

## Community Asset Transfer Request Notification

Regulations 6 and 7 of the Community Empowerment Procedure Regulations, set out arrangements for Public Bodies to ensure other people are informed when an asset transfer request has been made, and to advise how they can make representations about it.

Notice is hereby provided of an Asset Transfer Request received by Renfrewshire Council for [Whitehaugh Barracks, Whitehaugh Avenue, Paisley. PA1 3SS.](#)

Details of the request and how to make representations are provided below:

**Community Transfer Body:** [Western Desert Recce Group](#)

**Name of Asset:** [Whitehaugh Barracks](#)

**Nature of Request:** [Acquisition](#)

**Date CAT Request received:** [14 June 2022](#)

**Status of Request:** Validated\*, 14 December 2022

### **Summary of Proposed Use:**

Western Desert Recce Group (WDRG) propose to invest in the renovation of the asset to bring it back into use by creating a living-history museum and vehicle restoration space for the delivery of military history displays/events, training and volunteer opportunities, community-based heritage activities and educational programmes, and broader support and well-being activities.

### **Representation**

This CAT Request is open for consultation. If you wish to make a representation either for or against the transfer request, you must do so in writing, stating your name and address. Representations must be made within 20 working days of the notice being published. A copy of each representation will be given to the Community Transfer Body (CTB) and will be published on the Council's website (<https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>) along with any comment from the CTB. The final date to make representations for this request is **Tuesday, 31<sup>st</sup> January 2023.**

Representations should be sent to [communityassettransfer@renfrewshire.gov.uk](mailto:communityassettransfer@renfrewshire.gov.uk) with the title "*Whitehaugh Barracks CAT Request Representation*".

\*Validation is the date at which all documents in relation to the CAT Request have been received.

All representations and responses are available to read on the Renfrewshire Council website: <https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>

### **Relevant Documents**

The following key documents are attached to this notice:

- The official CAT Request Form (Updated 5<sup>th</sup> December 2022), redacted to protect sensitive or personal information.
- Western Desert Recce Group's Updated Business Plan for Whitehaugh Barracks (November 2022), redacted to protect sensitive or personal information.

For more information, contact [communityassettransfer@renfrewshire.gov.uk](mailto:communityassettransfer@renfrewshire.gov.uk) or call 0300 300 0330.

This Notice is published by order of the Head of Economy and Development, Chief Executives' Services, Renfrewshire Council.

Received  
05/12/2022



## COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

### ASSET TRANSFER REQUEST FORM

#### **IMPORTANT NOTES:**

**This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.**

**You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.**

**You should read the asset transfer guidance provided by the Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.**

**You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.**

**When completed, this form must be sent to: -**

**The Asset Manager  
Asset & Estates  
Property Services  
Renfrewshire Council  
Renfrewshire House  
Cotton Street  
Paisley  
PA1 1TT**

Or submitted by email to: [communityassettransfer@renfrewshire.gov.uk](mailto:communityassettransfer@renfrewshire.gov.uk)

**This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Renfrewshire Council.**

**Section 1: Information about the community transfer body (CTB) making the request**

1.1 Name of the CTB making the asset transfer request

Western Desert Recce Group SCIO (WDRG)

1.2 CTB address. This should be the registered address, if you have one.

Postal address: Western Desert Recce Group SCIO

XXXX  
XXXX  
XXXX

Alternative address for our temporary working unit. - had to move there 1 June 2020 due to pandemic halting all applications whilst awaiting to continue with the CAT process.

XXXX  
XXXX  
XXXX  
XXXX  
XXXX

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: XXXX

Postal address: As above

Postcode: XXXX

Email: XXXX or XXXX

Telephone: XXXX

Yes - We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement).*

*You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.*

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company (with no fewer than 20 members) and its company number is	
X	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members) and its charity number is	SC041486
	Community Benefit Society (BenCom), (with no fewer than 20 members) and its registered number is	
	Unincorporated organisation (no number)	

**Please attach a copy of your constitution, Articles of Association or registered rules.**

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

**No**

**Yes**

Please give the title and date of the designation order:

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1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers (i.e. those listed above at 1.4)?

**No**

**Yes**

If yes what class of bodies does it fall within?

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## Section 2: Information about the land and rights requested

2.1 Please identify the land / property to which this asset transfer request relates.

*You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.*

*It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you **must** attach a map and give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.*

Details of Property: -

Property Reference 123051190

Description / Property Type Museum Store

Address Whitehaugh Avenue

Town Paisley

Postcode PA3 1DA

Maps and floor plans as per the Council Marketing brochure for the Barracks

Community Area:- Paisley Northeast and Ralston

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

*If the property has a UPRN you will find it in the relevant authority's register of land.*

UPRN:- 123051190

### Type of request, payment and conditions

2.3 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

### 3A – Request for ownership

What price are you prepared to pay for the land requested:

Proposed price: - £XXXX

Please attach a note setting out any other terms and conditions you wish to apply to the request.

### 3B – request for lease

What is the length of lease you are requesting?

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £                      per month / year (delete as appropriate)

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.



### 3C – request for other rights

What are the rights you are requesting?

WDRG request to include the two existing huts located adjacent to the site which were previously used by the Territorial Army (TA) and Cadet Forces during their tenancy of the Whitehaugh Barracks.

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £XXXX

Please attach a note setting out any other terms and conditions you wish to apply to the request.

### Section 3: Community Proposal

3.1 Please set out the reasons for making the request and how the land or building will be used.

*This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.*

Western Desert Recce Group is requesting the community asset transfer of the Whitehaugh Barracks from Renfrewshire Council. Reasons for making this request are detailed below:

To secure the future of a heritage asset of importance to the local community – WDRG requests the purchase of the Whitehaugh Barracks from Renfrewshire Council. The transfer of ownership of the asset to WDRG will ensure that this unoccupied asset is brought back into use and open to access by the local community. WDRG intend to undertake a sympathetic restoration / refurbishment of the asset to retain many of the building's original military architectural features. This will create a facility providing living-history events, training and volunteer opportunities, community-based educational programmes and broader well-being activities.

To secure the expand the programme of military heritage projects and activities delivered by WDRG – As above, this proposal will establish a working museum based upon a period Light Repair Section REME/ASC unit. Original features within the facility will provide space for:

- The display of restored vehicles and those under restoration.
- Signage and interpretation of original architectural features such as the Barrack's WW1 trench trainer, providing an insight into the development of trench warfare
- Military equipment and memorabilia from 1800s up until WW1, Between the wars, WW2 and post WW2 up until it closed.
- Memorial space for local veterans and soldiers who inhabited the hall and local recipients of gallantry medals etc.
- Development of a military history archive and photo gallery to record the details of units which occupied the Barracks during its time as a Drill Hall
- Delivery of outreach programmes providing mental health wellbeing and support activities to veterans and members of the local community
- Meeting rooms which will be available for hire by the local community
- Classrooms for the delivery of WDRG's educational programmes to schools and community groups

Project Objectives – The objectives of this project are detailed below:

- To operate a viable military museum and vintage vehicle repair and restoration workshop
- To ensure the skills, knowledge, and experience within WDRG membership is shared widely
- To mentor young people in vehicle restoration, increasing engagement, skills and motivation and providing progression routes through accredited learning
- To facilitate men's shed type activities, increasing social well-being and build on WDRG's current activities in this area
- To engage positively with the local community and provide opportunities to use asset and participate in the delivery of activities and events on-site.

- To deliver on-site and outreach events for groups including older people's homes, youth groups, schools, veterans, and mental health groups
- To design, develop and deliver associated projects for schools and local groups e.g., 'Dig for Victory' project
- To deliver paid-for events and experiences to generate income and reach a wider audience

Proposed Development of the Asset – WDRG propose to refurbish the Whitehaugh Barracks as community-based tourism / heritage asset. The proposal will retain many of the asset's original military architectural features which are unique to the Barracks and reflect Paisley's military past. As a result, an asset of local historic significance will be retained and managed by WDRG as a living-history museum and community event space and educational centre.

Proposed Activities – The transfer of the Whitehaugh Barracks from Renfrewshire Council to community ownership would enable WDRG to deliver the following activities:

- A living-history military museum and vintage vehicle repair and restoration workshop
- Support for delivery of social wellbeing, providing opportunities for WDRG members to share knowledge, skills, and experience more widely
- Mentor programmes for young people in vehicle restoration, increasing engagement, skills and motivation
- Men's shed type activities to increase social well-being
- Meeting space and event hire for local community groups
- Volunteer opportunities including visitor engagement, museum curation, vehicle restoration etc.
- Educational outreach events for community groups (residential facilities for older people, youth groups, schools, veterans and mental health groups)
- Development of project-based activities which engage schools and local groups – e.g., 'Dig for Victory' and 'Raised on Rations' projects
- Events, open days and 'experience' days to generate income and reach a wider audience

## Benefits of the proposal

3.2 Please set out the benefits that you consider will arise if the request is agreed to

*This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.*

The request to transfer ownership of the Whitehaugh Barracks from Renfrewshire Council to WDRG will result in the following benefits:

An asset of local historic significance will be preserved and developed for community use – WDRG propose to preserve the history and architectural features of the Whitehaugh Barracks to create a community-based heritage asset offering a range of activities to the local community. As detailed in 4.1 above, WDRG's proposal will preserve the Barracks, its heritage and history, to promote the asset within the community and to enable access to all and to encourage and engage the community. It is important to WDRG that the listed building is preserved and restored to original as far as possible (within current legislation). The overall aim is to return the Asset back to an original feature, to open it up to everyone and to establish a good relationship within the community, to encourage people to visit and make use of it and to educate and inform all about the history and heritage of this great period building.

A community of interest will be supported to develop and grow – This proposal will directly benefit WDRG members as a community of interest. The future of the organisation will be secured through the provision of a base from which to deliver its current activities e.g., military vintage vehicle restoration, delivery of living-history events and displays, provision of mental health and well-being activities. The proposal will also enable WDRG to sustain future activities through the development of income generation activities as a registered Scottish Charitable Incorporated Organisation (SCIO).

Benefits to the local economy – WDRG's proposal contribute towards the achievement of Renfrewshire Council's Economic Development Strategy. The transfer of the asset to community ownership will create new employment and training opportunities. Opportunities will be created to develop the local supply chain. Development of the asset as a living history museum will raise the profile of the local community, increase footfall for local businesses and more widely, contribute towards the objectives of the Paisley Business Improvement District.

Benefits to local regeneration – WDRG's proposal will bring a previously unused and derelict building, and its surrounds, back to use again and to establish community ownership and ethos in all activities carried out within it.

Benefits to public health – The proposal will ensure both the local community and WDRG members (as a community of interest) will benefit from an enhanced programme of mental health and wellbeing activities which support individuals and their families. Key groups include:

- Individuals with disabilities,
- Individuals living with PTSD
- Individuals with learning difficulties
- Older People experiencing social isolation

- Young people

WDRG's proposal will support the delivery of public health services by supporting individuals to lead healthier, more active lives. Activities will provide a conduit for any person who may be seeking professional help and also provide a safe environment to learn and work from. It is our aspiration to expand upon this to include anyone in the community.

Benefits to social wellbeing – we aim to encourage many activities that bring people together and create a stronger community spirit, we already support learning through our own group activities and would like to attract other groups who can also provide cultural and heritage activities as well as acting as a social hub for everyone.

Environmental benefits – WDRG's proposal will also bring a currently unoccupied asset back into use. The Barracks has remained unoccupied since 2018. WDRG propose to refurbish the building in line with current environmental regulations and incorporate renewable energy technologies where appropriate. As a result, the interior / exterior fabric of the building will be improved, enhancing the local environs and contributing towards the achievement of Renfrewshire's net zero targets by 2030. To address the above, WDRG will:

- Commission detailed audit and surveys in accordance with current standards for historic buildings and assets.
- Incorporate current requirements re: building and fire safety regulations
- Ensure safe access to all groups within the community in accordance with The Equality Act 2010
- Install security (or upgrade and extend) alarm and CCTV as necessary.
- Audit and upgrade perimeter fencing where necessary.
- Construct and install a period main vehicle access gate.

WDRG propose to utilise other rooms in building for individual historical displays as necessary, to make use of these rooms as:

- Meeting rooms and classrooms.
- Stores for equipment and valuable items.
- Office and reception area
- Toilets for access under current accessibility and baby care regulations.
- Establish and upgrade a suitable kitchen and café area.
- Gain funding for total repainting of exterior and interior building facades etc.
- Determine a set of period murals painted upon the garage doors (we have done similar elsewhere in past)
- Upgrade all signage as necessary.

WDRG will utilise existing links and networks to develop projects and collaborations which will fit with the development of the asset and WDRG's project objectives. These organisations have relevant learning / experience to assist / participate in the delivery of social / well-being support activities on-site. These groups are:

- Our own outreach programme to the community and across central belt to become centralised in Paisley.
- Local Round Table groups.
- Establishing a relationship with Council Regeneration Department/s
- Military Charities including:-
- Poppy Scotland (WDRG is responsible for fundraising across XXXX geographic areas in Scotland)

- Army Benevolent Fund (ABF) The Soldier's charity – WDRG undertake a number of fundraising activities for the ABF.
- SSAFA (Armed Forces Charity) – As above, WDRG participates in fundraising events.
- Glasgow Helping Heroes – Possibility of establishing a satellite office – friends within them.
- Erskine Hospital – various events with them (next one in June)
- Veterans Gateway Services also establish a link with the Council Armed Forces Champion.
- Various Regimental Associations and Veterans Groups – we are members of many and invites to visit, establish regular meetings, breakfast club, veteran involvement with the museum including gaining qualifications and funding for same.

WDRG future plans include:

- The development of a local history and research group to further enhance history and museum.
- Forming a military research library and archive facility in conjunction with local council facilities.

All of the above is not finite and it is intended to be dynamic and fluid to allow for changes in local area, growth and shrinkage of veteran population, community involvement and ownership etc. The table below provides an overall summary of the key benefits of this proposal:

Activity	Expected Outputs	Expected Outcomes
Transfer of a derelict facility into community ownership	Community ownership/ management of an asset Securing the long-term future of WDRG (SCIO) and delivery of its activities through the provision of a permanent base.	This will address <b>Economic Development</b> Outcomes related to inclusive growth and the delivery of economic and cultural benefits, employment and lifelong learning.
Extended / expanded delivery of community-based activities to address social and mental wellbeing	30 people attending weekly 120 people benefitting annually	This will address <b>Public Health</b> Outcomes through: <ul style="list-style-type: none"> <li>• Increased social opportunities</li> <li>• Reduced social isolation.</li> <li>• Improved health &amp; well-being.</li> </ul>
Delivery of training and workshops for young people	20 people weekly 100 people annually	This will reduce <b>Socio-Economic Inequalities</b> through the delivery of learning and development opportunities designed to increase confidence, communication skills, teamwork
Development of Board and staff skills	Training in place for volunteers Skills gaps identified for Board and addressed	This will contribute towards the long-term <b>Sustainability</b> of the project. WDRG will have access to a well-resourced and skilled Board Skills and knowledge shared widely

Increased partnership working for WDRG	Up to 5 partnerships developed and delivering activities with WDRG Increased events and activities	This will contribute towards effective <b>Partnership and Local Community Support</b> . Increased activities being run for the community by WDRG. Increased social outcomes achieved by WDRG
Development of Heritage Activities	Developing the narrative of WWII to highlight the contribution of allied armed forces through display of memorabilia and vintage vehicles relating to the Indian Long-Range Service (ILRS)	This will add to Renfrewshire's tourism offer and impact positively on the profile of the local community, <b>promote diversity</b> .

## Restrictions on the use of the land

3.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

*Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.*

WDRG's proposal to develop the Whitehaugh Barracks recognises that the asset is subject to the following restrictions:

Heritage designation – The asset has listed building status. Historic Environment Scotland has designated the former drill hall including railings as Category C (Ref: LB52380). WDRG will seek all necessary permissions and consents in relation to the refurbishment of the asset. To this end, WDRG has undertaken initial consultations with the Architectural Heritage Fund and other professionals with experience of undertaking conservation works on buildings of historical importance.

Planning – In addition to the above, all necessary permissions and consents will be made through Renfrewshire Council. It is anticipated that planning permission and change of use will be required. During refurbishment works as required by CDM 2015, a construction phase plan would be put in place, this will identify key roles and responsibilities and also implement a project plan with associated reporting progress, and or delays.

Environmental sustainability - The environmental impact of the developing the Whitehaugh Barracks is a key consideration and will inform the detailed programme of works to be undertaken. Initial discussions with heritage funders / investors as well as Renfrewshire Council's XXXX has highlighted the importance of ensuring capital works meet/exceed environmental standards such as EnerPHit standard for refurbishment projects. As a community-based heritage and tourism asset, WDRG will also pursue [Green Certification](#) through Visit Scotland. Considerations re: developing a carbon neutral asset include:

- Building Refurbishment – Ensuring phases of the project delivery reflect current environmental regulations and practice.
- Renewable Technologies – Ensuring use of renewable technologies are maximised
- Energy Audits – Identifying opportunities for carbon reduction to ensure savings on water and utilities
- Energy Saving Measures – Adoption of necessary measures required to meet [Renfrewshire's net zero target](#) by 2030.
- Sustainable Travel – Supporting sustainable travel through inclusion of electric vehicle charging points on-site.



## Negative consequences

3.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

*You should consider any potential negative consequences for the local economy*

WDRG's proposal highlights the community benefits resulting from the transfer of the asset from Renfrewshire Council to community ownership by WDRG. It is noted that development of the asset as a living-history museum will raise the profile of the local community and contribute to the tourism offer within Paisley with increased footfall to the town and opportunities to benefit local businesses (day-time / weekend trade).

As the asset has remained unoccupied since 2018, any development of the asset is likely to generate an increase in footfall / traffic to and from the venue.

WDRG's proposal recognises this. Therefore, WDRG will seek to minimise the impact on local residents of increased traffic through the following measures:

- Community Consultation – As part of ongoing community engagement / consultation activities, WDRG will continue to engage with elected officials, community groups and residents to ensure feedback is reflected in the design and development of the project and proposed on-site activities
- Sustainable Transport – WDRG will encourage visitors to use sustainable forms of transport when visiting the Barracks. Promotion of train, bus and cycle links will be provided via the WDRG webpage and marketing materials
- Heritage Trails – As part of extending visitor-stay, WDRG will collaborate with other local heritage assets/projects to create an accessible heritage trail through Paisley. This will link the military history of the Barracks to key tourism sites within the town.
- Open days and events – WDRG's proposal include the delivery of 2-3 open days/community events per year. These events will be arranged in consultation with the local community and learning from previous events will be reflected and implemented.
- Provision of on-site carparking – As part of the refurbishment of the Barracks, WDRG will look at options for the provision of onsite carparking including the installation of electric vehicle charging points.

