

Feasibility Study

Potential of Corranny Primary School as New Community Hub in Aghadrumsee



December 2018



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Appendix 1 – Site Location Plan and Floor Plan of Corranny Primary School

Appendix 2 – Profile of Survey Respondents

1.0 Introduction

This feasibility study has been prepared by Insight Solutions on behalf of Aghadrumsee Community Group. It was commissioned to determine the need for new, innovative services and a new community building for the local community of Aghadrumsee in South East Fermanagh.

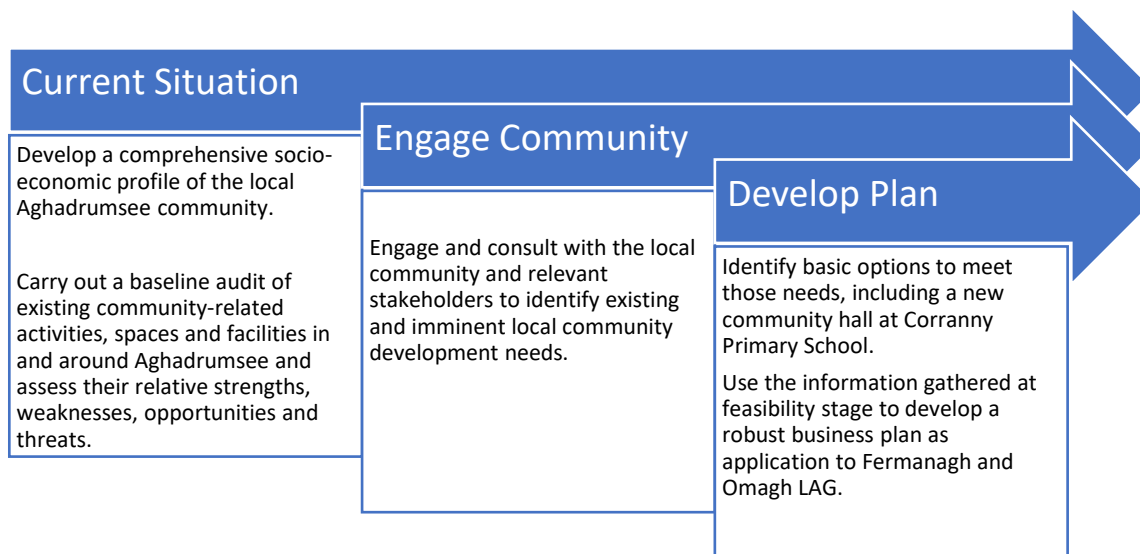
1.1 Objectives of Feasibility Study

Aghadrumsee Community Group was established in 2016 and is currently awaiting confirmation of charitable status from the Charity Commission. Like so many rural community organisations, Aghadrumsee Community Group play an important role in the provision of community and social activities for rural dwellers.

Aghadrumsee Community Group needed to ensure engagement with relevant stakeholders across all sectors - statutory, voluntary, community and private in order to ensure the feasibility study (and business plan) was fully consulted on, comprehensive and realistic.

There were several stages involved in the work as outlined in Figure 1 below.

Figure 1: Stages of work



2.0 The Project

The proposed site is Corranny Primary School which has been vacated since the building of the new St. Macartan's Primary School (which facilitated the amalgamation of Cornagague Primary School, Magheraveely and Corranny Primary School, Knockmacrooney, Roslea). The proposed project is the transformation of the old school into a **new community hub** which can deliver a range of services to improve quality of life for local people.



Photo: Corranny Primary School (Before Closing)

The entire site covers an area of 5,143.59 metres or 1.27 acres. 3,387.88 metres is grassed area (0.84 acres) which equates to circa 66% of total area. The total floor area of the main school building is circa 210 Sq Metres (2260 Sq Ft).

The building has been empty since 2012 and no remedial works have been undertaken since this time. The building has suffered from general neglect and some anti-social behavior. Education Authority have confirmed that no condition survey is available for school but have provided site location plan and floor plan which are included in Appendix 1.



Photos: Current school building and grounds

2.1 Legal Ownership

The land Corranny School is built is owned by Trustees appointed by Clones Parish. However, following the closure of the school and the building of a new school, the Department of Education can seek a payment under the *Voluntary Schools Building Grant Regulations (NI) 1993 No 457 Order*¹. The Department may claw back the full Open Market Value of the asset (determined by Land and Property Services) as at the date of closure of the school.

It has been determined by Department of Education that the maximum grant recovery due is £19,912.39. This amount can be disputed, and a revaluation requested via Department of Education. Irrespective, it does confirm an outstanding liability which needs repaid in full before any development can take place on the site of Corranny School.

At the time of completing this Feasibility Study, no decision has been taken to resolve this situation.

