

## LOCATION OPTIONS APPRAISAL FOR THE GATHERING PLACE

Presently ARC (Kingussie) is the owner of the Allotments rented to Kingussie Allotments Association and we have reserved three allotments for our own use when the project will need space for herb and shrub cultivation. ARC members also run the Badenoch Film Club which meets every Monday September until April providing community entertainment and a social occasion.

Our Community Needs are seen as:

- a. A need for a quality central all-inclusive destination for residents and Visitors to meet
- b. A Community Art/Cinema to create a social destination for young and old to meet and counter social isolation
- c. Regeneration of the East end of the town
- d. A cycle hub for the use of residents and passing cyclists, creating a training facility to develop a mountain/touring bike experience
- e. An events place for small/medium sized bespoke weddings
- f. A safe destination for vulnerable and isolated people to congregate without fear where alternative help can be sought
- g. A tourist attraction to encourage visitors to stop, visit, play and stay locally
- h. An opportunity to preserve a significant building which is part of Badenoch and Strathspey heritage
- i. An opportunity for quality employment as well as voluntary activities

We hope to be able to deliver and preserve:

A Cycle Hub, Bespoke ceremony/Wedding Space, Mums & Tot Groups, Art Cinema, Afternoon Cinema Groups with Tea, Movies for Dementia and Alzheimer sufferers, Digital Health: Opportunities for individuals and community groups to access and engage with practical and restorative digital health experiences, Botanical Information, Local Heritage, Festivals, a Green Space.

What we plan to do is identify a potential building, identify users, analyse the costings and clarify the objectives, create a comprehensive business plan and proceed to funding and acquisition.

What we want to achieve is an asset which will satisfy community and visitor needs and enhance the town as a tourist destination; to give members of the community an investment in their town and a greater sense of destiny. The difference this will make is to act as a focal point for the Community as a whole and visitors. It will help provide employment and training facilities, helping Kingussie to become economically stronger and more sustainable.

## REQUIREMENTS FOR LAND/PREMISES

REQUIREMENT	VITAL	IMPORTANT	DESIRABLE	OPTIONAL
Central village location	X			
Space for retail/ workshop	X			
Toilets	X			
Electricity and Water	X			
Inclusive and easy access	X			
Good Shop Window			X	
Available	X			
Small set up costs		X		
Parking			X	

## WHAT LAND/BUILDINGS CAN BE CONSIDERED

SITE	DESCRIPTION
1. Former Museum and workshops	vacant and for sale Central Site
2. Former Garage High Street	Under used as a market-style retail space. Large open planned space Could be for sale
3. Former Retail Space High Street	Large retail space and stores Vacant and For Sale
4. Former Chip Shop And hostel type Accommodation High Street	Vacant and presumably for sale

Nothing else of a comparable size is on the market or available.

## WHAT ARE THE ADVANTAGES AND DISADVANTAGES OF EACH SITE?

ADVANTAGES	DISADVANTAGES	FURTHER INFO NEEDED
1 ideal space, Quiet location Garden/green space Large car park close	quite run down a lot of work required	
2 High Street	Not big enough to hold Whole project On traffic busy street No garden/green space	Car parking limited
3 High Street	Ceilings not high enough No garden/ green space	Limited car parking
4 High Street	Unsure of layout	May no longer be for Sale Limited car parking

## WEIGHING UP THE OPTIONS

Simple Scoring System

10 = fully meets requirements

7 = could meet requirement with some investment/permissions

5 = could meet requirement with investment/permissions but higher risk

3 = unlikely to meet requirement

0 = requirements not met

	SIZE	LOCATION	ACCESS	AFFORDABILITY	TOTAL
Site 1	10	7	7	10	37
Site 2	3	10	3	3	19
Site 3	3	10	5	3	21
Site 4	5	10	5	3	23

Preferred site = Site 1