## Capacity to deliver

3.5 Please show how your organisation will be able to manage the project and achieve your objectives.

*This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers etc.*

Capacity to Deliver - As a volunteer-led organisation, WDRG recognise the successful delivery of the project will require additional support. To ensure WDRG has the capacity to deliver the project, the organisation will:

- Professional Advisers – Engage with specialist advisors as appropriate i.e., heritage and conservation specialists, Council advisors, legal advisors, building surveyors, civil engineering and architectural specialists. WDRG plan to maintain the asset through a programme of planned preventative maintenance and use a selection of qualified contractors, using PQQ process
- Employment Opportunities – Offer employment opportunities for local residents through full-time and part-time posts, apprenticeships, work-placements and internships across a range of activities including heritage curation, community development, facilities management and fundraising.
- Training, Work-placements, Internships – Create a diverse programme of training and work-placement/internship opportunities related to heritage and tourism as well as trades and crafts (e.g., hand-tools, fabrication, machinery).

WDRG Membership – A skills audit of the WDRG membership was undertaken in 2020. The audit identified members holding (current) certifications/qualifications/accreditations across the following fields:

- Chartered Construction Project Manager
- Chartered Health & Safety Manager
- Qualified Education Practitioner
- Qualified Mechanics/Engineers
- Museum Staff who are Subject Matter Experts (SMEs)
- Qualified Trade-persons from various trades and skills
- Qualified Human Resource Manager
- a Retired Architect
- Experienced set design and construction for visual arts
- Photographic and illustration specialist
- 2 Qualified Chefs

Track Record – WDRG has evidenced a track record in:

- Leasing premises for the delivery of its activities
- Securing grant funding
- Delivering living-history events / displays
- Providing educational outreach activities to community groups, schools, corporate organisations and the wider public.

Premises - WDRG currently lease an industrial unit in Blantyre, Lanarkshire. The unit provides garage space for the restoration of WDRG members collection of vintage military

vehicles. WDRG therefore has experience of managing a leased facility for the delivery of its activities.

Securing Grant Funding - In 2014, WDRG secured Heritage Lottery Funding to purchase a 1919 Ford Model T engine and chassis. Restoration of the vehicle was completed in 2017. The restored vehicle now features in WDRG's living history exhibitions and displays. WDRG has also secured small grants to carry out various restoration projects (e.g., fully restoring a 1944 Coventry Climax 3KVa generator). Funders included: Asda Foundation and Howden Joinery Ltd.

Funding has enabled WRDG to:

- Deliver military history events such as experience days and treasure hunts
- Provided secure storage space for its growing fleet of military vehicles.
- Develop new income streams e.g., on-line retailing of military memorabilia
- Participate in vehicle rallies such as the Riverside Museum Rally involving 115 Classic cars and military vehicles

Delivering living history events / displays – WDRG activities have included to date:

- Delivery of tri-annual Military Collectors fairs and swap meets (with café provision)
- Delivery of a bi-annual Scale Model show
- An annual Drive-It day for members
- Participation in military events including Territorial Army open days / family fun days.
- Providing vintage military vehicles for open-air displays and vehicle rallies as part of wider community events

Delivering educational and outreach activities – To date, WDRG has:

- Delivered educational outreach visits and talks as part of WW1 and WW2 current curriculum studies.
- Facilitated a programme of site-visits for community groups, uniformed groups (Scouts / Cadets) and private tours for a veterans and guests
- Carried out talks and presentations to local groups (e.g., Round-Table and Men's Church groups)

With regards to veteran support, WDRG has also:

- Provided meeting space for various Regimental Associations (e.g., the RASC, RCT and RLC Association, Airborne Forces Association, The Scallywags History group etc)
- Carried out Poppy Scotland collections (WDRG acts an Area Organiser for Poppy Scotland in XXXX geographic areas).
- Piloted the 'Old Sodjers and Codgers' project, based on the Men's Shed format to provide veterans and older people within the community with access to metal-working and wood-working.

Membership support and volunteer development – This experience has informed WDRG's planned community engagement programme. As a result, WDRG has:

- Delivered a twice weekly opening of the Blantyre facility (Thurs evenings and all-day Saturday) to allow members to regularly meet, work and socialise in our own peer group
- Completed training courses for First Aid and Mental Health First Aid.
- Organised volunteer recruiting events and open days.
- Organised vocational training for our members e.g., SQA accredited welding courses.

## Section 4: Level and nature of support

4.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

*This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.*

The table below sets out the level and nature of support for WDRG's request for the community asset transfer of the Whitehaugh Barracks:	
Date / Who	Details
November 2022 <ul style="list-style-type: none"> <li>Renfrewshire Networking Event</li> <li>Community Information &amp; Consultation Event</li> <li>Door to door leaflet drop</li> <li>Williamsburgh Primary School</li> <li>Meeting with Community Council</li> </ul>	Renfrewshire Social Enterprise Network - 29 <sup>th</sup> November 2022. Participation in third sector networking event to raise awareness of WDRG's CAT proposal, identify opportunities for partnership working.
	Sunday 20 <sup>th</sup> November 2022 (12:00noon – 4:00pm) - Community Information and Consultation Event attended by local residents and community group representatives. The attached business plan (Appendix 3) sets out the full findings from the consultation survey. In summary, <ul style="list-style-type: none"> <li>78% of respondents indicated support for WDRG's CAT Request.</li> <li>75% of respondents believed bringing the Barracks back into use would be good for the local area</li> <li>88% of respondents wanted to see the Barracks become a community space</li> </ul> Promotional channels used to raise awareness of the event included: <ul style="list-style-type: none"> <li>Paisley East &amp; Whitehaugh Community Council (social media)</li> <li>Quality Radio (formerly Paisley FM)</li> <li>Jambo Radio</li> <li>Paisley Daily Express</li> <li>Williamsburgh Housing Association</li> <li>Anchor Bowling Club</li> </ul>
	17 <sup>th</sup> November – Presentation to P7 pupils from Williamsburgh Primary School, Paisley.
	12 <sup>th</sup> November - Door-to-door leafleting of invitation to attend Community Information & Consultation Event on 20 <sup>th</sup> November.
	9 <sup>th</sup> November - Presentation of WDRG's CAT proposal to members of Paisley East & Whitehaugh Community Council and promotion of community information event.
October 2022 <ul style="list-style-type: none"> <li>Site Tour with Elected Officials</li> </ul>	28 <sup>th</sup> October - Tour of full site with Councillor XXXX and XXXX MSP to highlight aspects of WDRG's CAT proposal. Note: Site tour originally scheduled for 12 <sup>th</sup> September was cancelled due to announcement of National Mourning following death of Queen Elizabeth II.

<p>September 2022</p> <ul style="list-style-type: none"> <li>• Door-to-door survey and leafleting of local residents and businesses</li> <li>• Meeting with XXXX</li> </ul>	<p>16<sup>th</sup> September - Meeting with XXXX to discuss WDRG's proposal to develop the Whitehaugh Barracks.</p> <p>WDRG members carried out an initial door-to-door survey to engage with local residents/businesses adjacent to the site / raise awareness of WDRG's CAT proposal.</p>
<p>August 2022 / Elected Officials Renfrewshire</p>	<p>WDRG contacted the following elected officials for Renfrewshire Council to advise them of WDRG's proposed plans for bringing the Whitehaugh Barracks back into use.</p> <ul style="list-style-type: none"> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> </ul> <p>XXXXXXXXXXXXXXXX</p> <p>Meetings have been scheduled with</p> <ul style="list-style-type: none"> <li>• XXXX</li> <li>• XXXX.</li> </ul>
<p>August 2022 / Paisley East and Whitehaugh Community Council</p>	<p>WDRG contacted the Paisley East and Whitehaugh <a href="#">Community Council</a> within which the Whitehaugh Barracks is situated. WDRG provided a copy of the Executive Summary of their business plan for the development of the Barracks as a living history museum. Consultation with the Community Council is ongoing.</p>
<p>July 2022 / Visitors &amp; Vendors Survey</p>	<p>A survey of visitors to WDRG displays and vendors at these events was undertaken in July 2022. The survey was distributed to 102 visitors and vendors which had attended/participated in a WDRG event over the previous 6-months. The response rate was 59%. Findings from the survey are detailed in Appendix 7.</p>
<p>Spring 2022 Eat-Up (Charity)</p>	<p>Eat-up, a registered Charity (SC048548) which operates a food bank within the locality of the Whitehaugh Barracks contacted WDRG to discuss the potential for partnership working.</p>
<p>Other contacts</p>	<p><u>Engage Renfrewshire (TSI)</u></p> <ul style="list-style-type: none"> <li>• XXXX</li> <li>• XXXX</li> </ul> <p><u>Renfrewshire Council</u></p> <ul style="list-style-type: none"> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> </ul>

<p>Spring 2020 Garrison Artillery Volunteers</p>	<p>Garrison Artillery Volunteers operates as a national / international membership body based in Wiltshire. The organisation has 80+ members based in Scotland. The group's international membership includes Malta, Belgium and the Czech Republic. The aim of the Garrison Artillery Volunteers group is the restoration of armaments from WWI and WWII. They attend commemorative events across Europe.</p>
<p>December 2019 – January 2020 WDRG Membership Survey</p>	<p>Survey of WDRG membership indicated 100% of members were supportive of the proposal and identified specific benefits e.g., provision of workshop space, volunteering opportunities, participation in social events etc. Detailed findings have been included in the supporting business plan.</p>
<p>Winter 2019 Paisley Men's Shed XXXX</p>	<p>Over 35+ members attend Paisley Men's Shed on a weekly basis. Consultation with Paisley Men's Shed has led to WDRG piloting its recent project 'Old Sodgers and Codgers'.</p>
<p>Winter 2019 Combined Forces Living History group (Location Glasgow and North of England)</p>	<p>A significant proportion of members live in the Glasgow area. Group is extremely supportive of WDRG's proposal for the Whitehaugh Barracks and envisage working together on activities, such as attending military shows and displays</p>
<p>Early 2020 / Erskine Veterans Village, Erskine.</p>	<p>This organisation would be interested in possible satellite activities, joint events and welfare support agency assistance to the community and veteran's hub</p>
<p>2019 and June 2022 / The Glasgow Vintage Vehicle Trust (GVVT) (Bridgeton, Glasgow)</p>	<p>Contact with the GVVT identified potential for a partnership to develop between the organisations, sharing resources and skills.</p>

## Section 5: Funding

5.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

*You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.*

Calculations of costs associated with the transfer of the Whitehaugh Barracks – WDRG is liaising with Renfrewshire Council and professionals to identify a breakdown of costs associated with this transfer request. Activities to date include:

- Initial site survey undertaken by WDRG Board members (June 2022)
- Outline assessment of building structure will be undertaken in September 2022. Assessment will be undertaken free of charge by an external professional. Findings will be used to commission full building survey

Calculations of costs associated with the redevelopment and ongoing maintenance of the Whitehaugh Barracks – WDRG has developed a 24-month financial forecast which sets out proposed income streams and expenditure associated with maintenance of the asset. The financial forecast and detailed financial assumptions have been included in the supporting business plan. Costs associated with the redevelopment of the asset will be set out in a separate project plan / budget.

Funding Strategy – The table below summarises the current funding strategy for the transfer and redevelopment of the asset:

Note: Scottish Land Fund (SLF) – Following a meeting with SLF on 14<sup>th</sup> September 2022, it was agreed that WDRG (as a community of interest) would not fit with the focus of this fund (i.e. support to geographic communities).

Phase	Details	Action
Pre-Start / Full Building Survey to identify scope of capital works and costings / Preparation of a detailed income generation plan / Community consultation activities	Renfrewshire Council / <b>Community Empowerment Fund</b>  Grant request of £XXXX	XXXX
Pre-Start / Project development activities	Architectural Heritage Fund / <b>Project Viability Fund</b> Grant request of £XXXX  <b>Project Development Grant</b> / Up to £40k (average £15k)	XXXX

	Support to develop and co-ordinate a project and taking it towards the start of work on site.	
	<b>Tailored Support Fund</b> (William Grant Foundation Scotland) Up to £10k (average £7k) Support to give new` purpose to a building valued locally for its architectural heritage	
	National Lottery Heritage Fund (The National Lottery Community Fund) Support up to £10k	XXXX
	Heritage and Place Programme (Historic Environment Scotland)	
<b>Pre-start</b> / Building acquisition	Investing In Enterprise (Foundation Scotland) / Support up to £125k grant / £100k Loan	XXXX
	Social and Community Capital (Royal Bank of Scotland) / £30k - £750k	As above.
	FCC Scottish Action Fund Support for the maintenance, repair or restoration of a building, other structure or a site of archaeological / historic interest and is open to the public / Up to £40k	XXXX



<b>Phase</b>	<b>Details</b>
<b>Year 1 and 2 / Capital Costs</b>	Community Empowerment Fund (Renfrewshire Council) Support - Type 1 up to £10k / Type 2 over £10k
	Social Enterprise Net Zero Transition Fund (Social Investment Scotland) Support up to £10k
	Social Investment Scotland / Support up to £1.5m
	Renfrewshire Community Benefit Programme (ad hoc small grants and non-financial support)
	Historic Environment Grant to launch late 2022 formerly Historic Environment Repair Grant (Historic Environment Scotland) Support up to £500k
<b>Year 1 and 2 / Project Costs</b>	Large grant programmes including: National Lottery Heritage Fund Heritage Grants up to £250k / Heritage Grants up to £5m The Garfield Weston Foundation / Support up to £100k The Robertson Trust / Support up to £25k - £100k Reach Programme (Bank of Scotland) / Up to £25k
	Other small grant programmes including: Awards for All Programme (The National Lottery Community Fund) Support up to £10k The Percy Bilton Charity / Support up to £3k The Baillie Gifford Community Awards / Support up to £2k Partnership Fund (to launch late 2022) (Historic Environment Scotland) Community Vehicle Grants (Robertson Trust) / Support up to £10k Scottish Landfill Communities Fund Restoration Grants (Association of Industrial Archaeology)
	Other Trusts and Foundations associated with supporting welfare of ex-service personnel e.g., Robert Clutterbuck Trust, James T Howard Charitable Trust, Veterans Foundation Grant
	Other Trusts and Foundations associated with supporting specific aspects of local heritage e.g. National Memorial Heritage Fund Charles Hayward Foundation (Heritage and Conservation Main Grant)
<b>Other Sources of Funding</b>	It is anticipated that many aspects relating to the repair / restoration of the Whitehaugh Barracks and activities of the Western Desert Recce Group will also attract crowdfunding and corporate sponsorship. These sources of other funding will be actively developed during Years 1 and 2 of the project.

## Section 7 Other Supporting Documentation

To enable the Council to fully consider your application, the following supporting documentation must be submitted as part of your application:-

- A copy of your organisation's constitution;
- A business plan (that is proportionate to the nature of the asset transfer request);
- Audited accounts (or a financial projection where the applicant has been operating for less than one year);
- Annual reports (where these are available).

Applicants are advised to refer to the council's Community Asset Transfer Policy Guidance Note for Applicants for further details of what information should be included in these supporting documents.

### Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

**We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.**

**We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.**

Name XXXX

Address XXXX  
XXXX

Date 05 December 2022

Position Chair

Signature XXXX

Name XXXX

Address XXXX  
XXXX

Date 05 December 2022

Position	Committee Member
Signature	XXXX

## **Checklist of accompanying documents**

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

### **Section 1 – you must attach your organisation’s constitution, articles of association or registered rules**

### **Section 2 – any maps, drawings or description of the land requested**

### **Section 3 – note of any terms and conditions that are to apply to the request**

### **Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.**

### **Section 5 – evidence of community support**

### **Section 6 – funding**

### **Section 7 – Supporting Documentation**

# Western Desert Recce Group SCIO Business Plan November 2022



Western Desert Recce Group SCIO  
c/o XXXX  
XXXX  
XXXX

XXXX  
XXXX  
XXXX  
[www.wdrg.org](http://www.wdrg.org)

Developed from a business plan originally prepared by kjpg initiatives ltd.

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## Executive Summary

**WDRG Background and Activities** – WDRG (formerly Western Desert Recce Group Troup B) was established in 2008 by a skilled and experienced group of serving Territorial Army and Reservist Soldiers. The organisation has been operating as a registered SCIO (Scottish Charitable Incorporated Organisation) since September 2014 (registration number SC041486). The governance structure is a two-tier SCIO. The Board is elected by and accountable to its members. The organisation’s Annual General Meeting is held every September with accounts submitted to OSCR by December,

The charitable objects of WDRG are for the advancement of education, citizenship, community development, arts, heritage, culture and the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage. In line with its objects, WDRG activities are for the benefit of: Children or young people; Older People; People with disabilities or health problems and other defined groups. In addition, the organisation seeks to offer more to other charitable organisations recognised by WDRG.



WDRG currently has a registered membership of 22 individuals and 10 affiliate groups/organisations. Members are involved in the delivery of the organisation’s charitable objects through the provision of the following:

- Living history displays and exhibitions
- Military vehicle restoration
- Educational outreach
- Support to veterans

WDRG is keen to secure appropriate premises from which to operate. Having a secure base for the organisation will enable WDRG to:

- Develop its range of living history exhibitions, educational and outreach activities and membership services.
- Extend support to veterans and the wider community
- Offer new learning/training opportunities in the field of vehicle restoration.

To this end, WDRG has identified the former Whitehaugh Barracks in Paisley as a base for its activities.

**Whitehaugh Barracks** - The property is situated on Whitehaugh Avenue, Paisley and is owned by Renfrewshire Council. Appendix 6 details the marketing brochure for the property. The property consists of the main barrack building, a garage plus adjacent land. In July 2022, WDRG applied to Renfrewshire Council for the community asset transfer of the whole site. If successful, WDRG plans for the site include collaborating with other local voluntary / community groups to make best use of the asset. WDRG is passionate about delivering this project for the local community.

### **Living History Museum / ‘Rust and Restoration’**

WDRG intends to develop the Whitehaugh Barracks and adjacent land and outbuildings into a living history museum for military history during both World Wars, to support all Armed Forces Veterans, related Military Associations and support networks and a Community Hub. The space will include an onsite cafe, meeting and office space as well as multi-purpose areas. The facility will provide a space in

which the group can run all of the afore-mentioned activities with a core theme of creating a vehicle repair and restoration workshop, display heritage vehicles and equipment, share their knowledge and deliver mentoring and education sessions to visiting groups and volunteers. It will also enable WDRG to build upon and fund this provision by delivering paid for events and experiences from the heritage activities and workshop base and as a base to enable outreach activities.