¹ <https://www.education-ni.gov.uk/articles/disposals-and-grant-recovery-following-closure-schools>

3.0 Strategic Context

This section explores a number of key regional and local policies and strategies which have a potential strategic fit to the proposed project – **the development of a community hub at Corranny Primary School, Aghadrumsee.**

3.1 Regional Strategies

Aghadrumsee Community Group seeks to develop a new community hub facility at the heart of the local community which serves the basic needs of this and future generations and contributes to an improved quality of life. The development of this community hub would complement the wider strategic context.

We have examined the fit of this project to wider regional policies;

- Programme for Government (2016-2021)
- OFMDFM Active Ageing Strategy (2014-2020).
- Public Health Agency – lead partner in delivering: Making Life Better: A Whole System Framework for Public Health (2013-2023)
- Department of Education – Draft Children and Young People Strategy 2017-2027

PROGRAMME FOR GOVERNMENT (2016-2021)

The Programme for Government Framework is a new approach which focuses on the major societal outcomes that the Executive wants to achieve and provides a basis for all sectors to contribute to the development of plans and actions.

The stated purpose of the PfG Framework is to “Improve wellbeing for all – by tackling disadvantage and driving economic growth”. It moves from focusing on inputs and outputs to focus on the outcomes that the Executive wishes to achieve;

1. We prosper through a strong, competitive, regionally balanced economy
2. We live and work sustainably — protecting the environment
3. We have a more equal society
4. We enjoy long, healthy, active lives
5. We are an innovative, creative society, where people can fulfil their potential
6. We have more people working in better jobs
7. We have a safe community where we respect the law, and each other
8. We care for others and we help those in need
9. We are a shared society that respects diversity
10. We are a confident, welcoming, outward-looking society
11. We have high quality public services
12. We have created a place where people want to live and work, to visit and invest
13. We connect people and opportunities through our infrastructure
14. We give our children and young people the best start in life

Each of the 14 high level strategic outcomes are supported by a range of indicators to help measure progress towards the achievement of the outcomes.

Strategic Fit:

The proposed project will help contribute to **improved wellbeing** for the Aghadrumsee community. It will support people to lead **fuller and independent lives**. It will allow people to enjoy a **better quality of life** and lead **longer, healthier and active lives**. This will be a further catalyst for community development in Aghadrumsee, enabling more people to play a role within their community through increased participation in additional activities and additional volunteering opportunities. The proposed project will **help connect more people** through new community infrastructure. It will create a shared facility that can help **increase social interaction** and **improve relationships** at a local level. It has the potential to enhance a **sense of pride and belonging** to Aghadrumsee and create a space in which people can **fulfil their potential**. The proposed project also creates important infrastructure and additional opportunities for children and young people, ensuring they have the best possible start in life.

ACTIVE AGEING STRATEGY (2014-2020)

The Office of the First Minister, Deputy First Minister (OFMDFM) Active Ageing Strategy (2014-2020). sets out its vision as follows;

“Northern Ireland is an age friendly region in which all people, as they get older, are valued and supported to live actively to their fullest potential; with their rights and dignity protected.”

Key priorities within the strategy include;

- To promote active independent living by older people;
- To promote the active participation of older people in all aspects of life;
- To promote equal access to high quality health and social care services;
- To support older people to develop to the fullest of their potential; and
- To promote and protect the human rights of people here of all ages.

Strategic Fit:

This proposal will ensure that the **needs of older people** are met by the capital investment in Aghadrumsee Community Hub. The development of services must focus on older people living in the Aghadrumsee area to **encourage them to actively participate in life**, whether that be through the provision of a meeting space to **reduce loneliness and isolation** or **providing support and friendship to others**. This will ensure that Aghadrumsee Community Hub **enriches the quality of life for older people** and contributes to the key priorities within the Active Ageing Strategy.

MAKING LIFE BETTER (2013-2023)

Public Health Agency – lead partner in delivering: Making Life Better: A Whole System Framework for Public Health (2013-2023)

Making Life Better sets out an ambitious vision in which “All people are enabled and supported in achieving their full health and wellbeing potential.”

The aims are to achieve better health and wellbeing for everyone and reduce inequalities in health. The framework has been re-structured around 6 themes;

1. Giving every child the best start
2. Equipped throughout life
3. Empowering healthy living
4. Creating the Conditions
5. Empowering Communities and
6. Developing Collaboration.

This is the ten-year public health strategic framework. The framework provides direction for policies and actions to improve the health and wellbeing of people in Northern Ireland. It builds on the Investing for Health strategy (2002–2012) and retains a focus on the broad range of social, economic and environmental factors which influence health and wellbeing. It brings together actions at government level and provides direction for implementation at regional and local level.

The Making Life Better framework seeks to create the conditions for individuals and communities to take control of their own lives and move towards a vision of Northern Ireland where all people are enabled and supported in achieving their full health and wellbeing potential and to reduce inequalities in health.

The Strategy states that social gradient is the biggest determinant of lifetime opportunities and that there is a clear link between poverty and poor health. Achieving a healthier Northern Ireland will hinge largely on what is done collaboratively through both policy and practice to influence the wide range of factors that influence lives and choices. The framework is not just about actions and programmes at government level – it also provides direction for work at both regional and local levels with public agencies, including local government, local communities and others working in partnership.

