service provision and facility management.

This proposal is submitted without prejudice to future community consultations or the outcome of the island meeting held on 5th July 2023 at the Egilsay Community Centre.