#### **Project Objectives - To: (but not limited to)**

- Run a viable military museum and vintage vehicle repair and restoration workshop
- Share group member's knowledge and experience widely
- Mentor young people in vehicle restoration, increasing engagement, skills and motivation
- Facilitate men's shed type activities, increasing social well-being (already doing this in other areas)
- Engage positively with the local community and provide opportunities to use asset.
- Deliver on site and outreach events for groups including older people's homes, youth groups, schools, veterans and mental health groups
- Deliver associated projects for schools and local groups – eg 'dig for Victory' project
- Deliver paid-for events and experiences to generate income and reach a wider audience

Consultation with the community has taken place in the form of a member survey and discussion with groups and organisations that may benefit from these types of opportunity being made available

locally. The results indicate a strong interest in the activities and facilities proposed by WDRG, with 18 people willing to volunteer within the project and others keen to renovate vehicles and take part in other opportunities. There is also a high level of interest from groups and individuals stating that they would make use of the storage facilities and attend events. This is forecast to grow significantly.



#### **Summary of WDRG Options Appraisal decisions**

After considering the options presented, WDRG has decided to continue to pursue the purchase of the Whitehaugh Barracks Asset, and will now be pursuing their application to the next stage for the whole site in the first instance (Option 4). It intends to use the Garage to create workshop, storage, display, event and training space (Option 6) and also to add a Romney building to hire out as Member Storage (Option 7).

#### **Renovation of Whitehaugh Barracks – Proposed Schedule**

WDRG propose a phased programme of works as follows:

- **Phase 1** - Purchase of the whole asset and adjacent space. Carry out immediate works to the Garage to make useable. Move in and use as workshop / store, bringing all vehicles and equipment to one central space. This will enable early stage use and consolidation of WDRG activities. Income generation activities during this phase will include: Membership fees, Vehicle storage fees, Trader pitches, Events (onsite and external), Education visits (external), Corporate Sponsorship, Retail of army surplus and replica items



- **Phase 2** – Once the required funding is raised, carry out internal upgrade and works within the main building and install accessible entrances and facilities, upgrade toilets and create an office/volunteer room. Recruit volunteers / groups to work on vehicles and receive informal training e.g. Youth groups, Men’s Shed etc. This will deliver positive social outcomes. Concurrent activity will be carrying out work identified in restoring main building and a programme of work established. Income generation during this phase will continue. It is anticipated that on-site delivery of activities e.g. delivery of educational programmes will take place as facilities on-site are developed (meeting rooms, classroom, café space etc.).
- **Phase 3** - Develop outreach events delivery arm to generate income streams and positive social outcomes. In terms of income generation, opportunities related to the delivery of training / heritage workshops and corporate events will be taken forward.
- **Phase 4** – Situate a Romney building on the adjacent land. (WDRG has quotes for this). Increase storage and rental space for member’s vehicles. Potential ‘care and maintenance’ package for old vehicles, generating further income streams.
- **Phase 5** - Develop partnerships and outreach into wider areas in tandem with other phases and as an ongoing activity. Also ongoing and gradual opening up of main building as restoration progresses until all fully opened for use.

## Conclusions

WDRG is committed to delivering its objectives, using Member’s experience and knowledge to provide support, training and mentoring for people in the Paisley area. This Business Plan summarises this aspiration and the work carried out towards the business plan to date. With hopeful progress and successful advancement to next stages the WDRG is able to progress with a planned partnerships and community involvement. It will commission a building condition survey and valuation for the asset as a separate piece of work. Alternatively, if unsuccessful, WDRG will continue to search for a suitable period building that can be made available for their work and once identified they will update the Business plan accordingly.



## 1. WDRG - Overview of Organisation

WDRG (Western Desert Recce Group) operates as a registered SCIO (SC041486). It was established in 2008 by a group of serving Territorial Army and Reservist Soldiers to deliver community regeneration activities in and around Paisley. The group currently has 22 members and is looking to grow its membership and develop its activities.

WDRG works to the following charitable objectives:

- The advancement of education, citizenship or community development
- The advancement of the arts, heritage, culture or science
- The relief of those in need by reason of age, ill health, disability, financial hardship or another disadvantage.

**Activities** - WDRG delivers its charitable objectives through its own activities, which are based around a large collection of World War 1 and 2 period vehicles and equipment, also a wide collection of historical artefacts, covering many periods, together with sharing their knowledge and expertise. This collection is focused upon 'lend lease' vehicles from the USA and Canada used by British troops before America entered the war. It specialises in the Long Range Desert Group (LRDG) and the early SAS and Popski's Private Army (PPA), the Special Services Brigade (1<sup>st</sup> SS Bde) of the Commandos, together with the WW1 Light Car Patrols and the famous Ford Model T. WDRG also has access to educational materials and artefacts from the Scottish Home Front Museum, many of which have never been seen in public display before.

**WDRG Vision: To use the Member's experience and knowledge to provide support, training and mentoring for people in the Paisley area, whilst also taking outreach events and experiences to a wider audience.**



**Governance** - WDRG has a strong Board with commitment and enthusiasm for the Rust and Restoration Project. WDRG is set up as a SCIO with a 'Community of Interest'. It has 22 members currently and there is scope to increase the membership and numbers of volunteers working with the group through promotion of this project.

**Skills and Experience: Volunteer Board** - WDRG is led by a volunteer Board of five members. Their skill-set includes fundraising, vehicle maintenance and restoration, history/heritage interpretation, customer service, health and safety, event management and community engagement.

All five volunteer Board members have experience in management / supervisory roles:

- Chair – 12 years-experience of chairing organisations, former Sub-Unit Commander with management experience
- Secretary – Experienced administrator, former Senior NCO
- Treasurer – Former Senior NCO
- Board member - Experienced supervisory roles
- Board member – Experienced supervisory roles

(See Appendix 1 for further information re: WDRG Board roles and responsibilities).

**Board Structure and Reporting** – The volunteer Board meets on a monthly basis following an agreed agenda and note of the meeting is circulated to members. WDRG activities are taken forward by volunteers from within the membership and report directly to the Board. WDRG Board is experienced in the delivery of projects to time and budget and has managed / coordinated the work of external agents/professionals (e.g. solicitors, surveyors etc.). WDRG anticipate additional sub-committees and a project steering group will be required to take forward the successful community asset transfer of Whitehaugh Barracks.

**Membership: Skills and Experience** - Within the membership, a number of individuals have knowledge and experience in financial management, people management, marketing, social media, experience of working with older, younger and vulnerable people and building operations. Currently, two Board Members hold PVG certificates. To ensure the successful delivery of the proposed community asset transfer, the number of members holding PVG certification will increase to 12.

**WDRG Skills Audit** – In 2020, a skills audit was carried out across the WDRG membership. The full report is attached (see Appendix 2) with key findings summarised below. The results of the skills audit indicated WDRG is a highly skilled and experienced organisation. The membership includes mechanics,



auto electrical technicians, carpenters/ joinery trades, teachers, trainers, set production, Human Resource managers, metalwork fabricators, uniform manufacturers, painting and decorating, Information Technology, administration, food handling and general labourers.

**Development and Training** – The skills audit undertaken in 2020 also indicated members were interested in undertaking further training, specifically training related to developing Board/committee skills e.g. project planning, people management and liaising with stakeholders. WDRG is a member of [Engage Renfrewshire](#) (Renfrewshire’s Third Sector Interface / TSI) and regularly receives notification of training opportunities designed to support Renfrewshire’s voluntary sector.

These opportunities are shared with the membership.

**WDRG Volunteers** - WDRG volunteers deliver a number of community-based events and activities throughout the year. The Board provide strategic direction and governance for all activities and work closely with volunteers to make projects happen. Volunteers are actively recruited through WDRG events and displays, social media channels and word of mouth. Tasks and roles are clarified at the outset, so volunteers can see what is required and what skills they may need or can learn. Every effort is made to match volunteers with suitable roles and all necessary training is provided. The asset transfer of the Whitehaugh Barracks will also increase the number and type of volunteering opportunities available in Renfrewshire. WDRG will work with Engage Renfrewshire to develop a volunteer programme. A draft volunteer policy is attached (see Appendix 3).

**Communications** - WDRG shares information and communicates with other voluntary / community groups through its website ([www.wdr.org](http://www.wdr.org)) and [Facebook](#) page. The website is easy to use and well maintained, providing clear, easy to digest information about WDRG and its activities. There is good communication between the Members and Board, with regular meetings allowing feedback and discussion. Further marketing of activities available through WDRG will be needed once the new



building is operational to ensure that everyone is aware of the opportunities. It will also be important for WDRG to widen its range of customers and extend its appeal, likely to be achieved through an update to the website and improved social media coverage of activities.

**Track Record to Date** – WDRG has evidenced a track record in:

- Securing grant funding
- Delivering living-history events / displays

- Providing educational outreach activities to community groups, schools, corporate organisations and the wider public.

**Securing Grant Funding** - In 2014, WDRG secured Heritage Lottery Funding to purchase a 1919 Ford Model T engine and chassis. Restoration of the vehicle was completed in 2017. The restored vehicle now features in WDRG’s living history exhibitions and displays. WDRG has also secured small grants to carry out various restoration projects (e.g. fully restoring a 1944 Coventry Climax 3KVa generator). Funders included: Asda Foundation and Howden Joinery Ltd.

Funding has enabled WRDG to:

- Deliver military history events such as experience days and treasure hunts,.
- Provided secure storage space for its growing fleet of military vehicles.
- Develop new income streams e.g. on-line retailing of military memorabilia
- Participate in vehicle rallies such as the Riverside Museum Rally involving 115 Classic cars and military vehicles

Since May 2020, WDRG has been actively progressing with their plans to create a living history museum in Paisley. To this end, WDRG has undertaken the following activities:

**Events and Shows** – This experience has informed WDRG’s financial projections / identified this activity as an income stream for the Whitehaugh Barracks. Activities included:

- Delivery of tri-annual Military Collectors fairs and swap meets (with café provision) –
- Delivery of a bi-annual Scale Model shows
- Organised an annual Drive-It day for members – This has enabled WDRG to pilot the delivery of tourism events such ‘experience days’ for corporates clients and private individuals.
- Supported organisers of other military events e.g. Territorial Army open days / family fun days.

**Fundraising** – This experience has informed WDRG business planning activities

- Retail of army surplus / military memorabilia at the above events
- Delivery of fund-raising events at major supermarkets and outdoor vehicle displays, history gallery and merchandise selling
- Provision of Minibus Driver Awareness (MIDAS) training and assessments for other community groups (WDRG is an accredited MIDAS training provider).



**Membership events / Volunteer development** – This experience has informed WDRG’s planned community engagement programme

- Provision of a twice weekly opening of our facility (Thurs evenings and all day Saturday) to allow members to regularly meet, work and socialise in our own peer group
- Completed training courses for First Aid and Mental Health First Aid.
- Organised volunteer recruiting events and open days.
- Organised vocational training for our members e.g. SQA accredited welding courses.



### **Educational Programmes**

- Delivered educational outreach visits and talks as part of WW1 and WW2 current curriculum studies.
- Facilitated a programme of site-visits for community groups, uniformed groups (Scouts / Cadets) and private tours for a veterans and guests
- Carried out talks and presentations to local groups (e.g. Round-Table and Men’s Church groups)

### **Veteran Support**

- Provided meeting space for various Regimental Associations (e.g. the RASC, RCT and RLC Association, Airborne Forces Association, The Scallywags History group etc)
- Carried out Poppy Scotland collections (WDRG acts an Area Organiser for Poppy Scotland in XXXX geographic areas).
- Piloted the ‘Old Sodjers and Codgers’ project, based on the Men’s Shed format to provide veterans and older people within the community with access to metal-working and wood-working.



## Current Development Activities

Other planned WDRG activities include:

- [Historic Environment Scotland](#) (HES) – HES and WDRG are in discussion re: delivery of themed living history events based around WWII Home Front. These events will be delivered as part of HES open weekends at sites across Scotland. There are XXXXno. Open Weekends per year. Contract value is £XXXX.



- **Ibrox Pre-Match Collection** – Following discussion with the [Rangers Charity Foundation](#)'s Senior Operations Executive, WDRG has applied to the Foundation for support including an opportunity to be part of a pre-match fundraising event.

Heritage reconnected in 2022 following the Covid pandemic to discuss piloting Scotland's first Historic Vehicle Restoration accredited training/apprenticeship programme.

- [Association of Independent Museums](#) (AIM) – WDRG has initiated contact with AIM to discuss plans to develop a full working and historical museum with independent museum status.

## Memberships and Associations

WDRG is also actively engaged with other organisations involved in heritage restoration and conservation. The table below details WDRG's memberships and associations.

Organisation	Purpose	Details of membership
Scottish Military Vehicle Group (SMVG) <a href="https://www.scottishmvg.org">https://www.scottishmvg.org</a>	A collection of enthusiasts who own, restore and run military vehicles.	Individual membership WDRG member is also a volunteer SMVG Committee Member (Charity Coordinator)
Military Vehicle Trust (MVT) <a href="https://mvt.org.uk">https://mvt.org.uk</a>	National organisation of vehicle owners and restorers. World's largest Military Vehicle Club dedicated to restoration and conservation of all ex-military vehicles from pre WW1 up until present day	Individual and Club membership
Military Vehicle Preservation Association (MVPA) <a href="https://www.mvpa.org">https://www.mvpa.org</a>	World-wide but mainly USA Membership similar to MVT with many organisations and vendors for vehicle parts etc. The largest international historic military vehicle group, the Military Vehicle Preservation Association (MVPA) includes roughly 8000 members and	Individual Membership

	nearly 100 affiliate groups in the United States and around the world.	
Federation of British Historic Vehicle Clubs (FBHVC) <a href="https://fbhvc.co.uk">https://fbhvc.co.uk</a>	FBHVC exists to uphold the freedom to use historic vehicles on the road. It does this by representing the interests of owners of such vehicles to politicians, government officials, and legislators both in the UK and (through the Federation Internationale des Vehicules Anciens) in Europe - There are over 540 subscriber organisations representing a total membership of over 250,000 in addition to individual and trade supporters.	Club membership

## 2. Project Overview

In order to progress its objectives, WDRG is now in discussion with Renfrewshire Council to progress an application for the Community Asset Transfer of the Whitehaugh Barracks. The Barracks is situated on Whitehaugh Avenue in the Whitehaugh area of Paisley, located approximately 1.4 km south east of



Paisley town centre. The Whitehaugh Barracks was originally built in 1822 and originally covered a much larger area than it currently is situated. It is currently listed as historic building (Historic Environment Scotland Category C).

This facility will provide a space in which the group can deliver:

- a working military museum, display heritage vehicles and equipment
  - a vehicle repair and restoration workshop
  - an education programme providing an opportunity to share knowledge and deliver mentoring and education sessions to visiting groups and volunteers.
- A space for open days and events and living heritage displays and experiences from the Barracks as part of WDRG community outreach activities.

The Asset and adjacent land which forms part of the former Whitehaugh Barracks in Paisley has been identified by WDRG as suitable for its purposes. KJG Initiatives Ltd. had been commissioned to carry out the options appraisal and business planning required to complete a community asset transfer application for Renfrewshire Council to progress this project.

### The Proposed Site: Whitehaugh Barracks

The former Whitehaugh Barracks, which is currently owned by Renfrewshire Council, located in Paisley is composed of the Main building, which is a large grade 2 listed structure in need of significant remedial work to bring it back into use, a small amount of surrounding land suitable for carparking and outbuildings, and a sizeable garage in good wind and water-tight condition. A valuation of the building will be undertaken following discussion with Renfrewshire Council.

### Brief history of the Barracks – Source [https://en.wikipedia.org/wiki/Paisley\\_Barracks](https://en.wikipedia.org/wiki/Paisley_Barracks)

The Barracks is of important historical and heritage importance to the local military history of Paisley and is one of only three known buildings that housed indoor WW1 trench building facilities, the other two are in England. The infantry barracks, which were built on the south side of the Glasgow Road in the Williamsburgh district of Paisley as part of the response to the Radical War, were completed in 1822. The Earl of Glasgow used the infantry barracks to raise a regiment of yeomanry and a volunteer rifle corps. Units subsequently based at the infantry barracks in the 1820s included the 10th Hussars and the 13th Regiment of Foot. As part of the Cardwell Reforms of the 1870s, where single-battalion regiments were linked together to share a single depot and recruiting district in the United Kingdom, the 26th (Cameronian) Regiment of Foot was linked with the 74th (Highland) Regiment, and



both were temporarily based at the barracks. These regiments moved out to Hamilton Barracks in Hamilton a few years later and the infantry barracks were disused and empty by 1882.

The militia barracks, which were built on the north side of the Glasgow Road in the Whitehaugh district of Paisley, were also completed in the 1820s. The 4th (Extra Reserve) Battalion, the 1/6th (Renfrewshire) Battalion and the 2/6th (Renfrewshire) Battalion of the Argyll and Sutherland Highlanders were all raised



at the barracks at the start of the First World War. Part of the site formerly occupied by the militia barracks was redeveloped for the Kelburne Cinema in 1933. The main building on the eastern boundary of the site, still displays the "Ubique" crest of the Royal Engineers above the lintel, It's last use was by Renfrewshire Council to store museum exhibits.

The main building is identified as a base and community hub. To this end, WDRG is currently looking to have a building condition survey carried out on the main building, and this will be published and implemented into an asset project plan once completed.

Through Community Asset Transfer process, WDRG has submitted a request to Renfrewshire Council for the purchase of the main building, the garage and adjacent land. It is recognised that this is a huge under-taking but WDRG are confident that they have the knowledge, experience and necessary people in place to carry out this task.

A visual inspection of the facility was undertaken in June 2022 which indicated the following:

- **Main building / External façade and roof** - Extensive work will be required to the roof and guttering etc. to make it wind and water-tight, from ground level it can be seen that a few areas will need attention and replacement, this will be further determined once access to upper roof (outer) area can be carried out
- **Main building / Access** – This will be required to be brought up to current access regulations, fire regulations etc. Security system, fire warning and alarm systems will require installed as necessary.
- **Main building / Internal walls and ceilings** – Total survey to restore damaged areas, refurbish internal plasterwork and internal finishes as required to keep as much period features as possible and full internal finishing required. All WCs, washrooms, kitchen area, plumbing and drainage will need inspected, upgraded etc.
- **Floor areas** – Main drill hall seems fair but currently covered in protective boards and other floors will required sanding, upgrading and finished as necessary. There is a lot of storage racking that will be removed and repurposed.
- **Outdoor garage area** - The outdoor garage area appeared to be in relatively sound condition, wind and water-tight with evidence of new roofing having been completed. Some internal works will be required to the garage area to accommodate WDRG activities e.g. including vehicle repair, storage and display together with volunteer training. WDRG intends to situate a 'Romney' building on the land adjacent to the garage, alongside the main building, for use as additional storage and rental storage for Member's vehicles.
- Outdoor areas to rear and between garage and main building will require landscaping, refurbished and weeded out etc. The rear fence between asset and neighbours will be refenced with more



screened and secure fencing.