Through strengthened co-ordination and partnership working in a whole system approach, the framework will seek to create the conditions for individuals and communities to take control of their own lives and move towards a vision for Northern Ireland where – “All people are enabled and supported in achieving their full health and wellbeing potential.”

Strategic Fit:

This project provides an excellent strategic fit particularly in **empowering communities and encouraging collaboration to reduce health inequalities** which is core to this project. A new community hub in Aghadrumsee has real potential to **improve the physical and mental wellbeing** of local people and contribute to **better health outcomes** for them.

CHILDREN AND YOUNG PEOPLE STRATEGY (2017 – 2027)

The Strategy has an overarching vision of “Working together to improve the well-being of children and young people living in Northern Ireland, delivering positive, long-lasting outcomes”

To improve well-being, the consultation document outlines 8 proposed outcomes wanted for children and young people, these are;

1. Children and young people are physically and mentally healthy
2. Children and young people enjoy play and leisure
3. Children and young people learn and achieve
4. Children and young people live in safety and stability
5. Children and young people experience economic and environmental well-being
6. Children and young people make a positive contribution to society
7. Children and young people live in a society which respects their rights
8. Children and young people live in a society in which equality of opportunity and good relations are promoted

Strategic Fit:

The project will contribute to this strategy through the **engagement of young people** in the community hub. People in the Aghadrumsee area are having to travel to access services for young people (e.g. gymnastics, dance and music lessons) and this can deter families from traveling to avail of these, resulting in many having to go without.

A greater offering of programmes targeting children and young people will have **positive implications for children’s educational development** and will **enable young people achieve their full potential**.

3.2 Local Strategies and Policies

At a local level, the development of new and innovative services to serve the Aghadrumsee community is aligned with the implementation of the Fermanagh and Omagh 2030 Community Plan and the Fermanagh and Omagh Community Planning Partnership Action Plan. Table 1 has been developed to demonstrate these synergies.

Table 1: Strategic fit of Aghadrumsee Community Hub

Fermanagh and Omagh 2030 Community Plan	Fermanagh and Omagh Community Planning Partnership Action Plan	Aghadrumsee Community Hub
1. Our people are healthy and well – physically, mentally and emotionally.	<p>1.1 Increase uptake of physical, social, culture, arts and leisure activity programmes across all age groups and amongst under-represented groups to improve physical, mental and emotional health and wellbeing.</p> <p>1.2 Increase awareness amongst community partners of the impacts of adverse childhood experiences on life outcomes and expectancy and develop targeted initiatives to address these.</p> <p>1.3 Deliver co-ordinated programmes to reduce the effects of alcohol and drug misuse and work to change mindsets through the promotion of healthy lifestyle alternatives.</p> <p>1.4 Work with partners to encourage and support the identification and development of Mental Health Champions (commencing with workplaces and progressing to other sectors such as schools and communities where feasible).</p> <p>1.5 Provide accessible support services that assist people to obtain, understand and apply health information to make informed and appropriate health decisions and make better use of health services, including community led services.</p>	<p>The community hub will enable the development of new and innovative services for the local community.</p> <p>These services will be specifically targeted at improving the physical, mental and emotional health and wellbeing of the people of Aghadrumsee.</p> <p>Aghadrumsee Community Hub will develop a community-based approach to addressing health inequalities and improving health outcomes at a local level.</p> <p>Co-ordinated programmes and community led initiatives will be facilitated through the provision of a suitable</p>

		community building to serve the local area.
2. Older people lead more independent, engaged and connected lives.	<p>2.1 Establish Fermanagh and Omagh as an age friendly district.</p> <p>This action will work towards the 8 themes in the World Health Organisation Guidelines with specific programmes and initiatives aimed at better adapting structures and services to the needs of the aging population, particularly in respect of:</p> <ol style="list-style-type: none"> 1. Outdoor spaces and public buildings 2. Transportation 3. Housing 4. Respect and social inclusion 5. Social participation 6. Communication and information 7. Civic participation and employment 8. Community health and support services 	<p>With a low baseline of community provision for older people in Aghadrumsee, where no current provision exists, this project seeks to address this with a new community hub.</p> <p>The community hub will be adapted to serve the needs of an ageing population in respect of all 8 themes as identified in the World Health Organisation guidelines.</p>
3. Our communities are inclusive, safe, resilient and empowered.	<p>3.1 Maintain and extend the Neighbourhood Watch Initiative.</p> <p>3.2 Investigate initiatives and develop programmes to deliver early warning communications aimed at preventing incidents of crime.</p> <p>3.3 Explore further opportunities to increase positive engagement between young people and the Police Service of Northern Ireland, Northern Ireland Fire and Rescue Service and other emergency services.</p> <p>3.4 Increase awareness of and work to improve/increase capacity to support those at risk of domestic and sexual abuse.</p> <p>3.5 Develop/extend initiatives to prevent and increase awareness of cyber-crime and cyber-bullying.</p> <p>3.6 Explore further opportunities to support/deliver programmes of inclusive activity promoting equality and celebrating diversity.</p>	<p>Aghadrumsee Community Hub will provide a safe and accessible space to build positive relationships and enable inclusivity of all local people.</p> <p>The project recognises the importance of good services which can be a major factor in the empowerment and sustainability of any local community.</p> <p>With a particular focus on vulnerable groups, the community hub will enhance their personal health and wellbeing</p>

	<p>3.7 Progress additional research and analysis to identify opportunities and pilot projects aimed at alleviating the effects of poverty with particular reference to the areas and communities most affected.</p> <p>3.8 Identify and introduce more interactive and joined up processes to communicate and engage effectively with service users.</p> <p>3.9 Explore further opportunities to strengthen community capacity and resilience across rural and urban areas, including promoting and development of volunteering.</p> <p>3.10 Expand and develop activities for people living with a disability across the district's culture/arts and leisure venues.</p> <p>3.11 Deliver road safety programmes (both safe driving and wider road safety) across a range of age groups.</p> <p>3.12 Deliver a targeted programme of home safety assessments and, where appropriate, ensure safety improvement measures are implemented.</p>	<p>through the services provided.</p> <p>Aghadrumsee Community Hub will help to address poverty, disadvantage and isolation within the local rural community. Community capacity and resilience will be strengthened through the community hub as a result of volunteering opportunities.</p>
<p>4. Our people have the best start in life with lifelong opportunities to fulfil their potential.</p>	<p>4.1 Promote and expand co-ordinated early intervention/ support for under achievers not reaching their potential - including pupils with special educational needs, new-comer pupils, looked after pupils, and pupils entitled to free school meals.</p> <p>4.2 Establish a Focus Group to consider the potential to deliver a pilot programme, involving a target group of school children, to increase physical activity and promote better nutrition with a view to expansion of the programme, if successful.</p> <p>4.3 Promote partnerships between early years, schools, parents, communities and other relevant agencies to:</p> <ul style="list-style-type: none"> - deliver community-based education and learning support initiatives, - support physical and mental wellbeing of children and young people, - consider opportunities to make school facilities available for community use 	<p>The proposed project is about developing services which can improve the quality of life for people living in Aghadrumsee.</p> <p>The development of a Community Hub in Aghadrumsee places local people at the heart of the decision-making process and shaping their own future.</p> <p>Aghadrumsee Community Hub will provide services focused on early intervention, personal development and adult education.</p>

	4.4 Facilitate community involvement in area planning for schools to ensure we have the right number of schools in the district and that they are of the right size, type and in the right place, to ensure pupils receive the best education possible	
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4.0 Community Profile of Aghadrumsee

Aghadrumsee is a small village in South Eastern County Fermanagh. It is situated within the Fermanagh and Omagh District Council Area which has a low population density and high levels of isolation. The Council area is primarily rural; approximately 30% of the population live in the two main towns of Enniskillen and Omagh. A further 7% live in the local towns of Carrickmore, Dromore, Fintona, Irvinestown and Lisnaskea. The villages and small settlements account for a further 17% of the population, and almost half of the population (46%) live in open countryside.²



Figure 2: Map showing location of Aghadrumsee









For the purposes of socio-economic profiling, Aghadrumsee falls within the Rosslea Super Output Area (SOA).

Between 2007 and 2017 the population of Rosslea Super Output Area decreased by 50 people or 2.3%.

Table 2: Aghadrumsee Community Profile

 POPULATION	<ul style="list-style-type: none"> The estimated population of Rosslea Super Output Area (SOA) at 30 June 2017 was 2,153. Between 2007 and 2017 the population of Rosslea SOA decreased by 50 people or 2.3%.
 AGE	<p>This was made up of:</p> <ul style="list-style-type: none"> 503 (23.4%) children aged 0-15 years;

² Fermanagh and Omagh 2030 Community Plan

AGE PROFILE	<ul style="list-style-type: none"> • 616 (28.6%) people aged 16-39 years; • 668 (31.0%) people aged 40-64 years; and • 365 (17.0%) people 65 years and older.
 GENDER	<ul style="list-style-type: none"> • 52.2% of the population were male • 47.8% of the population were female
 RELIGION	<p>On Census Day (27 March 2011) of the residents in Rosslea;</p> <ul style="list-style-type: none"> • 83.29% belong to or were brought up in the Catholic religion and 15.32% belong to or were brought up in a 'Protestant and Other Christian (including Christian related)' religion.
 HEALTH	<p>On Census Day (27 March 2011) of the residents in Rosslea;</p> <ul style="list-style-type: none"> • 18.37% of people had a long-term health problem or disability that limited their day-to-day activities; • 82.00% of people stated their general health was either good or very good; and • 12.23% of people stated that they provided unpaid care to family, friends, neighbours or others.
 EDUCATION	<p>On Census Day (27th March 2011), considering the population aged 16 years old and over:</p> <ul style="list-style-type: none"> • 16.26% had a degree or higher qualification; while • 48.95% had no or low-level qualifications.
 LABOUR MARKET	<p>On Census Day (27th March 2011), considering the population aged 16 to 74 years old:</p> <ul style="list-style-type: none"> • 67.66% were economically active, 32.34% were economically inactive; • 59.38% were in paid employment; and • 5.94% were unemployed.
 HOUSEHOLDS	<p>On Census Day (27th March 2011), in Rosslea Super Output Area:</p> <ul style="list-style-type: none"> • 75.99% of households were owner occupied and 19.54% were rented; • 51.09% of households were owned outright; • 12.13% of households were comprised of a single person aged 65+ years; • 6.26% were lone parent households with dependent children; and • 11.75% of households did not have access to a car or van.