- Main access door in to building will require extensive refurbishment, incl. weeding, painting, brought back to former design and pattern, and stonework cleaned and restored as necessary.
- Main ramp access to yard area will need to be refurbished and gates updated or strengthened for security.
- There is a large tree in yard which is seriously under-mining the perimeter wall and this will require attention.

The membership of WDRG have the necessary skills and experience to plan and oversee a programme of works – in conjunction with appropriate professionals (i.e. architects, surveyors, contractors etc.) An asbestos survey has been carried out and the only asbestos present is the pipe lagging which is low grade asbestos and will be removed by an appropriate contractor.

A full building survey will be required in order to identify/cost a full programme of capital works required to restore the building to community use. This information will inform the development of a more detailed income generation plan for WDRG.

#### **Proposed use of the site / The 'Rust and Restoration' Project**

Once the-space is secured, WDRG intends to create a workshop and storage facility for the military vehicles and equipment that it owns, bringing all assets into one central space. The vehicles will be worked upon by volunteers within the workshop and stored/displayed together with some interpretation material for visiting groups.

Regular drop-in sessions will be advertised and people will be able to book onto visiting tours where groups will be shown around by volunteers. There will also be opportunities for people to volunteer to work on the vehicles, receiving informal training in vintage vehicle maintenance.

#### **Project Objectives - To:**

- Run a viable vintage vehicle repair and restoration workshop
- Share group member's knowledge and experience widely
- Mentor young people in vehicle restoration, increasing engagement, skills and motivation
- Facilitate men's shed type activities, increasing social well-being
- Engage positively with the local community
- Deliver on site and outreach events for groups including older people's homes, youth groups, schools, veterans and mental health groups
- Deliver associated projects for schools and local groups – e.g. *Dig for Victory* project
- Deliver paid for events and experiences to generate an income stream and reach a wider audience



## Environmental Impact

The environmental impact of the developing the Whitehaugh Barracks is a key consideration and will inform the detailed programme of works to be undertaken. Initial discussions with heritage funders / investors as well as Renfrewshire Council's XXXX has highlighted the importance of ensuring capital works meet/exceed environmental standards such as EnerPHit standard for refurbishment projects. As a community-based heritage and tourism asset, WDRG will also pursue [Green Certification](#) through Visit Scotland. Considerations re: developing a carbon neutral asset include:

- Building Refurbishment – Ensuring phases of the project delivery reflect current environmental regulations and practice.
- Renewable Technologies – Ensuring use of renewable technologies are maximised
- Energy Audits – Identifying opportunities for carbon reduction to ensure savings on water and utilities
- Energy Saving Measures – Adoption of necessary measures required to meet [Renfrewshire's net zero target](#) by 2030.
- Sustainable Travel – Supporting sustainable travel through inclusion of electric vehicle charging points on-site.

WDRG plans include provision of an accessible electric minibus to support delivery of community-based activities. Activities will also support Renfrewshire's pilot community transport initiative with Glasgow Community Transport. WDRG will utilise the skill-set of the membership which includes individuals with management experience of delivering Energy Saving Trust services for commercial and domestic clients across South and Central Scotland.

## Capacity to Deliver

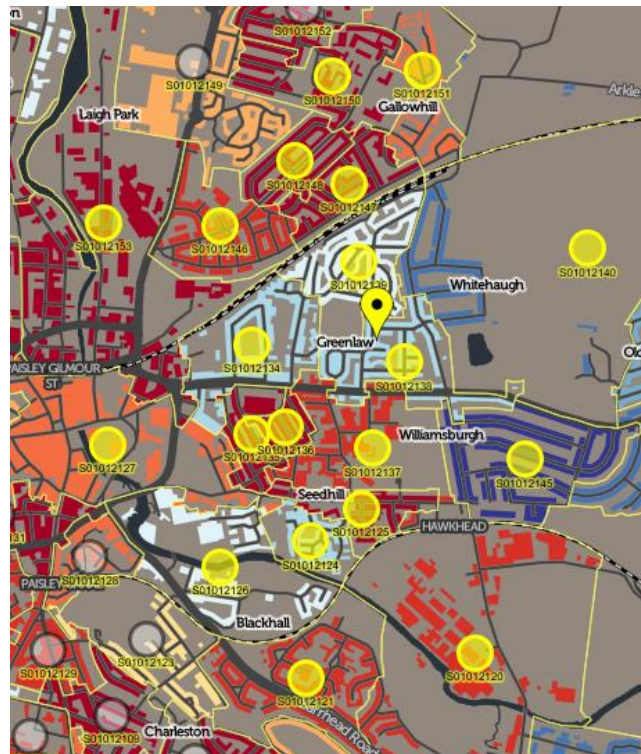
As a volunteer-led organisation, WDRG recognise the successful delivery of the project will require additional support. To ensure WDRG has the capacity to deliver the project, the organisation will:

- Professional Advisers – Engage with specialist advisors as appropriate i.e. heritage and conservation specialists, Council advisors, legal advisors, building surveyors, civil engineering and architectural specialists
- Employment Opportunities – Offer employment opportunities for local residents through full-time and part-time posts, apprenticeships, work-placements and internships across a range of activities including heritage curation, community development, facilities management and fundraising.
- Training, work-placements, internships – Create a diverse programme of training and work-placement/internship opportunities related to heritage and tourism as well as trades and crafts (e.g. hand-tools, fabrication, machinery).

WDRG plans to open up further activities and heritage projects as refurbishment phases are completed on the main building (the barracks). The venue will be open for community-use and project partners, clients, associate organisations etc. It is envisaged this will be a rolling programme determined by the restoration and repair of the main building as it gradually becomes more habitable and open for use.

### 3. Community Needs Analysis

The Scottish Index of Multiple Deprivation (SIMD) shows that the Whitehaugh area of Paisley is surrounded by areas of significant deprivation. Of the 20 datazones that surround the Whitehaugh Barracks site, where WDRG aims to set up its workshop, **seven sit in decile 1**, the most deprived 10% of datazones in Scotland, **six sit in deciles 2 or 3**, the most deprived 30% of datazones in Scotland, and only two sit in deciles 9 or 10, the least deprived 20% datazones in Scotland. This illustrates extreme inequality across the area, with some of the most deprived people living adjacent to some of the least deprived. As can be seen on the map below:

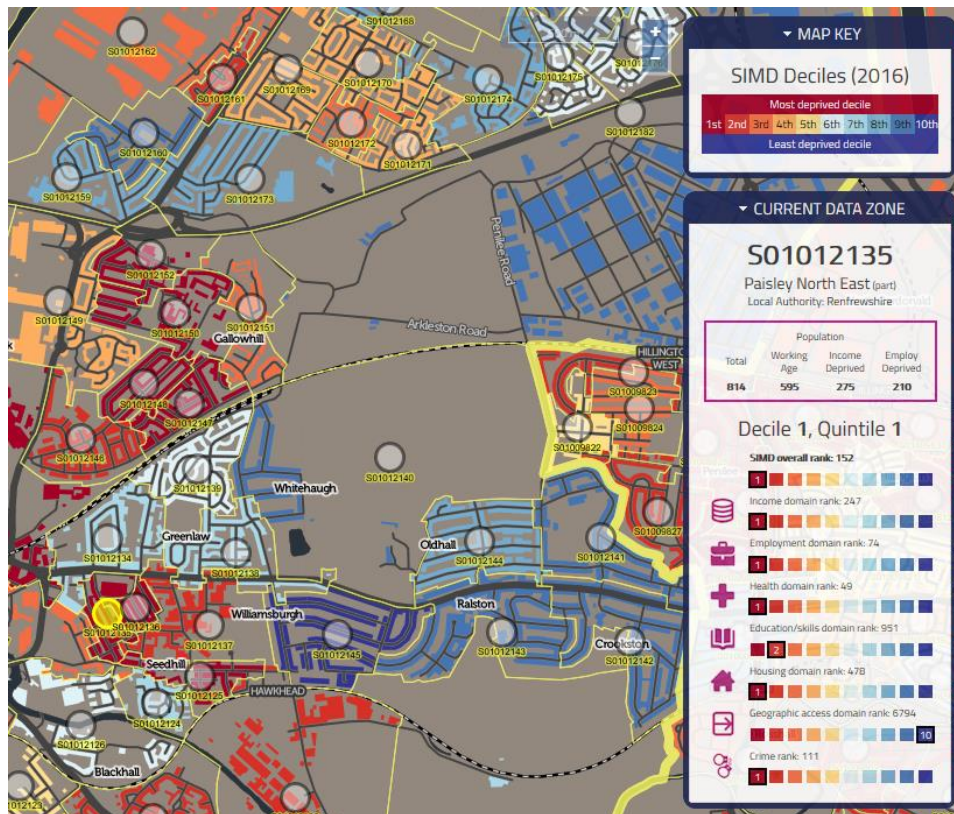


Renfrewshire Council Paisley East and Ralston Ward Profile highlights that the ward has a similar level of economic activity (68.9%) as the whole of Renfrewshire, with a higher proportion of 20-44 year olds and people aged 75 and over.

The general health levels of the people of Paisley East and Ralston are similar to those across the rest of Renfrewshire. Almost 81% of people in Paisley East and Ralston have very good or good health, compared with 80.69% of people in Renfrewshire. However, there are slightly more people in Paisley East and Ralston with bad or very bad health (6.37%) than there are across Renfrewshire (6.28%). The ward profile also shows that there is a slightly higher percentage of people in this ward suffering from mental health issues, and more people providing over 50 hrs of free care per week.

Specific pockets of deprivation around Whitehaugh indicate significant issues with health, employment, crime and education. For example in the Seedhill area:





To go some way to tackle these pockets of deprivation and poor mental health, WDRG is working towards bringing people together regularly for activities and experiences, encouraging engagement, providing volunteering opportunities and developing intergenerational projects. Taking a proactive and organic approach to development, WDRG intends to open up museum and workshop access, increasing the number of groups and sessions it runs to meet demand. It will grow uptake through partnerships and project development in order to increase the social impact it can achieve.

This project will provide activities and services for a wide range of groups and individuals including:

- An informal vehicle repair and restoration drop-in workshop,
- Training and volunteering opportunities
- Education around heritage vehicles and equipment
- Mentoring and education sessions
- One off and regular events and experiences available for the local and wider community

## 4. Community Engagement and Consultation



In November 2022, WDRG delivered a Community Information & Consultation Event on the site of the Whitehaugh Barrack. The purpose of the event was to present to the local community, WDRG’s proposal to develop the Whitehaugh Barracks. Findings from the consultation indicated:

- 88% of respondents were supportive of WDRG’s request for the acquisition of Whitehaugh Barracks through the Community Asset Transfer process
- 84% of respondents wanted to see the Whitehaugh Barracks brought back into use
- When asked *what would you like to see delivered in the Whitehaugh Barracks?* the top three activities were:
  - WWI / WWII educational outreach programme
  - Living History Museum
  - Activities for families.
- The majority of responses indicated they would use the community café space.
- Most respondents anticipated using the facility during the daytime and at weekends
- When asked *Would you participate in events/activities at the Whitehaugh Barracks?* The most popular activities identified were:
  - In-door events (1940’s theme nights, swing band dances)
  - Veteran support
  - Living history displays
  - Talks and exhibitions on local history and heritage
  - Community drop-in
  - Mental health and wellbeing activities
- When asked about what was needed within the local community, the majority of respondents indicated a space for in-door community events. Other popular responses were: community café and weekend activities.

The full findings of the community consultation survey are detailed in Appendix 3.

The table below details the community consultation / engagement activities undertaken by WDRG as part of preparing a Community Asset Transfer request to Renfrewshire Council for the purchase of the Whitehaugh Barracks.

Date / Activity Undertaken	Details
November 2022 <ul style="list-style-type: none"> <li>• Renfrewshire Networking Event</li> <li>• Community Information &amp; Consultation Event</li> <li>• Door to Door Leafletting</li> <li>• Williamsburgh Primary School</li> </ul>	Renfrewshire Social Enterprise Network (29 <sup>th</sup> November) participation in third sector networking event to raise awareness of WDRG’s CAT proposal, identify potential for partnership working to support business case. Sunday 20 <sup>th</sup> November (12:00noon – 4:00pm) - Community Information and Consultation Event attended by local residents and community group representatives. See Appendix 3 for findings from consultation survey carried out during event. Promotional channels included:

<ul style="list-style-type: none"> <li>Meeting with Community Council</li> </ul>	<ul style="list-style-type: none"> <li>Paisley East &amp; Whitehaugh Community Council (social media)</li> <li>Quality Radio (formerly Paisley FM)</li> <li>Jambo Radio</li> <li>Paisley Daily Express</li> <li>Williamsburgh Housing Association</li> <li>Anchor Bowling Club</li> </ul> <p>17<sup>th</sup> November – Presentation to P7 pupils from Williamsburgh Primary School, Paisley.</p> <p>12<sup>th</sup> November - Door-to-door leafleting of invitation to attend Community Information &amp; Consultation Event on 20<sup>th</sup> November.</p> <p>9<sup>th</sup> November - Presentation of WDRG’s CAT proposal to members of Paisley East &amp; Whitehaugh Community Council and promotion of community information event.</p>
<p>October 2022</p> <ul style="list-style-type: none"> <li>Site Tour with Elected Officials</li> </ul>	<p>28<sup>th</sup> October - Tour of full site with Councillor XXXX and XXXX MSP to highlight aspects of WDRG’s CAT proposal. Note: Site tour originally scheduled for 12<sup>th</sup> September was cancelled due to announcement of National Mourning following death of Queen Elizabeth II.</p>
<p>September 2022</p> <ul style="list-style-type: none"> <li>Door-to-door survey and leafleting of local residents and businesses</li> <li>Meeting with XXXX</li> </ul>	<p>16<sup>th</sup> September - Meeting with XXXX to discuss WDRG’s proposal to develop the Whitehaugh Barracks.</p> <p>WDRG members carried out an initial door-to-door survey to engage with local residents/businesses adjacent to the site / raise awareness of WDRG’s CAT proposal.</p>
<p>August 2022</p> <ul style="list-style-type: none"> <li>Contact with Elected Officials</li> </ul>	<p>WDRG contacted the following Renfrewshire Council elected officials to advise of WDRG’s CAT proposal to bring the Whitehaugh Barracks back into use:</p> <ul style="list-style-type: none"> <li>XXXX</li> <li>Councillor XXXX</li> <li>Councillor XXXX</li> <li>Councillor XXXX</li> </ul> <p>Councillors XXXXXXXXXXXXXXXXXXXX</p>
<p>August 2022</p> <ul style="list-style-type: none"> <li>Contact with Paisley East and Whitehaugh Community Council</li> </ul>	<p>WDRG contacted the Paisley East and Whitehaugh <a href="#">Community Council</a> within which the Whitehaugh Barracks is situated. WDRG provided a copy of the Executive Summary of their business plan for the development of the Barracks as a living history museum. Consultation with the Community Council is ongoing.</p>
<p>July 2022</p> <ul style="list-style-type: none"> <li>Visitors &amp; Vendors Survey</li> </ul>	<p>A survey of visitors to WDRG displays and vendors at these events was undertaken in July 2022. The survey was distributed to 102 visitors and vendors which had attended/participated in a WDRG event over the previous 6-months. The response rate was 59%. Findings from the survey are detailed in Appendix 7.</p>

<p>Spring 2022</p> <ul style="list-style-type: none"> <li>• Contact with Eat-Up (Charity)</li> <li>• Engagement with Renfrewshire Council / Engage Renfrewshire</li> </ul>	<p>Eat-up, a registered Charity (SC048548) which operates a food bank within the locality of the Whitehaugh Barracks contacted WDRG to discuss the potential for partnership working.</p> <p><u>Engage Renfrewshire (TSI)</u></p> <ul style="list-style-type: none"> <li>• XXXX</li> <li>• XXXX</li> </ul> <p><u>Renfrewshire Council</u></p> <ul style="list-style-type: none"> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> <li>• XXXX</li> </ul>
<p>Spring 2020</p> <ul style="list-style-type: none"> <li>• Garrison Artillery Volunteers</li> </ul>	<p>Garrison Artillery Volunteers operates as a national / international membership body based in Wiltshire. The organisation has 80+ members based in Scotland. The group's international membership includes Malta, Belgium and the Czech Republic. The aim of the Garrison Artillery Volunteers group is the restoration of armaments from WWI and WWII. They attend commemorative events across Europe.</p>
<p>Winter 2019</p> <ul style="list-style-type: none"> <li>• Paisley Men's Shed, XXXX</li> </ul>	<p>Over 35+ members attend Paisley Men's Shed on a weekly basis. Consultation with Paisley Men's Shed has led to WDRG piloting its recent project 'Old Sodjers and Codgers'.</p>
<p>Winter 2019</p> <ul style="list-style-type: none"> <li>• Combined Forces Living History group (Location Glasgow and North of England)</li> </ul>	<p>A significant proportion of members live in the Glasgow area. Group is extremely supportive of WDRG's proposal for the Whitehaugh Barracks and envisage working together on activities, such as attending military shows and displays</p>
<p>Early 2020</p> <ul style="list-style-type: none"> <li>• Erskine Veterans Village, Erskine.</li> </ul>	<p>This organisation would be interested in possible satellite activities, joint events and welfare support agency assistance to the community and veterans hub</p>
<p>2019 and June 2022 / The Glasgow Vintage Vehicle Trust (GVVT) (Bridgeton, Glasgow)</p>	<p>Contact with the GVVT identified potential for a partnership to develop between the organisations, sharing resources and skills.</p>



## Reflecting on Feedback from the Community

The following feedback received by WDRG from members of the local community highlights the level of engagement generated by WDRG's proposal to develop the Whitehaugh Barracks:

- September 2022 - A local resident contacted WDRG following a door-to-door engagement exercise to introduce the activities of WDRG and promote the organisation's plans to develop the Whitehaugh Barracks. Following further contact, the resident indicated he would be very interested in participating in activities relating to vehicle restoration. The resident indicated there were no military museums in the West of Scotland *'which is a shame considering its military past (HMS Sanderling / Glasgow Airport / Abbotsinch / Beards of Dalmeir which made aircraft during WW1). None of this is documented which in my opinion is wrong.'*
- November 2022 – *'I think too much focus on wartime history/military would not be representative of the community interests. There would need to be a more diverse use of the site.'*

Reflecting on feedback received, WDRG's proposal to renovate the Whitehaugh Barracks will seek to retain the historic value and military past of the Barracks as well as bring the building back into community use. The proposal will therefore achieve a balance between raising awareness of the local community's military past and delivering a diverse range of community-based learning, training and social activities from a community-owned venue.