An indication into the level of deprivation local areas experience can be identified through the Northern Ireland Multiple Deprivation Measures. All 890 Super Output Areas (SOA's) in Northern Ireland are ranked with a score, 1 being the most deprived and 890 being the least deprived.

Table 3: Deprivation Levels for Aghadrumsee

	Rank Rosslea
Multiple Deprivation Measure	114
Income Deprivation	14
Employment Deprivation	407
Health Deprivation and Disability Deprivation	582
Education Skills and Training Deprivation	495
Access to Services Deprivation	5
Living Environment	343
Crime and Disorder	666
Income Deprivation Affecting Children	116
Income Deprivation Affecting Older People	4

Figure 2: Multiple Deprivation Measure



Rosslea is ranked **114 out of 890** for multiple deprivation which places it just outside the top one eighth of most deprived areas in Northern Ireland.

This highlights the need for investment in this area to alleviate some of the deprivation experienced by the residents of Aghadrumsee.

Figure 3: Income Deprivation affecting Older People



Figure 4: Access to Services

Rosslea is ranked **4 out of 890** for income deprivation affecting older people which places them in the top one percent of most deprived areas in Northern Ireland.

This highlights the need for the provision of facilities specifically to cater for the older people in Aghadrumsee.



Figure 5: Income Deprivation

Rosslea is ranked **5 out of 890** for access to services which places them in the top one percent of most deprived areas of Northern Ireland.

The people living in Aghadrumsee will be negatively impacted by this lack of key services, especially given the rural population and remoteness. Public transport is not readily available and there is a heavy reliance on the road network.



Rosslea is ranked **14 out of 890** for income deprivation which places them in the top two percent of most deprived areas of Northern Ireland.

This means that it is one of the most deprived areas within Northern Ireland in terms of income. People living in Aghadrumsee will have limited income to spend on leisure facilities, especially when accessing these would mean having to travel elsewhere to avail of them.

The development of this comprehensive socio-economic profile corroborates the need for the development of facilities and services to serve the community of Aghadrumsee.

5.0 Stakeholder Engagement

In developing this feasibility study engagement with the local community was critical. Rural dwellers are best placed to understand the challenges they face but most importantly the solutions needed to address these issues. Table 4 provides an overview of the level of engagement undertaken to date in respect of this project.

Table 4: Consultation and Engagement


Stakeholder	Method	Engagement
Local Community	Public Meeting	28 June 2018 20 attendees
	Public Meeting	Aghadrumsee Community Group AGM 17 th October 2018
	Surveys	77 Hard Copy Surveys 49 Online Surveys 126tal

6.0 Survey Findings

Appendix 2 includes a breakdown of the profile of survey respondents.

6.1 The Status Quo

Respondents highlighted a need for better community facilities. While some use existing premises such as St Macartan's Primary School, Aghadrumsee St Macartan's GAC, the Church Hall or Aghadrumsee Orange Hall others named Killyfole Lough, Knocks Hall, Dernawilt shop and Corranny Bar. However, residents pointed out that these weren't always suitable, and another venue was needed to serve the community, especially those who have no interest in football.



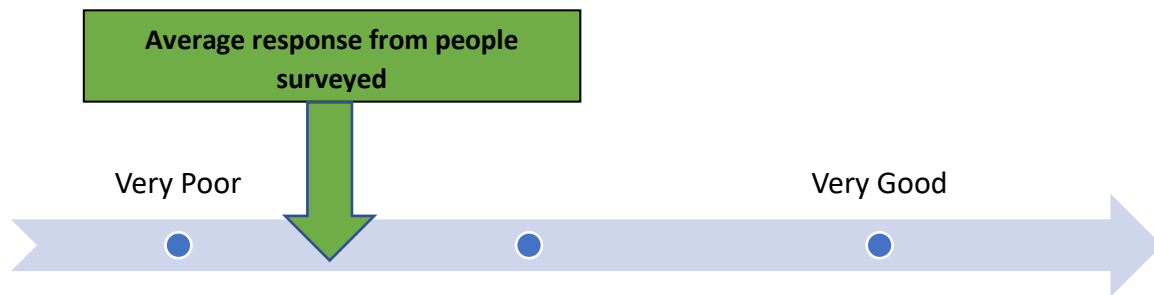
“The football club is a well-established identity in this area but only serves some people who have an interest in football.”

“Community hall is badly needed in this area for meetings and general entertainment activities.”

“Unless you play football at the GAA grounds or badminton at the Orange Hall, there is nothing else to do.”

“We currently have no meeting space. Our school cannot be accessed and the only other place in Corranny is inappropriate for some meetings”.

Figure 6: Satisfaction Level of Current Services

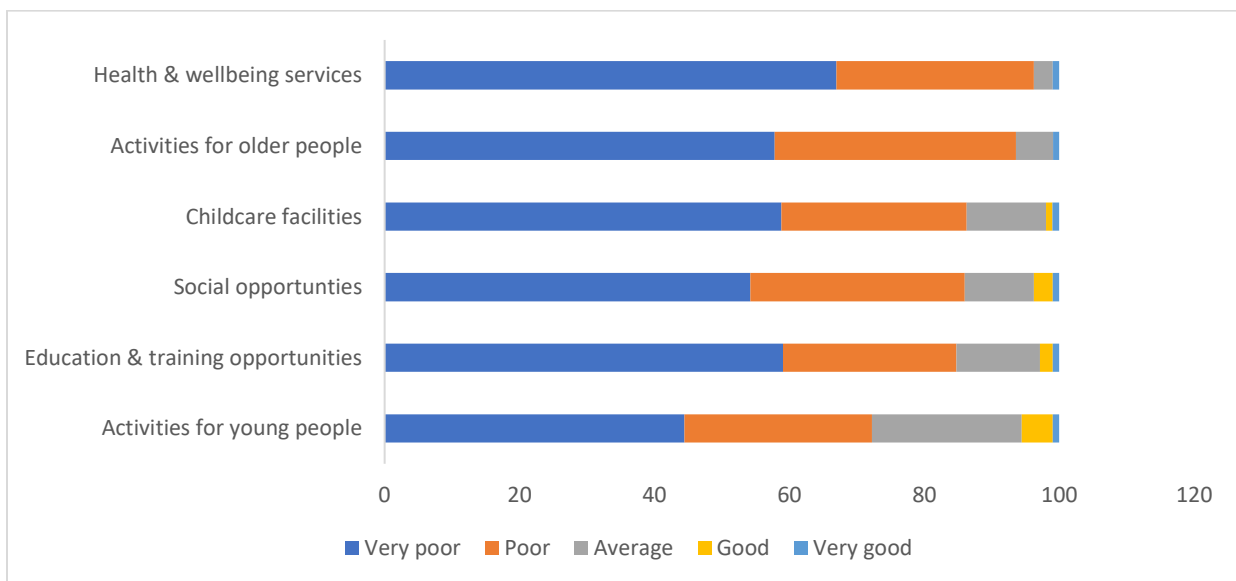


In terms of satisfaction levels with current services on offer the average response was only **2.3** (0 was very poor, 10 was very good), signally a very high level of dissatisfaction with the current level of services available in Aghadrumsee.

When probed further about the level of services available in Aghadrumsee, a number of current services were highlighted as poor or very poor:

	<ul style="list-style-type: none"> Health and wellbeing services (96%),
	<ul style="list-style-type: none"> Activities for older people (94%)
	<ul style="list-style-type: none"> Childcare facilities/provision (86%)
	<ul style="list-style-type: none"> Social Opportunities (86%)

Figure 7: Rating of current services





“The community project is vital for the development of living together as a community and for our future generations health and wellbeing”.

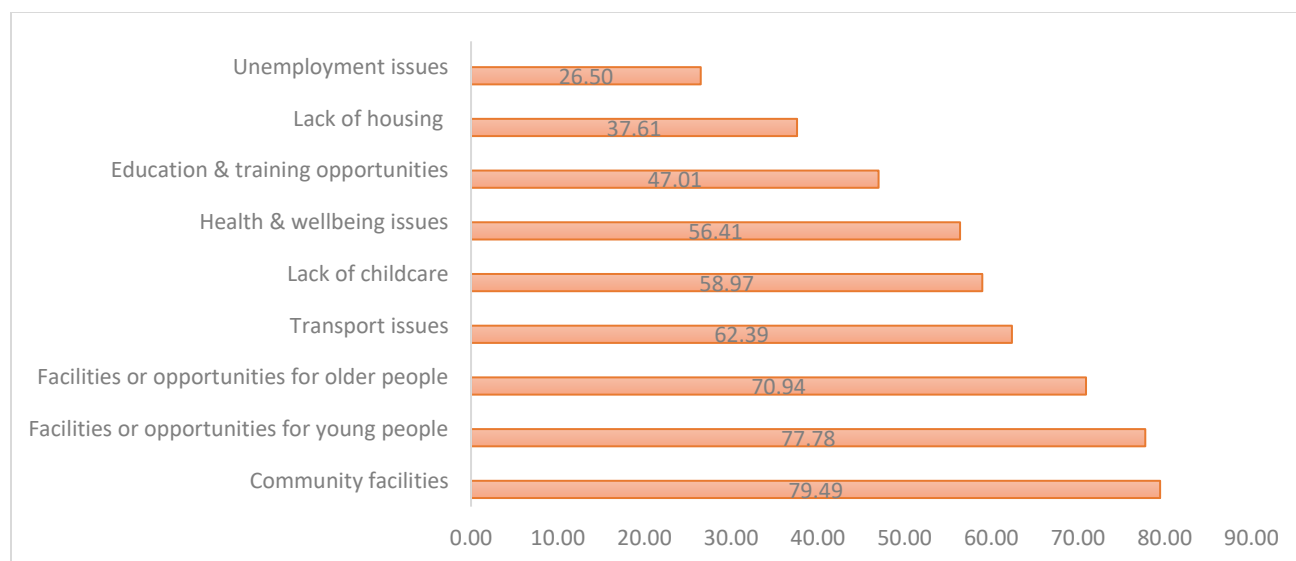
“All of the facilities are urgently needed in this rural setting for essential community interaction as they do not exist at present. Both youth and senior citizens activities are needed”