## Survey of WDRG Members

A survey was carried out for WDRG by KJG Initiatives in Dec 2019 / Jan 2020 (the most recent due to Covid) to obtain opinions and feedback on whether there is interest from individuals in becoming involved with WDRG, either as volunteers or to use the potential workshop and facilities. It was explained to respondents that the results of this survey would help WDRG make future decisions and develop the project.



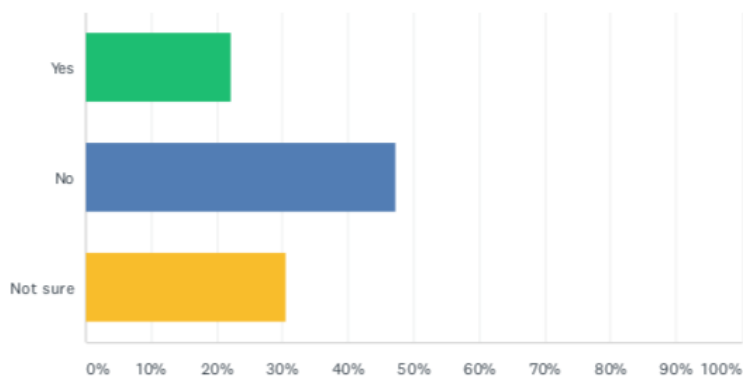
The survey was distributed by WDRG to their database and other parties. Hard copies were also made available. The survey had 36 on-line responses. The key findings from the survey are detailed below:

**Question 1 Would you be interested in maintaining and/or renovating old war vehicles and equipment in a workshop in Paisley? (Graph below)** - 75% of respondents said they would, with the majority (53%) showing interest in taking part in volunteering opportunities. This equates to approximately 18 people being willing to volunteer. There was also considerable interest in being involved by participating in training opportunities and drop-in sessions. Those that answered 'yes' to this question were then asked if weekdays, weekends or evenings would suit you best for these activities. The answers varied, but weekends and evenings appear to be more popular.

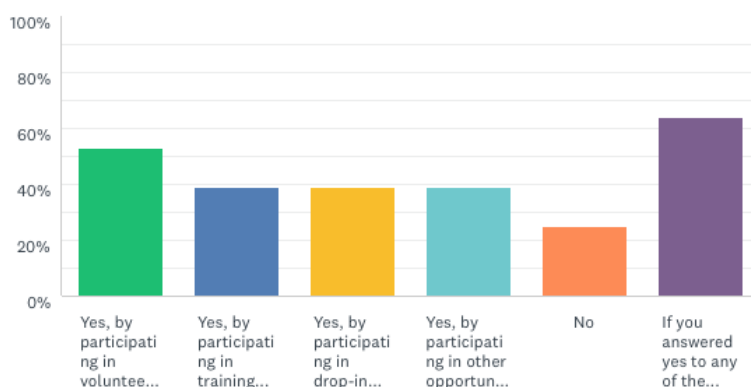


**Question 2 Would rentable storage for old vehicles, with an optional maintenance package, be of interest to you? (Graph below)** - Respondents who answered yes to this question (approximately 7) said they would pay between £XXXX and £XXXX per month for storage, and between £XXXX and £XXXX for a maintenance package

**Question 3 - Would you be interested in hiring workshop space with skilled and knowledgeable help on hand?** - Respondents who answered yes to this question (approximately 14) said they would pay between £XXXX and £XXXX per month for this workshop space.

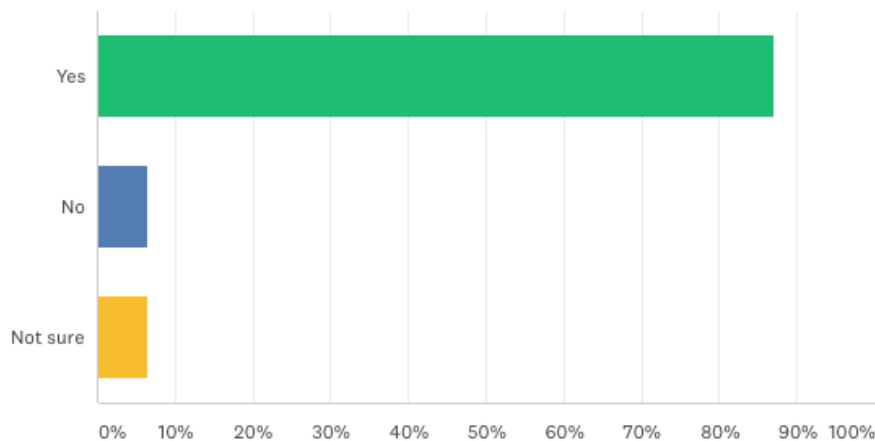


**Question 4 - WDRG holds one off events, such as 1940's themed nights, swing band dances, vehicle displays and exhibitions** - 96% of respondents said they would be interested in attending an event, and when then asked the sort of event suggestions varied from vehicle displays and exhibitions to 1940's themed night, swing band dances, live displays and car meets. 86% said they'd be interested in organising an event like this (with other suggestions including school visits, military collectors fair and commemorations).



**Question 5 - Would you be interested in 'driving experiences' e.g. an opportunity to drive a variety of WW1 and WW2 vehicles?** - 74% said they would be, with 13% not sure.

**Question 6 - Would you be interested in attending or exhibiting at WW1 and WW2 memorabilia and equipment car boot sales in Paisley?** (Graph below)



**Question 7 - Do you have any other ideas for activities that you would like WDRG to consider?** - There were some interesting responses to this question, including:

- *Recording/ filming veterans of WW2 of their experiences and particularly their memories of the vehicles and kit. These recordings could then be used in a display or as a background to a museum diorama or when visiting events.*
- *LRDG experience, allowing public dress up in uniforms, and given tasks to do*
- *Yes, workshops on restoring vehicles for veterans with mental health issues , also for the veterans our charity helps in terms of housing to be able to volunteer and drive these vehicles.*
- *Community film nights. Workshops.*
- *Camping weekends for military vehicles.*
- *Contacting schools and offering to take the vehicles along for pupils to learn.*
- *Static and permanent museum type exhibition hall which includes small items as well as large items*
- *Yes, the Renfrew and Paisley area is full of aviation history yet there is no museum or centre to show this. Only the Sandringham cafe in Glasgow Airport.*
- *Possible displays at schools to ensure the history is protected especially around Remembrance Day.*
- *Raising money for other charities. Working with the Scottish Men's Shed Association.*

**Question 8 - Are there any other comments you would like to add about this initiative?** – Responses included:

- *Would like the opportunity to chat and get more info on vehicles and history of etc.*
- *I hope your unbounding enthusiasm, dogged determination and clear passion for this initiative lasts forever and that you have created a living memorial that will continue after you've entered that last shell scrape.*
- *Excellent idea to keep the memory of these heroes alive*
- *Fantastic opportunity for military charities to fundraise and a potential project for veterans with*

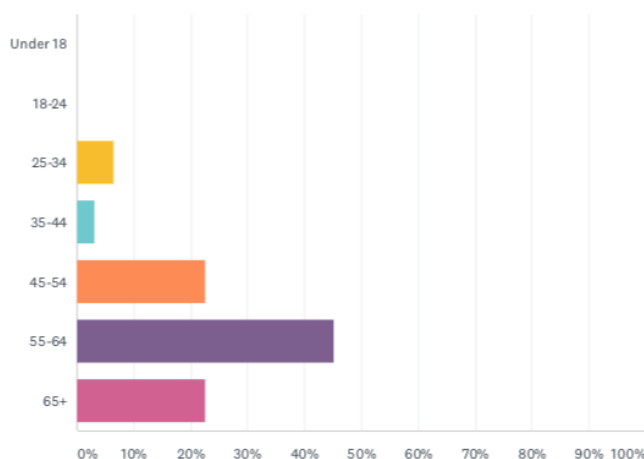


mental health issues to get involved in

- Good idea
- Best of luck in getting this off the ground!
- I think it is a worthwhile initiative and hope it is a great success.
- A wonderful initiative, that I feel needs far more publicity.
- I do not live within practical commuting distance, so for me personally I could not regularly use the facilities but yes it is a great idea and gets my vote
- There is no military museum of any sort in the west of Scotland apart from the 602 RAF museum in the city centre. This isn't right and a museum in this area is long overdue
- I think it's essential we remember and protect these historical vehicles
- It sounds like something I would support as it sounds like there is nothing similar in the area



**Question 9 - What age are you?** (Graph below) - 90% of respondents were male, with most living in the Glasgow / Ayrshire area.



**Other Survey Findings** – The survey findings also highlighted the following:

- **Demand for Volunteering Opportunities** - 21 respondents provided their contact details for further information regarding WDRG volunteering opportunities. 9 contact details were given when asked if they are working with a relevant group or museum that might be interested in working with WDRG. These results indicate a strong interest in the activities and facilities proposed by WDRG. A high proportion of respondents indicated they would attend future WDRG events.
- **Potential Income Streams** - In addition, the feedback gives an indication that an income stream of approximately £XXXX per month could be generated through Members renting storage, paying for maintenance packages and hiring workshop space.



This is based upon XXXX £XXXX per month for storage, XXXX. £XXXX per month for maintenance package and XXXX £XXXX per month for hiring workshop space and would be highly dependent upon space and services available, so is indicative only.



## 5. Comparators

The following organisations have been identified as providing a similar offer as that proposed by WDRG.

**The Norfolk Tank Museum** ([norfolktankmuseum.co.uk](http://norfolktankmuseum.co.uk)) is open over spring and summer and is based two mile from Long Stratton in Norfolk. They are a not-for-profit, independent museum housing a collection of military vehicles, weapons and militaria. On its website it says: *“The Norfolk Tank Museum is closed for the Winter, reopening Easter 2020. Restoration projects continue through the closed season. If you are interested in volunteering in restoration projects at ‘Tank Club’, we meet on a Monday and Thursday evening, 7-10pm and all day Wednesdays where we restore and maintain the vehicles. So, if you have a penchant for mechanics and love a large engine, it might be just what you are looking for!”*



1940's dancing and costumes.

The museum charges £8 for adult entry and various concession rates.

The website states that their main aim is educational, and they hold events, including “Armourfest” which is a 2 day festival and includes live displays and living history groups, and a “Hangar Dance” with a Big Band and

### **The Military Museum Scotland**

([militarymuseumscotland.com](http://militarymuseumscotland.com)) is based in Kirknewton, West Lothian, opened in 2017 and is open to the public six days a week. It has a museum with indoor and outdoor displays with artefacts that can be handled.

On its website it says: *“The Primary aim of Military Museum Scotland is education and reminiscence, from Primary school to Old aged pensioners, we cater for everyone. We operate a veterans’ drop-in centre every Wednesday, and plan a breakfast club the on Last Sunday of the month. The reminiscence factor for veterans is second to none. We charge a small entry fee (£7.50 at 2022 prices), this helps to cover our costs of staying open.”*



## 6. Fit with Local and National Strategies

The proposal to develop the Whitehaugh Barracks into a community owned facility for use by those from both within the local community and the wider community of interest, fits with the following local and national strategies.

### Local Strategies / [Renfrewshire Economic Strategy 2020-2030](#)

The [Renfrewshire Economic Strategy](#) (2020-2030) sets out eight challenges to be addressed. The renovation and re-purposing of the Whitehaugh Barracks into a living history museum has direct fit with the addressing Challenge 4 - To raise Renfrewshire's profile nationally and internationally as a natural location for inward and established business investment, for attracting talent *and as a place to visit*.

The transfer of the Whitehaugh Barracks to community ownership will contribute to the successful outcome of the following 'Interventions' identified within the Renfrewshire Economic Strategy:

- **Sustain visitor growth** in the long term (a new visitor attraction) - In response to the pandemic, [Visit Scotland](#) reports local tourism has benefited from the trend towards 'Discovering what's on your doorstep'. The development of the Whitehaugh Barracks will establish a present-day link with Paisley's as yet un-told military past.
- **Build capacity** for tourism growth – WDRG's asset transfer proposal will ensure public access to a building of local historic interest. Of the estimated 350 drill halls built in Scotland (according to Historic Environment Scotland), Whitehaugh Barracks is one of 180 which still survive. Based on features of the building, Historic Environment Scotland lists the Whitehaugh Barracks under 'Type 2. Architecturally ambitious drill halls' in their publication: [Scotland's Drill Halls A Preliminary Report](#). The re-opening of the barracks and the delivery of WDRG's proposals for the asset will help to build capacity for growth in Renfrewshire's tourism sector.



### Local Strategies / [Renfrewshire Community Plan \(2017-27\)](#)

The Renfrewshire Community Plan has four priorities that work towards Renfrewshire as:

- **Thriving** - Maximising economic growth that is inclusive and sustainable
- **Well** - Supporting the wellness and resilience of our citizens and communities
- **Fair** - Addressing the inequalities that limit life chances
- **Safe** - Protecting vulnerable people, and working together to manage the risk of harm

**Young People** - The Renfrewshire Community Plan highlights that supporting those young people who are more likely to achieve poorer outcomes, such as young carers, young parents, and disabled, LGBT, black and minority ethnic young people, is vitally important.

**Mental Health** - The Community Plan also states that poor mental health is both a major cause and effect of inequality and is a rising priority. Mental health was voted a top priority by Renfrewshire's

young people at the Youth Assembly, with stress, relationships and social media all identified by young people as areas that can affect mental health. Renfrewshire Council is committed to health improvement, early intervention and prevention, and promoting behaviours that can make a difference to people's wellbeing.

**Physical Wellbeing** – The Community Plan also seeks to encourage people to stay active and connected to others as they get older, especially as it is predicted that many older people will be living in single person households. The Plan highlights the importance of supporting connections within communities, as social connections and feeling belonging are central to the wellbeing and resilience of our communities.

WDRG's request to transfer the asset of the Whitehaugh Barracks into community ownership will contribute towards objectives of the Renfrewshire Community Plan in the following ways:

- **Thriving** – (inclusive and sustainable) – An iconic building within the local community of Whitehaugh will be refurbished into a living history museum offering a range of accessible community-based activities and events

- **Well** – (wellness and resilience of our citizens and communities) – Activities which engage, educate and inform will be delivered within the new community asset, with the focus on supporting mental health and physical wellbeing, particularly older people, veterans, young people, people with disabilities



- **Fair** – (inequalities that limit life chances) – The current offer of training and volunteering available to disadvantaged young people will increase as a result of the transfer of the asset into community ownership. The facility will provide onsite training to develop skills required for restoration of vintage military vehicles and equipment.

- **Safe** - Protecting vulnerable people, and working together to manage the risk of harm – The transfer of ownership of the asset to WDRG ownership will result in the refurbishment of the Whitehaugh Barracks to create a safe space for the local community to use and for visitors to Renfrewshire to explore. The asset will provide WDRG with premises to continue to deliver their intergenerational activities / health and wellbeing support to veterans and others at risk of social isolation within the community.



## National Strategies

- **Scotland's Economic Strategy** (March 2015) - The WDRG asset acquisition is a community facilities project that directly adheres to the aims of the Inclusive Growth priority and also tackles inequality by delivering services and activities for the community locally.
- **National Tourism Trends** – The development of the Whitehaugh Barracks as a living history / heritage destination fit with key trends identified by [Tourism Scotland](#) e.g. 'Localism'. General tourism trends include *Community Involvement in Tourism Development*, and *Responsible tourism as part of community wealth building*:
  - 'Localism' / Community Involvement in Tourism – WDRG's proposal will facilitate community ownership of the Whitehaugh Barracks as a heritage asset, attracting volunteers from the local community through a range of learning and training opportunities.
  - Responsible Tourism and Community Wealth Building – WDRG's proposal will attract visitors, create jobs and support the local supply chain.
- **The Scottish Government Health Policy (2017)** - Recognises that encouraging people to be more active could help prevent and treat more than 20 chronic diseases, improve mental health, increase life expectancy and reduce pressure on the NHS. This can be partially delivered through a sustainable activities programme, particularly for younger and older people, made available in the local community.
- **Community Land Scotland** - Clearly articulates the rationale for communities purchasing assets on its website, as do several pre-purchase communities that are striving for similar outcomes to WDRG.
- **Scotland's Social Enterprise Strategy 2016-2026** – WDRG is a social enterprise that is moving towards a more independent financial situation through earned income, increasing sustainability and the potential for long term resilience. This adheres directly to the Social Enterprise Strategy, which promotes organisations working towards income generation and sustainability.



## 8. Delivery Plan and Timescales

A detailed project plan and related timescales will be developed as part of progressing the Community Asset Transfer with Renfrewshire Council. An outline of the anticipated key phases of the project is summarized below:

- **Phase 1** - Purchase of the whole asset and adjacent space. Carry out immediate works to the Garage to make useable. Move in and use as workshop / store, bringing all vehicles and equipment to one central space. This will enable early stage use and consolidation of WDRG activities.
- **Phase 2** – Once the required funding is raised, carry out internal upgrade and works within the main building and install accessible entrances and facilities, upgrade toilets and create an office/volunteer room. Recruit volunteers / groups to work on vehicles and receive informal training e.g. Youth groups, Men’s Shed etc. This will deliver positive social outcomes. Concurrent activity will be carrying out work identified in restoring main building and a programme of work established. Income generation during this phase will continue. It is anticipated that on-site delivery of activities e.g. delivery of educational programmes will take place as facilities on-site are developed (meeting rooms, classroom, café space etc.).
- **Phase 3** - Develop outreach events delivery arm to generate income streams and positive social outcomes. In terms of income generation, opportunities related to the delivery of training / heritage workshops and corporate events will be taken forward.
- **Phase 4** – Situate a Romney building on the adjacent land. (WDRG has quotes for this). Increase storage and rental space for member’s vehicles. Potential ‘care and maintenance’ package for old vehicles, generating further income streams.
- **Phase 5** - Develop partnerships and outreach into wider areas in tandem with other phases and as an ongoing activity. Also ongoing and gradual opening up of main building as restoration progresses until all fully opened for use.