“Childcare facilities would be our main interest as we travel two hours daily for childcare facilities at present”.

People were also asked to identify the issues negatively impacting on the quality of life in Aghadrumsee. The top three issues cited were;

	<ul style="list-style-type: none"> • Community facilities (79%),
	<ul style="list-style-type: none"> • Facilities or opportunities for young people (78%)
	<ul style="list-style-type: none"> • Facilities or opportunities for older people (71%)

Figure 8: Issues negatively impacting on quality of life in Aghadrumsee



“There is no opportunity for integration with other families in the area”.

“A cross community facility at Corranny School would be a great bonus for all in this isolated rural community...existing facilities are very limited and need to be extended for essential interaction in our community”.

“These facilities are needed for old and young, families and people who are on their own, it is such a hindrance to travel to other communities for anything, we should be putting into our own community to get back from it, not someone else's”.

Respondents were also probed about the impact of the lack of key services on individuals and family life. The top three impacts cited were;


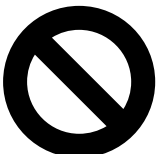

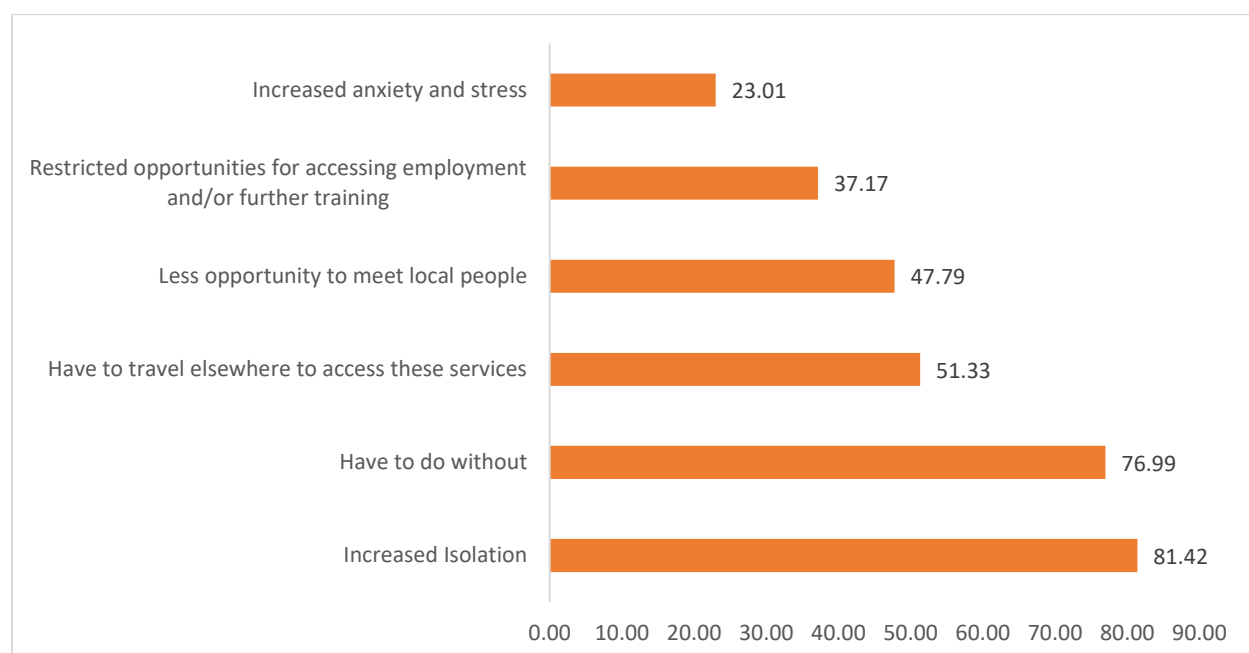
	<ul style="list-style-type: none"> Increased isolation (81%)
	<ul style="list-style-type: none"> Having to do without (77%)
	<ul style="list-style-type: none"> Having to travel elsewhere to access these services (51%)

Figure 9: Impact of the lack of key services





“Isolation is prevalent, anything to make people feel part of the community would improve quality of life”.