**Early-Stage Risk Analysis** - Key risks identified and mitigation include:

- Failure to purchase / lease building – work closely with Renfrewshire Council and Engage Renfrewshire to identify a way forward
- Board capacity and succession – ongoing Board recruitment
- Board require skills and experience Board roles, OSCR requirements, strategic project planning, people management and liaising with stakeholders - Existing Board Members plan and undertake training. Recruit Board Members with required skills.
- Reduced funding opportunities – ongoing liaison with potential funders and use of own funds as appropriate
- Failure to recruit volunteers – develop strong links with Members, attend events and promote the project widely once a building is secured.

**Current Activities (Pre-Start)** – The table below identifies the pre-start activities undertaken by WDRG as part of developing the proposal for the Community Asset Transfer of Whitehaugh Barracks from Renfrewshire Council to community ownership by Western Desert Recce Group.

<b>Pre-Start Activities</b>	<b>Commenced</b>	<b>End Date</b>	<b>Who is responsible for delivering the activity?</b>
Engagement with funders re: Architectural Feasibility Report	July 2022	October 2022	XXXXXXXXXXXXXX
Complete outline business plan with indicative income and expenditure	August 2022	November 2022	WDRG Board – supported by Invest in Renfrewshire Communities Team
Complete submission of Community Asset transfer application	August 2022	November 2022	WDRG Board
Community consultation / engagement activities	September 2022	ongoing	WDRG Board
Commission of full building survey	December 2022	February 2023	XXXXXXXXXXXXXX
Complete Community Asset Transfer Validation process	December 2022	March 2023	WDRG Board / Renfrewshire Council
Architectural input re access, parking requirements and any planning required for additional building	December 2022	February 2023	WDRG Board
Ensure relevant policies and procedures in place	December 2022	Ongoing	WDRG Board
Plan and deliver Member and Community Activity Programme	December 2022	Ongoing	WDRG Board
Build current and new Partnerships	December 2022	Ongoing	WDRG Board
Recruit and train additional volunteers	December 2022	Ongoing	WDRG Board
Carry out immediate works to building as required	Spring 2023	Summer 2023	WDRG Board
Develop new activities and sessions in conjunction with community and partners	Spring 2023	Ongoing	WDRG Board
Market one off events	February 2023	Ongoing	WDRG Board
Promote storage, maintenance and workshop hire availability	February 2023	Ongoing	WDRG Board

## 9. Outputs and Outcomes

In delivering this project, WDRG will achieve the following outputs and outcomes once fully operational:

Activity	Expected Outputs	Expected Outcomes
Transfer of a derelict facility into community ownership	Community ownership/ management of an asset Securing the long-term future of WDRG (SCIO) and delivery of its activities through the provision of a permanent base.	This will address <b>Economic Development</b> Outcomes related to inclusive growth and the delivery of economic and cultural benefits, employment and lifelong learning.
Extended / expanded delivery of community-based activities to address social and mental wellbeing	30 people attending weekly 120 people benefitting annually	This will address <b>Public Health</b> Outcomes through: <ul style="list-style-type: none"> <li>• Increased social opportunities</li> <li>• Reduced social isolation.</li> <li>• Improved health &amp; well-being.</li> </ul>
Delivery of training and workshops for young people	20 people weekly 100 people annually	This will reduce <b>Socio-Economic Inequalities</b> through the delivery of learning and development opportunities designed to increase confidence, communication skills, team work
Development of Board and staff skills	Training in place for volunteers Skills gaps identified for Board and addressed	This will contribute towards the long-term <b>Sustainability</b> of the project. WDRG will have access to a well-resourced and skilled Board Skills and knowledge shared widely
Increased partnership working for WDRG	Up to 5 partnerships developed and delivering activities with WDRG Increased events and activities	This will contribute towards effective <b>Partnership and Local Community Support</b> . Increased activities being run for the community by WDRG. Increased social outcomes achieved by WDRG
Development of Heritage Activities	Developing the narrative of WWII to highlight the contribution of allied armed forces through display of memorabilia and vintage vehicles relating to the Indian Long Range Service (ILRS)	This will add to Renfrewshire's tourism offer and impact positively on the profile of the local community, <b>promote diversity</b> .



## 10. Estimated Project Costs and Funding Strategy

**Estimated Project Costs** - Detailed costings associated with the repurposing of Whitehaugh Barracks as a tourist attraction and living history museum will be determined following the completion of a full building survey on the property. A marketing brochure for the property which provides a current description of the building is attached. (see Appendix 4).



**Funding Strategy** - It is anticipated that in order to bring the building back into community use, Western Desert Recce Group will require additional financial support in the form of grant funding and loan investment. The group is therefore working with local support agencies (Engage Renfrewshire and Renfrewshire Council's Invest in Renfrewshire Communities Team) to identify appropriate sources of funding as part of developing a detailed funding strategy.

In order to achieve a successful outcome for this project, a phased delivery plan will be implemented. Funding will be sought as appropriate for each phase of delivery. An outline funding strategy is detailed in the table below.

Phase	Details	Action
<b>Pre-Start</b> / Full Building Survey to identify scope of capital works and costings / Preparation of a detailed income generation plan / Community consultation activities	Community Empowerment Fund (Renfrewshire Council) / Type 1 up to £10k / Type 2 over £10k Support to support and develop community organisations with a specific focus on assisting those organisations that wish to acquire and develop community assets in three ways: <ul style="list-style-type: none"> <li>• <b>Project:</b> Support the development of the Business Plan for an asset</li> <li>• <b>Organisation:</b> Develop the organisational capacity to manage and develop an asset</li> <li>• <b>Property:</b> Upfront investment in assets <i>prior to transfer</i></li> </ul>	XXXXXXXXXXXXXXXXXX
<b>Pre-Start</b> / Project development activities	Architectural Heritage Fund <b>Project Viability Fund</b> / Up to £10k (average £6k) Support to identify potential uses for a building and at its current condition.	XXXXXXXXXXXXXXXXXX
	<b>Project Development Grant</b> / Up to £40k (average £15k) Support to develop and co-ordinate a project and taking it towards the start of work on site. <b>Tailored Support Fund</b> (William Grant Foundation Scotland) Up to £10k (average £7k) Support to give new` purpose to a building valued locally for its architectural heritage	XXXXXXXXXXXXXXXXXX

	National Lottery Heritage Fund (The National Lottery Community Fund) Support up to £10k	XXXXXXXXXXXXXXXXXX
	Heritage and Place Programme (Historic Environment Scotland)	XXXXXXXXXXXXXXXXXX
<b>Pre-start</b> / Building acquisition	Investing In Enterprise (Foundation Scotland) / Support up to £125k grant / £100k Loan	XXXXXXXXXXXXXXXXXX
	Scottish Land Fund (The National Lottery Community Fund) Average grant £150K	XXXXXXXXXXXXXXXXXX
	Social and Community Capital (Royal Bank of Scotland) / £30k - £750k	
	FCC Scottish Action Fund Support for the maintenance, repair or restoration of a building, other structure or a site of archaeological / historic interest and is open to the public / Up to £40k	XXXXXXXXXXXXXXXXXX
<b>Phase</b>	<b>Details</b>	
<b>Year 1 and 2</b> / Capital Costs	Community Empowerment Fund (Renfrewshire Council) Support - Type 1 up to £10k / Type 2 over £10k	
	Social Enterprise Net Zero Transition Fund (Social Investment Scotland) Support up to £10k	
	Social Investment Scotland / Support up to £1.5m	
	Renfrewshire Community Benefit Programme (ad hoc small grants and non-financial support)	
	Place based Investment Programme – Renfrewshire Council	
	Historic Environment Grant to launch late 2022 formerly Historic Environment Repair Grant (Historic Environment Scotland) Support up to £500k	
<b>Year 1 and 2</b> / Project Costs	Large grant programmes including: Regeneration Capital Grant Fund (Scottish Government) National Lottery Heritage Fund Heritage Grants up to £250k / Heritage Grants up to £5m The Garfield Weston Foundation / Support up to £100k The Robertson Trust / Support up to £25k - £100k Reach Programme (Bank of Scotland) / Up to £25k	
	Other smalls grants programmes including: Awards for All Programme (The National Lottery Community Fund) Support up to £10k The Percy Bilton Charity / Support up to £3k The Baillie Gifford Community Awards / Support up to £2k	



	Partnership Fund (to launch late 2022) (Historic Environment Scotland) Community Vehicle Grants (Robertson Trust) / Support up to £10k Scottish Landfill Communities Fund Restoration Grants (Association of Industrial Archaeology)
	Other Trusts and Foundations associated with supporting welfare of ex-service personnel e.g. Robert Clutterbuck Trust, James T Howard Charitable Trust, Veterans Foundation Grant
	Other Trusts and Foundations associated with supporting specific aspects of local heritage e.g. National Memorial Heritage Fund Charles Hayward Foundation (Heritage and Conservation Main Grant)

**Other Sources of Funding** – It is anticipated that many aspects relating to the repair / restoration of the Whitehaugh Barracks and activities of the Western Desert Recce Group will also attract crowdfunding and corporate sponsorship. These sources of other funding will be actively developed during Years 1 and 2 of the project.



## 11. Financial Forecast

The table below provides an overview of the Income and Expenditure associated with the operation of the Whitehaugh Barracks as a living heritage museum and operational base for the Western Desert Recce Group. This table is intended to provide summary of the potential income generation opportunities arising from the successful asset transfer of the Whitehaugh Barracks to the Western Desert Recce Group.

### Income Growth Year 1 and Year 2

It is noted that the financials projections indicate a 66% growth in income from Year 1 to Year 2. Points of clarification are noted below:

- **Membership Fees / Vehicle Storage Fees** - Some aspects of the income generation (e.g. membership and vehicle storage fees) were the subject of consultation with WDRG membership and other interested parties in 2019. Fees cited at the time have subsequently been adjusted to reflect anticipated rise in cost of living. This is detailed in the financial assumptions provided in Appendix 4.
- **Comparing Year 1 / Year 2 Total Income** - Income projected in Year 1 reflects a phased opening of the facility. Some planned activities (e.g. museum shop, meeting room hire, school visits and outreach etc.) will not generate income until the latter part of Year 1. This explains why Year 2 Total Income shows a marked increase when compared with Year 1.
- **Café / Catering** – In relation to the above, the phased opening of the facility has will also impact on associated income streams e.g. provision of catering for meeting room hire.
- **Income from Grants and Loans** – It is anticipated that the final financial forecast will include income from grants and loans. However, at this stage of the business planning process it is difficult to confidently estimate income from these sources. Therefore, income projections from these sources have not been recorded.
- **Financial Forecast** – An indicative financial forecast for Year 1 and 2 (and financial assumptions) is detailed in Appendix 4.



### Expenditure Year 1 and 2

- **Utilities** – Expenditure in Year 1 and 2 reflect current increases in utilities prices. However, it is anticipated that refurbishment of the building will incorporate required energy saving measures as part of meeting current building standards. The intention is that this will mitigate the impact of price volatility on running costs.







## 12. Appendices

### Appendix 1 - WDRG Board Roles and Responsibilities

#### Overall Purpose

The Board Members are jointly and severally responsible for the overall governance and strategic direction of the Organisation, and financial health, probity of its activities, developing WDRG aims, objectives and goals in accordance with the governing document, legal and regulatory guidelines.

All Board Members should be aware of, and understand, their individual and collective responsibilities, and should not be overly reliant on one or more individual Board Members in any particular aspect of the governance of the charity. For example, all Board Members should be able to read the financial accounts to a level that they can ask questions and comprehend answers of a general nature.

#### Main Responsibilities

- To ensure that WDRG, and its representatives, function within all legal and regulatory requirements applicable, and in line with the organisation's governing document, continually striving for best practice in governance.
- To maintain the legal and ethical duty invested in the position, undertaking such duties in a way that adds to public confidence and trust in WDRG.
- To take appropriate professional advice in all matters where there may be a material risk to WDRG, or where the Board Members may be in breach of their duties.
- To determine the overall direction and development of WDRG through good governance and clear strategic planning.
- To avoid any personal conflict of interest.
- To manage and use the resources of the charity to optimise its potential.
- To ensure that robust systems are in place for internal financial control and the protection of WDRG's funds and assets.
- To undergo a thorough induction upon appointment and ongoing training to remain alert to, and aware of, their duties and responsibilities, and of the environment in which they operate.
- To achieve the purpose of WDRG and to pursue the charitable objects and provide public benefit.

#### Main Duties

- Ensuring WDRG complies with legislative and regulatory requirements and acts within the confines of its governing document and in furtherance to the charitable objects.
- Acting in the best interest of WDRG, beneficiaries and future beneficiaries at all times.
- Promoting and developing WDRG for it to grow and maintain its public benefit and recognising the situation when it may be more appropriate to wind the charity up where there is no longer a need for the charity to provide the services it does or because the charitable objects are no longer relevant to contemporary social situations.
- Maintaining sound financial management and control of the charity's resources. Ensuring a fully effective and appropriate system for the recruitment, appointment and monitoring of the work and activities of the chief executive officer and, where applicable, other members of the senior management team.
- Ensuring the effective and efficient administration of the charity and its resources, striving for best practice in good governance.

- Acting as a counter-signatory on WDRG cheques (including any electronic transactions) and any applications for funds.
- To maintain absolute confidentiality about all aspects of the Board Members' business, bearing in mind the over-riding legal obligations placed upon Board Members.

### **Statutory Duties**

The following is a précis of the legal duties Board Members must fulfil:

- Duty of trust;
- Duty to comply with the charity's governing document;
- Duty to act in the best interests of the charity, present and future beneficiaries;
- Duty to avoid conflicts of interest;
- Duty to safeguard assets;
- Duty not to benefit from their position;
- Duty of care;
- Duty to act personally;
- Duty to act collectively; and
- Duty to keep accounts.

As the board are responsible and liable for the governance and functioning of WDRG, they are accountable in varying degrees to a variety of stakeholders, including: members, beneficiaries, funders, OSCR, and other regulators (e.g. Companies House).

## Appendix 2 - WDRG Summary Skills Audit - Feb 2020

Summary of all responses form WDRG Members / Volunteers	<i>Experience at Senior level</i>	<i>Some knowledge / experience</i>	<i>Little or no knowledge</i>	<i>Willing to undertake training.</i>	<i>Comment</i>
<b>Governance:</b>					
Requirements of OSCR.	x	xxx	xxxxxxx	xxx	
Roles and responsibilities of the WDRG Board.	x	xxxxxxx	xxxxx	x	Will need to read up via OSCR info on their website
Strategic Project Planning and delivery	xx	xxx	xx	xxxxxxx	
<b>Finance:</b>					
Financial management and budget control	xx	xxxxxxx	xxx	xx	
Grant applications – submission and monitoring	x	xxxx	xxxxx	xxx	
Community fundraising	xxxxx	xxxxxxx	x	x	
<b>People management:</b>					
Volunteer recruitment and management	x	xxxxxxx		xxxxxxx	
Modern Apprenticeships	xx	xxxxx		xxxxxxx	
Work planning for volunteers and trainees	xxx		x xxxx	xxxxxx	Pending further training
Volunteer / trainee training planning and delivery	x	xxx	x	xxxxxxxxx	
<b>Marketing and promotion:</b>					
Communications with media or newspapers		xxx	xxxxx	xxxx	xx

Social media experience		XXXXXXXXXX	X	XXX	
Liaising with stakeholders		XXXXX	XX	XXXXXX	
<b>Event planning and management:</b>					
Running regular events or activities for groups.	XXXXX	XXXXXXX	X		
<b>Experience of working with:</b>					
Young people under 16	xxx	XXXX	XXXXXX	X	
Older people	xx	XXXXXXXXXXXX		X	
Disabled people	x	XXXXXXX	XXXXX	X	
People with mental health problems	x	XXXXX	XXXXXXX	X	Veterans with PTSD etc
Vulnerable / socially isolated people			XXXXXXXXXXXX	XX	
Disclosure Certification?	xx			Pending x 12	Application to be made once we open as garage/training
<b>Relevant practical skills:</b>					
Vehicle maintenance and restoration	XXXXXXXXXXXX	X	XX		
History / heritage interpretation	XXXXXX	XXXXXXX			
Customer service care experience	XXXXXXX	XXXX	X	X	
<b>Building operational experience:</b>					
Property management and operation	X	XXXXXXXXXXXX	X	X	
Building maintenance	X	XXXXXXXXXXXX	XX		
Health and safety	XXXXXXXXXXXX	X	X		

Building contract management		xxxxxxxxxxx	xx	xx	
<b>Community Engagement &amp; Partnerships:</b>					
Community involvement / engagement.	xxxxxxxxxxx	xx			
Partnership development and management		xxxxxx	xxxxxx	xx	
Understanding and knowledge of the needs of the local community.	xxxx	xxxxxxxxxxx			
Strong links with other local organisations.	xxxx	xxxxxxxxxxx		x	

## Appendix 3 - Community Consultation / Questionnaire (November 2022)

WDRG delivered a Community Information & Consultation Event on 20<sup>th</sup> November 2022 on the site of the Whitehaugh Barracks. The purpose of the event was to:

- Share the WDRG’s proposal for the acquisition of the Whitehaugh Barracks through the Community Asset Transfer process
- Encourage community feedback re: the WDRG’s proposed use of the Barracks
- Identify need within the community for delivery of services / activities
- Evidence community support for WDRG’s Community Asset Transfer Request to Renfrewshire Council.

A questionnaire was developed by WDRG to capture views of the local community.

28 questionnaires were completed on the day of the event. Findings are presented below.

### Question 1 - What is your age?

Option	No. of responses
<i>Under 18</i>	0
<i>18-24</i>	0
<i>25-34</i>	6
<i>35-44</i>	1
<i>45-54</i>	4
<i>Above 54</i>	17

### Question 2 - Do you live locally (in the Whitehaugh area)?

Yes – 24

No - 4

### Question 3 - Are you a member of a local community group?

Yes – 12

No - 16

If Yes, which one/s

- *XXXX - 4*
- *XXXX - 3*
- *XXXX - 2*
- *XXXX - 1*
- *Not known - 2*

### Question 4 - What do you think should happen to the current site?

Option	No. of responses
<i>Renovate the Barracks as a community space</i>	27
<i>Renovate the Barracks for commercial use</i>	9
<i>Create a community garden / growing space</i>	8
<i>Build business units</i>	1



Create a community centre	2
Build residential accommodation	0
Other – Comments below:	
<ul style="list-style-type: none"> <li>• Not for residential use???</li> <li>• Community Garden</li> <li>• Farmers’ market</li> <li>• Community events</li> <li>• Meeting space</li> <li>• Mental Health Awareness events/centre</li> </ul>	

The Whitehaugh Barracks is a site of historical importance and heritage value re: the military history of Paisley. In keeping with the heritage of the Barracks, Western Desert Recce Group would like to develop the site as a working and living history museum.

#### Question 5 - What would you like to see delivered in the Whitehaugh Barracks?

Option	No. of responses
A WWI / WWII educational outreach programme	25
Living history museum	22
Activities for families	21
Vintage vehicle restoration workshops	20
Activities for children and young people	19
Volunteering opportunities	19
A Community café	19
Activities for older people	18
Exhibition space	18
Research and archive library related to the heritage/history of the barracks from early 1800s	17
Place for out-door community events	17
Activities which support for mental health and well-being	17
Heritage projects e.g. Raised on Rations / Life on the Homefront	17
Woodworking / Metalworking / Hand-tools Workshops	16
Meeting rooms for hire	16
Community drop-in space	16
Accredited training for young people	15
Place for community groups to meet	15
Health and fitness activities	15
A Community Men’s Shed	14
Community growing space	14
Community garden	13
Other	0

**Question 6 - Which of the following *facilities* within the Whitehaugh Barracks would you use?**

Option	No. of responses
<i>Community café</i>	25
<i>Community Drop-in</i>	18
<i>Research / Archive Library</i>	18
<i>Meeting rooms for hire</i>	13
<i>Community Men's Shed</i>	12
<i>Outdoor growing space</i>	12
<i>Workshop space for hire</i>	10
<i>Other – please provide further comments below</i>	
<ul style="list-style-type: none"> <li>• <i>Exhibition space</i></li> </ul>	

**Question 7 - When would you use these *facilities* within the Whitehaugh Barracks?**

- *Day time activities* - 20
- *Evening activities* - 18
- *Weekend activities* - 20
- *Other* – 0

**Question 8 - Would you *participate* in any of the following events/activities at the Whitehaugh Barracks?**

Option	No. of responses
<i>In-door events e.g. 1940's themed nights, Swing band dances</i>	17
<i>Living history displays</i>	16
<i>Educational programmes</i>	16
<i>Veteran support activities</i>	16
<i>Activities which support for mental health and well-being</i>	15
<i>Talks / Exhibitions on local history / heritage</i>	15
<i>Community Drop-in sessions</i>	15
<i>Out-door events e.g. vintage vehicle displays</i>	14
<i>Vintage vehicle restoration workshops</i>	13
<i>Community Men's Shed</i>	13
<i>Health and fitness activities</i>	12
<i>Vintage vehicle rallies</i>	12
<i>Woodworking / Metalworking workshops</i>	11
<i>Community gardening / growing demonstrations</i>	11
<i>Auto-jumbles</i>	9
<i>Other</i>	0

**Question 9 - Which of the following are needed by the local community?**

Option	No. of responses
<i>Space for in-door community events</i>	20
<i>Community Cafe</i>	18
<i>Weekend activities</i>	18

Day time activities	17
Space for out-door community events	16
Accredited training courses for young people	16
Community Shed Workshops and Demonstrations	16
Community drop-in space	14
Volunteering opportunities	14
Evening activities	14
Community garden / growing space	14
Woodworking / Metalworking Workshops	14
Space for delivery of community support / outreach activities	14
Place for community groups to meet	13
Other – please provide further comments below	
<ul style="list-style-type: none"> <li>Accredited training courses linked to schools would be beneficial</li> </ul>	

**Question 10 - Western Desert Recce Group has submitted a Community Asset Transfer Request to Renfrewshire Council for the acquisition of The Whitehaugh Barracks. Having heard more about our proposed plans for the development of the Whitehaugh Barracks are you...**

- Supportive of our request for Community Asset Transfer - **22**
- Undecided
- Not supportive of our request for Community Asset Transfer
- Need more information – please provide more detail in the box below
- Blank (no response provided) - **3**

**Question 11 - Do you think bringing the Whitehaugh Barracks back into use would be good for the local area?**

Yes - **21**

No – Nil

Blank (no response provided) - 4

If no, please provide further comments below

*1 comment received:*

- I think too much focus on wartime history/military would not be representative of the community interests. There would need to be a more diverse use of the site*

**Question 12 - How did you learn about today's event?**

Option	No. of responses
Leaflet through door	10
Email	5
Friend / Colleague	4
Other - Community Council	3
I was contacted by a volunteer	1
Via Paisley FM / Jambo Radio	0
Newspaper	0

Engage Renfrewshire e-bulletin	0
Facebook / Social Media	0

**Question 13 - Would you like to be kept informed about this project?**

Yes – **20**

No – **1**

Blank (no response provided) - **3**

**If Yes, how would you like to be kept informed?**

- 19 respondents they would like to be kept informed via email

**Question 14 - Do you have any other comments or suggestions? Please use the space below.**

*4 comments received:*

- *I like the idea of having a Community Owned Asset, but the site should support a diverse range of community interests and not too much about military history.*
- *Great Project, Good Luck!*
- *Community Spaces – the possibility for various groups & gatherings to take place. Community Garden + Outdoor sustainable education + Mental Health Groups*
- *More Money set aside from Council*

End.

## Appendix 4 - WDRG Volunteer Policy DRAFT

The aim of this Volunteer Policy is to clearly outline the role of (non Director) volunteers within WDRG and to clarify their responsibilities. It is complemented by the WDRG Directors' Roles document also found in the appendix.

This policy should be discussed with current and future WDRG volunteers and updated to take account of feedback from those people engaging with the organisation.

### **WDRG Volunteers**

WDRG relies upon volunteers to deliver aspects of their activities programme. The Board of Directors provide strategic direction and governance for all activities and will work closely with volunteers to make projects happen.

### **Recruiting Volunteers**

Volunteers will be actively recruited through events, posters, social media and word of mouth. Tasks and roles will be clarified at the outset, so volunteers can see what is required and what skills they may need or can learn. Every effort will be made to match volunteers with suitable roles and all necessary training will be provided.

### **Staff and Board Responsibility**

The WDRG Board will be responsible for all volunteers working with WDRG on a day to day basis. A named responsible person will provide a clear line of communication for all volunteers and take responsibility for:

- Volunteers having a clear understanding of their role
- Relevant policies and procedures being in place
- Volunteers having a clear understanding of relevant policies and legislation
- Health and Safety requirements being covered at all times.

### **Equality, diversity and Inclusion.**

WDRG is committed to embracing diversity and promoting equality and inclusion. Everyone is welcome to volunteer and will be welcomed.

### **Health and Safety and Insurance**

WDRG is covered by public liability insurance and has a Health and Safety Policy in place for the practical work carried out on the site, which includes accident and emergency procedures and duty First Aid volunteers.

### **Lone working**

If a volunteer is working on the site alone then a Board Member or other volunteer must be notified and a mobile phone carried at all times.

### **Expenses**

WDRG does not pay volunteer expenses.

### **Volunteer events and activities**

WDRG will run a number of activities specifically designed for volunteers throughout the year, including training and social events. All volunteers will be notified of these in advance and encouraged to attend.

### **Volunteer role description will be prepared in conjunction with any volunteer carrying out a significant role with WDRG**

A role description should include:

- title of role
- objective(s) of role
- a broad outline of tasks and activities to be undertaken
- targets or measurements of performance.

This Volunteer Policy has been produced using guidance from Volunteer Scotland [www.volunteerscotland.org.uk](http://www.volunteerscotland.org.uk). This site has a number of useful documents which will provide further information regarding recruiting and working with volunteers.

## Appendix 5 – Financial Forecast (with detailed assumptions)

**COMMERCIALY SENSITIVE INFORMATION REMOVED** (Renfrewshire Council)

Year 1 Financial Forecast

Year 2 – Financial Forecast

**Financial Assumptions**

The above financial forecasts are based on the following assumptions:

## Appendix 6 - Options Appraisal

An options appraisal was undertaken in 2019 as part of establishing the viability of the community asset transfer of the Whitehaugh Barracks to community ownership by WDRG. The tables below set out the options considered in light of WDRG’s vision: **To use WDRG Member’s experience and knowledge to provide support, training and mentoring for people in the Paisley area, whilst also taking outreach events and experiences to a wider audience.**

Options Considered – Four options were considered.

- Option 1 – Do nothing
- Option 2 – Rent premises
- Option 3 – Build new premises
- Option 4 – Whitehaugh Barracks: Subdivision of the site to request community asset transfer of garages and surrounding land only
- Option 5 – Whitehaugh Barracks: Request the community asset transfer of the whole site

These options were assessed against the following agreed criteria to provide clarity of decision making:

- Social and community outcomes delivered
- Market / community support
- Ease of delivery / capital cost
- Economic viability - Income streams/running costs / grants
- Risks

<b>Option 1: Do nothing – WDRG continues to operate without a building base</b>	
Social/community outcomes	None. No opportunity for WDRG to share skills and knowledge for the benefit of the community.
Market / community support	WDRG Members are keen to see the organisation secure a base, so this is not a supported option
Ease of delivery / capital cost	No cost, although may limit numbers of members in the future and reduce capacity of WDRG
Economic viability	Viable currently, but not sustainable in the long term as no growth opportunity
Risks	Loss of members, Board become disillusioned potential risk to organisation
<b>Conclusion/ Recommendation</b>	<b>Not an option for WDRG</b>



<b>Option 2: Rent premises</b>	
Social/community outcomes	Potential to deliver planned project activities and social outcomes, however limited by number of properties which provide a safe, secure and accessible community-space in which to undertake the full programme of WDRG activities. After several years of looking for suitable premises no suitable venues have been identified.
Market / community support	Support for WDRG to establish a base in any suitable building from members
Ease of delivery / capital cost	Lack of suitable buildings will impact on size and scale of community-based activities.
Economic viability	No option found
Risks	No option found
<b>Conclusion/ Recommendation</b>	<b>WDRG will continue to look for alternative buildings until they are able to secure a useable space.</b>

<b>Option 3: Build new premises</b>	
Social/community outcomes	Greater potential to deliver planned project activities and social outcomes.
Market / community support	Support for WDRG to establish a base in any suitable building from members
Ease of delivery / capital cost	Consideration of Ease of delivery / Capital costs make this option prohibitive.
Economic viability	No option found
Risks	No option found
<b>Conclusion/ Recommendation</b>	<b>In conclusion, the above assessment indicates this is not a viable option for WDRG to undertake.</b>

<b>Option 4: Subdivision of Whitehaugh Barracks / Asset transfer of garages and surrounding land only</b>	
Social/community outcomes	Would limit delivery of WDRG activities specifically to vintage military vehicle restoration. Would limit volunteering / training opportunities to within the WDRG workshop. In addition, the range of activities to be delivered for the benefit of the wider community would also be limited due to lack of suitable indoor facilities. Furthermore, there is potential that the architectural and historical significance of the main building's interior (as a military drill hall dating back to the early 1800's) would be lost to the local community if the property were to be redeveloped for a different use.
Market / community support	WDRG Board and membership recognise the limitations this would place on current plans to develop a living history museum providing opportunities for delivery of educational outreach and activities which address the exclusion of key groups within the community to support, volunteering, learning and training opportunities.
Ease of delivery / capital cost	Would require WDRG to undertake same tasks as for the transfer of the whole site to community ownership. Likely that funding would be limited due to reduced social outcomes.
Economic viability	Viable to deliver as a manageable size of building in a reasonably good condition. However, would impact on WDRG's ability to income generate from meeting room hire, onsite educational programmes. Footfall for onsite exhibitions and open-days would be

	reduced as activities would be predominantly based outdoors (weather permitting)
Risk	High – would require agreement from Renfrewshire Council to subdivide the site and transfer the garage and land to WDRG as a separate entity. A similar request was made to Renfrewshire Council in January 2020 and rejected.
Conclusion/ Recommendation	<b>Based on the above assessment, Option 4 is not considered as a viable option.</b>

<b>Option 5: Asset transfer of Whitehaugh Barracks (whole site) to WDRG</b>	
Social/Community outcomes	<p>Would allow for full delivery of WDRG programme of activities e.g.</p> <ul style="list-style-type: none"> <li>• Delivery of heritage themed activities for the local community / wider public</li> <li>• Outreach events for local for schools</li> <li>• Training and volunteering opportunities for key groups within the local community (e.g. young people, veterans, those experiencing social isolation) in fields relating to tourism and heritage, vintage vehicle repair and restoration and community engagement, fund-raising</li> <li>• Facilitation of activities which increase social and mental well-being (e.g. men’s shed-styled activities, veteran support)</li> <li>• Enabling greater collaboration within Renfrewshire’s local voluntary sector)</li> <li>• Extend WDRG’s membership programme by providing a base from which share member’s knowledge and experience with others.</li> </ul>
Market / community support	Findings from surveys undertaken with WDRG membership, event visitors and vendors indicates a high level of interest in the proposal for the transfer of the Whitehaugh Barracks to community ownership. Initial community engagement has been undertaken with elected officials from Renfrewshire Council. Further consultation is planned to ensure the community is actively involved in the design, development and delivery of the project.
Ease of delivery / capital cost	WDRG has a proven track record in the management and delivery of successful grant-funded projects. This option will fully utilise members existing skill-set as evidenced by the findings of the Skills Audit (2020). WDRG note that a robust funding strategy will be required to successfully deliver the programme of capital works required to re-instate the building for community use. WDRG Board has engaged with relevant stakeholders, support agencies and other professionals re: funding and investment, community engagement, business planning, building surveyance.
Economic viability	The transfer of the asset to WDRG will return a derelict building within the community back into use. Community ownership of the asset will enable WDRG to develop as a social enterprise ensuring economic growth is inclusive and sustainable:

	<ul style="list-style-type: none"> <li>• <b>Job creation</b> – The phased development of the asset will include creation of new posts related to management of the facility / operation of the heritage museum</li> <li>• <b>Local Supply Chain</b> – local businesses and social enterprises will be contracted to deliver goods and services</li> <li>• <b>Business Improvement District</b> – Additional heritage / tourism activities will increase footfall to businesses within Paisley’s BID area.</li> <li>• <b>Tourism</b> – Renfrewshire’s tourism offer will be augmented</li> <li>• <b>Skills Development</b> – Development of volunteer and training opportunities will support the development of vocational / employability skills</li> <li>• <b>Community wealth building</b> – The project will contribute to Renfrewshire Council’s CWB outcomes</li> </ul>
Risks	The risk analysis undertaken by WDRG (See Section 8 above) identifies key risks involved in delivery the project. However, WDRG Board agree that the organisation has the track record and internal skills and experience to manage / mitigate risks identified. WDRG will continue to work with stakeholders, support agencies and professionals throughout the delivery of the project
Conclusion/ Recommendation	<b>Pursue this option</b> <b>High - Social, environmental and economic impact</b>

### Outcome of Options Appraisal Process

On conclusion of the above options appraisal, WDRG Board and membership has agreed to pursue Option 5: The community asset transfer (CAT) of the Whitehaugh Barracks from Renfrewshire Council. A CAT application has now been submitted. WDRG has been advised the application will be considered for Validation by end of September 2022.

## Appendix 7 – Marketing Brochure of Whitehaugh Barracks

### **FORMER WHITEHAUGH BARRACKS STORES/OFFICES AND GARAGE WHITEHAUGH AVENUE, PAISLEY FOR SALE/LEASE FOR COMMUNITY USE ONLY PA1 3SS**

#### **Location**

The property is situated on Whitehaugh Avenue in the Whitehaugh area of Paisley, located approximately 1.4 km south east of Paisley town centre. From the town centre (Paisley Cross), follow Gauze Street onto Glasgow Road, turning left onto Whitehaugh Avenue. The property is on the left just before Kelburne Oval. A location plan is attached for information.

#### **Description**

Extending to 0.21 hectare (0.52 acre) or thereby, the site itself is relatively flat within its boundaries. The property comprises 2 separate buildings with a shared tarmac surfaced yard between. The property was originally occupied as a barracks/drill hall and laterally as a museum store, being vacated in 2018. The main building is a 2 storey and attic C listed brick building of traditional construction with a single storey extension having a corrugated metal sheeted pitched roof. The gross internal area of this building is approximately 738 sq m. The second building is a single storey brick built and roughcast garage with 6 steel roller shutter doors to the yard and a gross internal area in the region of 329 sq m. (See attached floor plans) The property is secured by a concrete stob and mesh fence with a large steel palisade gate to Whitehaugh Avenue. A site plan is also attached for information showing the general extent of ownership.

#### **Planning**

The property's former use was as a museum/Store/Office.

Any proposed uses that do not align with those previously listed will be required to seek planning permission for the change of building use. The Planning service can be contacted via email at [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk) or telephone no. 0300 300 0144.

#### **Services**

Main services are available in the property. However, the Council does not guarantee the adequacy of services and prospective purchasers/lessors are advised to satisfy themselves as to the provision, location and condition of all services.

#### **Contamination**

An Environmental Information Report is attached for reference purposes. The report does not highlight any specific issues concerning the site.

#### **Rating**

The rateable value of the property according to the current version of the Assessor's Valuation Roll is £20,000 set in April 2017.

#### **Title**

Any prospective purchaser requiring to examine the Council's titles to the subjects should note they are available for inspection between the weekday hours of 10 am and 12 noon and 2 pm and 4 pm (Fridays 3.45 pm), subject to prior arrangement, at the offices of: Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley (Margaret Craig on 0141 618 7170)

#### **Renfrewshire Council**

Asset & Estates Section  
Finance and Resources  
Renfrewshire House  
Cotton Street  
Paisley PA1 1JD

Tel: 0300 300 0221

E-mail: [estates.hps@renfrewshire.gov.uk](mailto:estates.hps@renfrewshire.gov.uk).

### Offers

Offers are invited for the lease or purchase of the property and any party wishing to register an interest in the possible acquisition or lease of the subjects should observe the directions outlined in the "Instruction to Offerors" section of

the particulars.

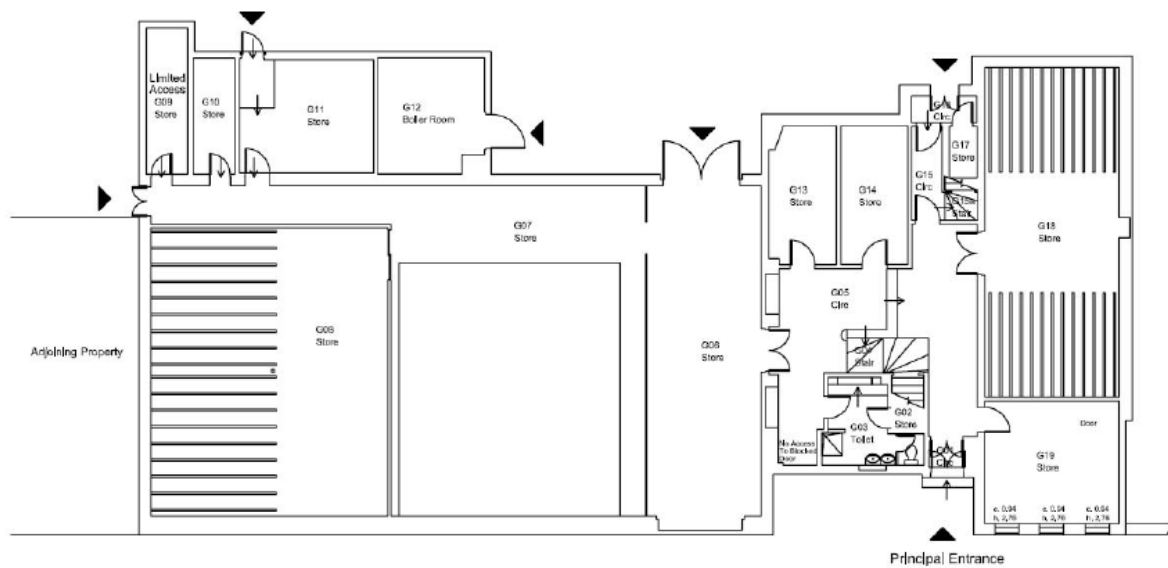
**A closing date for offers may require to be set if a number of interests are intimated.**

### Viewing

Viewings of the property can be arranged by telephoning 0300 3000 221. All parties viewing should note they enter the property at their own risk and undertake to free and relieve Renfrewshire Council of any claim arising therefrom.

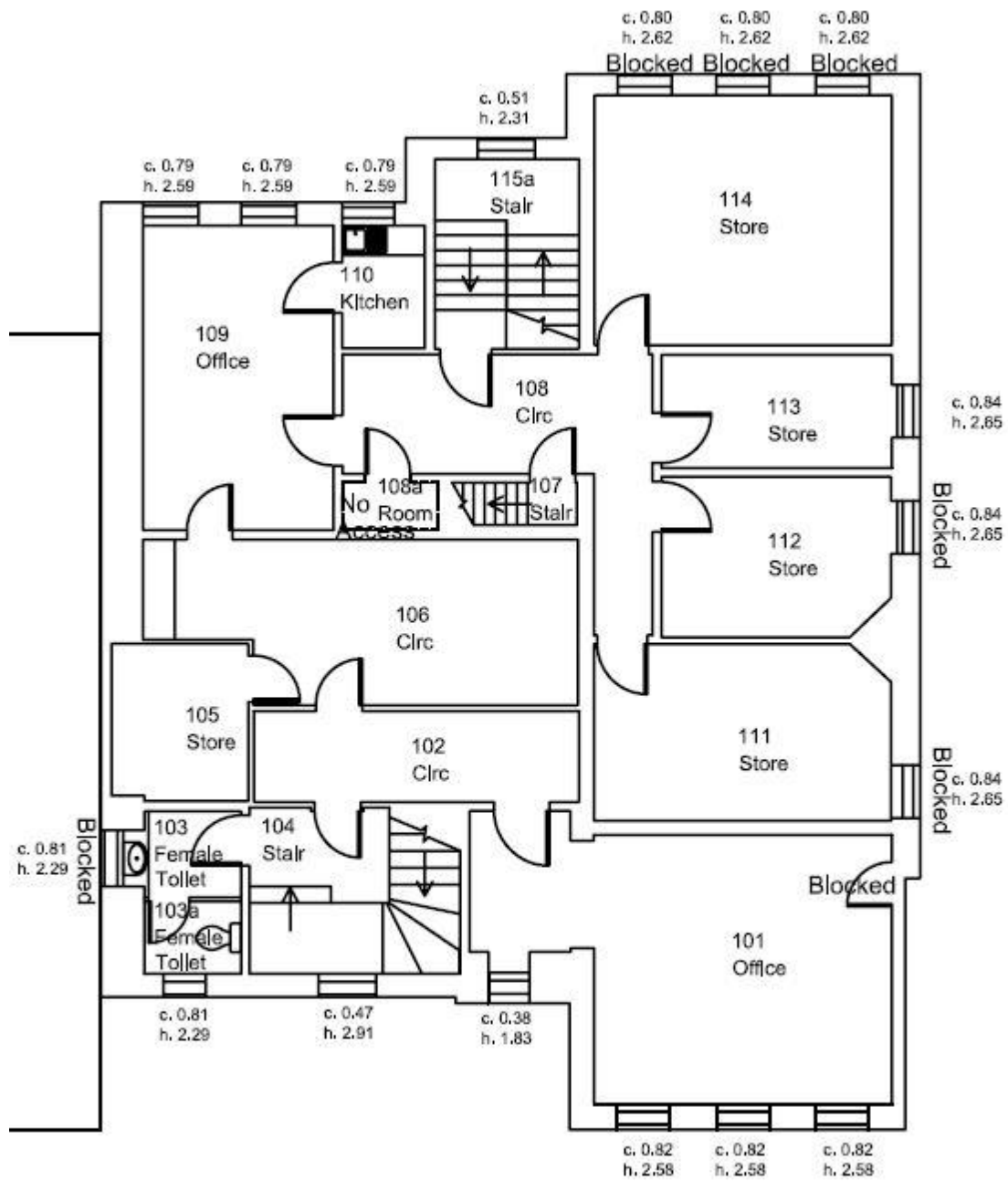
### Special Note

Should you be registered disabled or class yourself as disabled, please advise if you have any special requirements or require these particulars in a different format by telephoning 0300 3000 221.

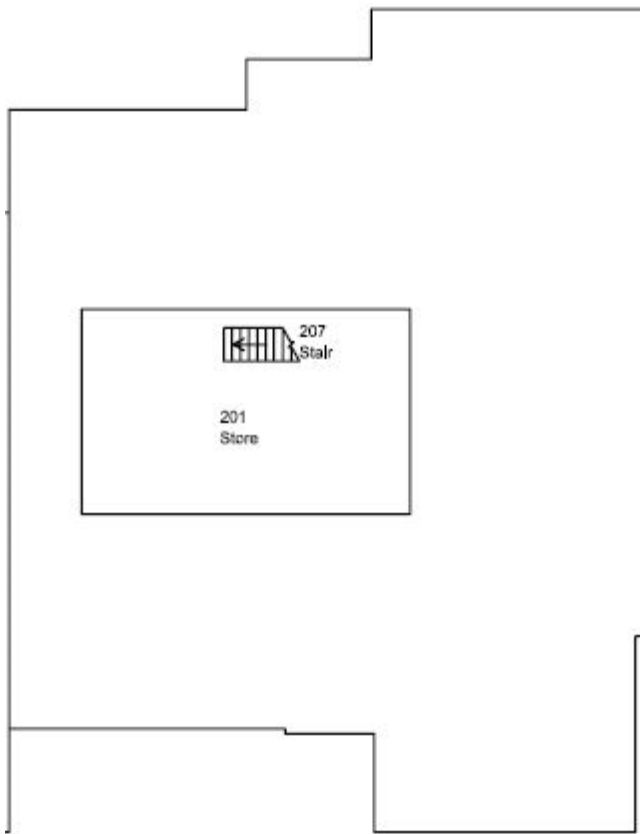


GROUND FLOOR PLAN

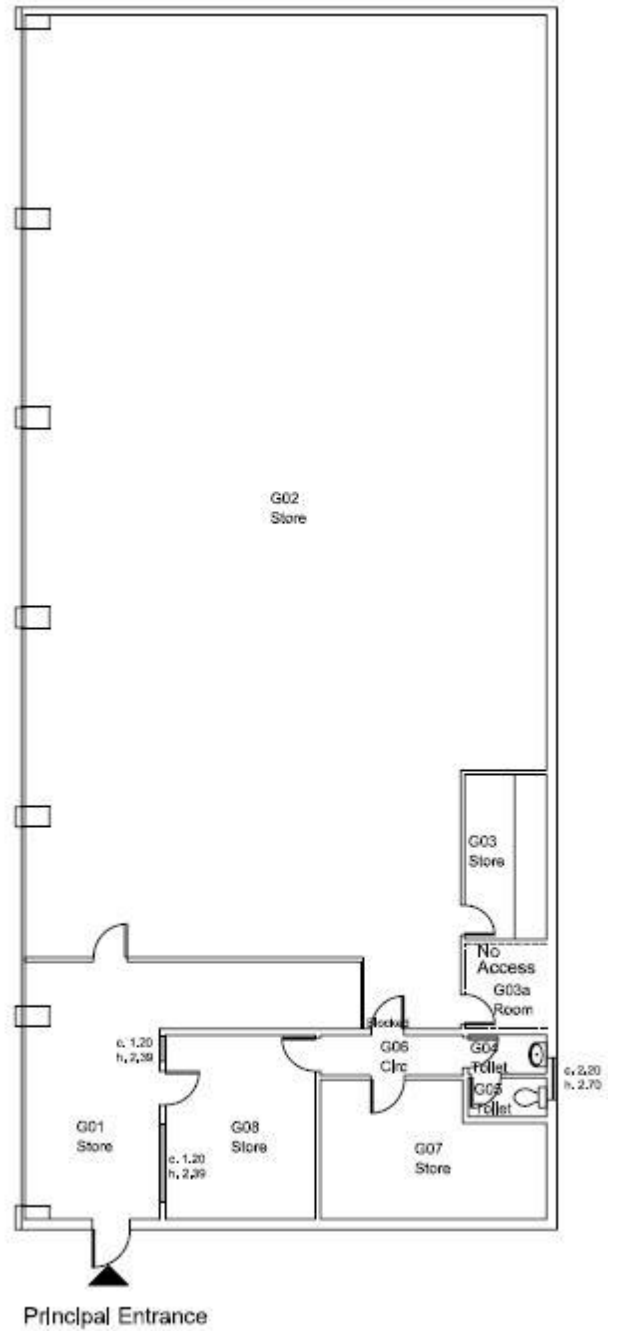
### Main Building- Ground Floor Plan



Main Building- First Floor Plan



Main Building- Second Floor Plan



Garage- Floor Plan

## Appendix 8 – Visitor Survey from Recent WDRG Events (past 6 months)

From a recent online survey sent to 102 visitors at various Militaria, Model show and Scout visits to the WDRG premises Dec 21 – June 22

**Question 1 – How did you hear about the WDRG and their events?** - 61 responded

Advert -2  
Other – 2  
Been before - 16  
Other internet info – 2  
Facebook – 16  
Newspaper – 1  
Word of mouth – 22

**Question 2 - With regard to people visiting WDRG SCIO garage, were you** - 59 responded / 2 blank

Alone – 19  
Family Group – 4  
Organised Trip – 3  
Other – 10  
With Friend/Partner - 23

**Question 3 – What mode of transport did you use to travel to the WDRG SCIO garage?** - 59 responded / 2 blank

Bike – 2  
Bus – 2  
Car/Private transport incl motorbike – 55  
Other (Incl Taxi) – 0  
Train – 0  
Private Coach/Minibus visiting – 0  
Walk -0

**Question 4 – For the event or trip to the WDRG how satisfied were you with what was on offer?  
Please rate 1 = Very Dissatisfied to 10 = Very Satisfied.**

1 = 2  
7 = 1  
8 = 8  
9 = 11  
10 = 37

59 responded 2 skipped



### Question 5 – What other activities would you like to see run by the WDRG?

#### Various responses (some similar or duplicated and omitted)

- Skills and Demonstrations – woodwork, metalwork, mechanical, electrical auto restoration etc
- N/A – everything you guys do is amazing
- Run family days
- I think they are already doing so much on an educational, fun and historical basis
- More open days, road runs, working with living history groups
- More opportunities to visit please **(NB we are open every Thursday and Saturday and all welcome during these times)**
- Demonstrations of military apparatus
- Open day plus barbecue
- From what I have seen the volunteers do an excellent job progressing the WDRG equipment and resources that they need to maintain the equipment. I enjoy the open days and the model show and would like to see them as regular events **(they already are)**
- 40s film nights, coffee mornings, military book fair
- Short presentations on the projector showing important battles of the war and set up field kitchens.
- Anything related to WW2
- Continue what they are doing bringing awareness to the surrounding communities.
- They do a lot of good with the shows they put on.
- Maybe a re-enactment event
- At present it has a great variation of different interests for visitors, At present I think it is ok as it is.
- WW2 Themed days
- Lectures and talks about wartime experiences, campaigns etc. Maybe invite authors or biographers.
- Have more swap meets a year **(we already do 3 a year)**
- Classic car and a military vehicle show
- Autojumbles
- A model building group
- Anything, being on my doorstep I will always drop by when they have something on.
- Teaching workshops perhaps.

### Question 6 – Any other comments that will help the group plan for or change in the future?

#### Various responses (some similar or duplicated and omitted)

- Too many vendors leave far too early, at 2 pm, bad show on their part- should be a requirement to stay for the duration.
- Catalogue of models, summarising date of manufacture, nationality, service in campaigns or descriptive plaques etc. **(Something we need to address with model makers)**
- Guided educational tours or talks for youth clubs, scouts etc **(we already do this)**
- Keep up brilliant work we are so proud of you
- Widespread event publicity – **(more planned)**
- Keep doing same saving our history
- No, pretty well organised
- Maybe publicise on radio too

- Café is great and cheap too, love the rolls
- They have excellent displays and kit, good open days. Could do with some more sponsorship to help with funds etc.
- Friendly and interesting
- Not at present, great achievement in the time you have been open **(since June 2020)**
- Keep it going, hopefully more and more people will come and support you.
- Would like to learn more about the desert rats and those in the desert in WW1 and WW2.
- A reference library of local heroes
- For events maybe an early bird ticket entry
- Keep going lads you are doing great
- Recruit more interested people to work on more great **vehicles.**



# Appendix 9 – Press Releases (November 2022)

Paisley Daily Express – 28<sup>th</sup> November 2022

www.paisleydailyexpress.co.uk InYourArea.co.uk 28.11.2022 7

## Charity hopes to turn former barracks into a thriving community hub



### Snappy adverts

Home-delivery app Snappy Shopper is lighting up billboards in Paisley over the next few weeks to illustrate its value for money offering compared with big name rivals.

The adverts – jokingly captioned 'Winter get fished this winter' – show one Snappy Shopper is 26 per cent cheaper than Deliveroo on a sample basket of groceries.

The basket includes Pringles, Celebrations, Frontini, Warburtons bread and Hellman's mayonnaise and reportedly comes in at just £19.27 on the Snappy Shopper app compared to £26.13 on other platforms.

Snappy Shopper co-founder Scott Campbell said: "As the UK continues to struggle through a cost-of-living crisis, I believe it's more important than ever before for companies to offer competitive pricing, especially for essential items like groceries."

"With so many people struggling to make ends meet at present, paying an inflated price for groceries is simply not feasible."

"If we can help people make savings this winter by educating them with our basket comparisons, along with a healthy dose of Scottish humour, it's

Plans also include working and living museum

**TAYLOR MURRAY**

A small veterans and community charity hopes to transform an old army barracks back to its former glory for the community.

The Western Downland Barracks Group (WDBG) aims to present Haddington Council with a community asset transfer (CAT) request in order to restore the almost derelict and dilapidated Whitehall Barracks.

The group wants to turn the building into a positive and prosperous community hub, with a working and living history museum, which will include showcasing some old world war machines and vehicles.

A process to acquire the building began four years ago but was put on hold due to the Covid pandemic.

Now, having managed their mission in the building, the army charity and its investors are closing in on potentially reusing the barracks.

Speaking to the Express, Gary Madson, chairperson of the charity, said that the building is needing a lot of work.

However, he is aiming to make sure the community is proud of the neglected barracks after a recent local survey showed that residents were keen for the building to be restored.

He said: "The barracks are very dilapidated and derelict so it is going to take a lot of work to make it look like it did even 20 years ago."

"We want to make sure that it is a place that is a positive aspect of the community. That is why we are working to turn it into a working and living history museum."

"The outside area will also have raised beds which will be for the World War II 'day for victory' curriculum that will involve the local school."

"Another idea that we have is a community asset fund which will cover wood-working and engineering for people who would like to learn or use it, along with some physical events such as being able to restore old vehicles and get to practice on site."

"It helps that we have the backing of the present [Leviner Council] so I spoke with her about the ideas we have and she is very keen on the history of the building and retaining the heritage of it."

"We have also conducted a local survey in the area about how residents feel about possibly taking ownership of the building and what we gain on doing with it and this was mostly a positive response from the community."

On Sunday, November 27, the WDBG held a drop-in session for people to come along and learn more about the barracks and ask questions.

There was also a chance for the charity to promote some volunteering opportunities that will be available when the site has been restored.

The WDBG has also expressed interest in keeping alive the memories of those who fought in the world wars, as well as teaching people about the history of the conflicts through innovative ways.

The group would like to open the doors next summer if things go plan - with the building being accessible to everyone.

**Reliable** Old military vehicles




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 CHILD CARE  
 SOCIAL SCIENCES SPORT MOTOR VEHICLE



**Renfrewshire charity looking to restore old army barracks**




The Paisley building has been left empty for a number of years but there are plans to give it a new lease of life.

**IN YOUR AREA** by Taylor Murray  
12:02, 28 NOV 2022 | UPDATED: 20:27, 28 NOV 2022

Bookmark   



**Play with motion graphics.**  
See how @ourlyssalife brings his creations to life with animated graphics.

**Daily Record**   

**Charity organisation has proposals for the old Whitehaugh Barracks** Image: Submitted

A small veterans and community charity hopes to transform an old army barracks back to its former glory for the community.

The Western Desert Recce Group (WDRG) aims to present **Renfrewshire Council** with a community asset transfer (CAT) request in order to restore the almost derelict and dilapidated Whitehaugh Barracks in Paisley.

The group wants to turn the building into a positive and prosperous community hub, with a working and living history museum, which will include showcasing some old world war machines and vehicles.

A process to acquire the building began four years ago but was put on hold due to the Covid pandemic.

Now, having resurrected their interest in the building, the army charity and its investors are closing in on potentially owning the barracks.

Speaking to the **Paisley Daily Express**, Gary Wallace, chairperson of the charity, said that the building is needing a lot of work.

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