“This area lacks services for all age groups”.

“The increased cost of fuel has an impact as I am having to drive elsewhere to access services”.

It is evident that the people of Aghadrumsee are being detrimentally impacted by the lack of facilities and services available within their local community. Some people have to travel considerable distances to other communities to access services, at their own expense and others have to do without.

Many believed that the lack of a suitable venue to serve the community is preventing people from getting to know one another, hence damaging community spirit. It is also exacerbating the feeling of isolation in this rural area, particularly for older people who encounter further challenges in accessing services.

The health and wellbeing of the Aghadrumsee community is paramount and it is felt that the current lack of facilities for both younger and older residents is resulting in poorer mental health outcomes.

The development of a community hub will be instrumental in providing a space in which new and innovative services could be delivered to improve the quality of life for all local people.

6.2 Potential Impact

Overwhelmingly, almost all (99%) respondents believe any new community facilities at the Corranny School site would add value to the community;

- 82% confirmed that it would add substantial value and make a long-term difference;
- A further 17% confirmed that it would add value and be of some benefit.

The vast majority (95%) believe that a new community hub would deliver several positive differences for the community of Aghadrumsee. The top 5 benefits that a community hub would bring are;






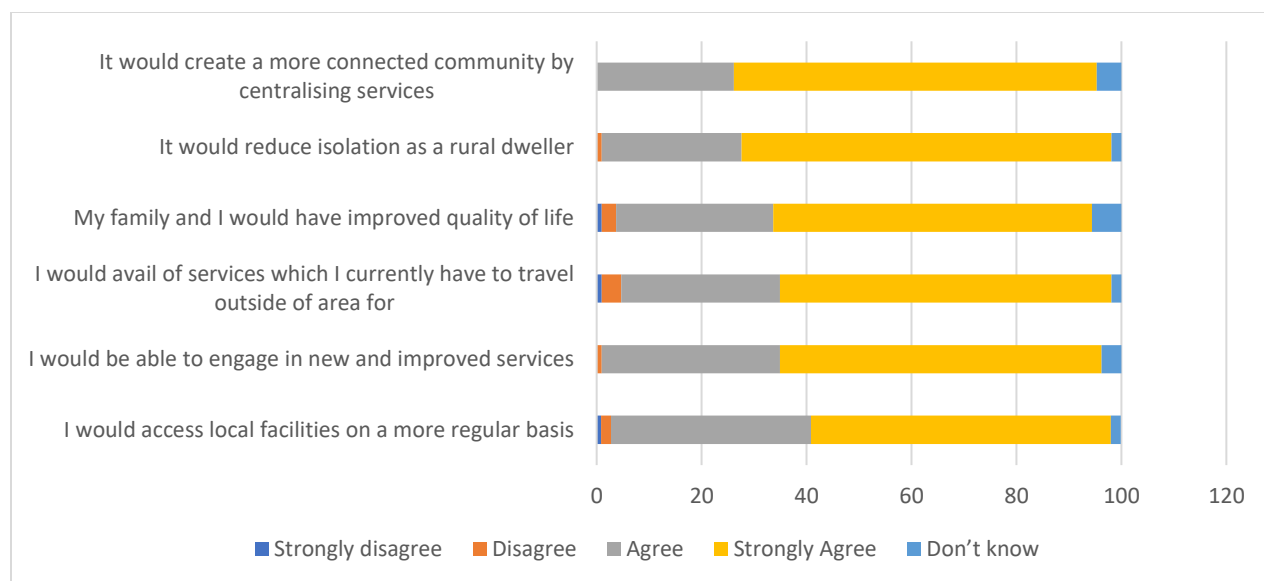
	<ul style="list-style-type: none"> • Reduce Isolation (97%)
	<ul style="list-style-type: none"> • Create a more connected community (95%)
	<ul style="list-style-type: none"> • Enable the community to engage in new and improved services (95%)
	<ul style="list-style-type: none"> • Enable people to access local facilities on a more regular basis (95%)
	<ul style="list-style-type: none"> • Prevent people from having to travel elsewhere to access services (95%)

Figure 10: The impact a new community hub with additional services would have



“The hub in the area is essential. I believe so many people would avail of the services that it would provide and would give the community a better quality of life, it would reduce isolation and bring the community together.”

“A facility like the one proposed at Corranny old school has the potential to activate and empower a community. The local services that are proposed would be a welcome addition to community life. This is needed in our area.”

“Our children currently have to travel to Donagh, Newtownbutler or Rosslea for extracurricular activities. this would give us somewhere much more locally based.”

Respondents were asked to indicate the importance of the potential benefits that the new community hub would offer. The most important benefits identified were;






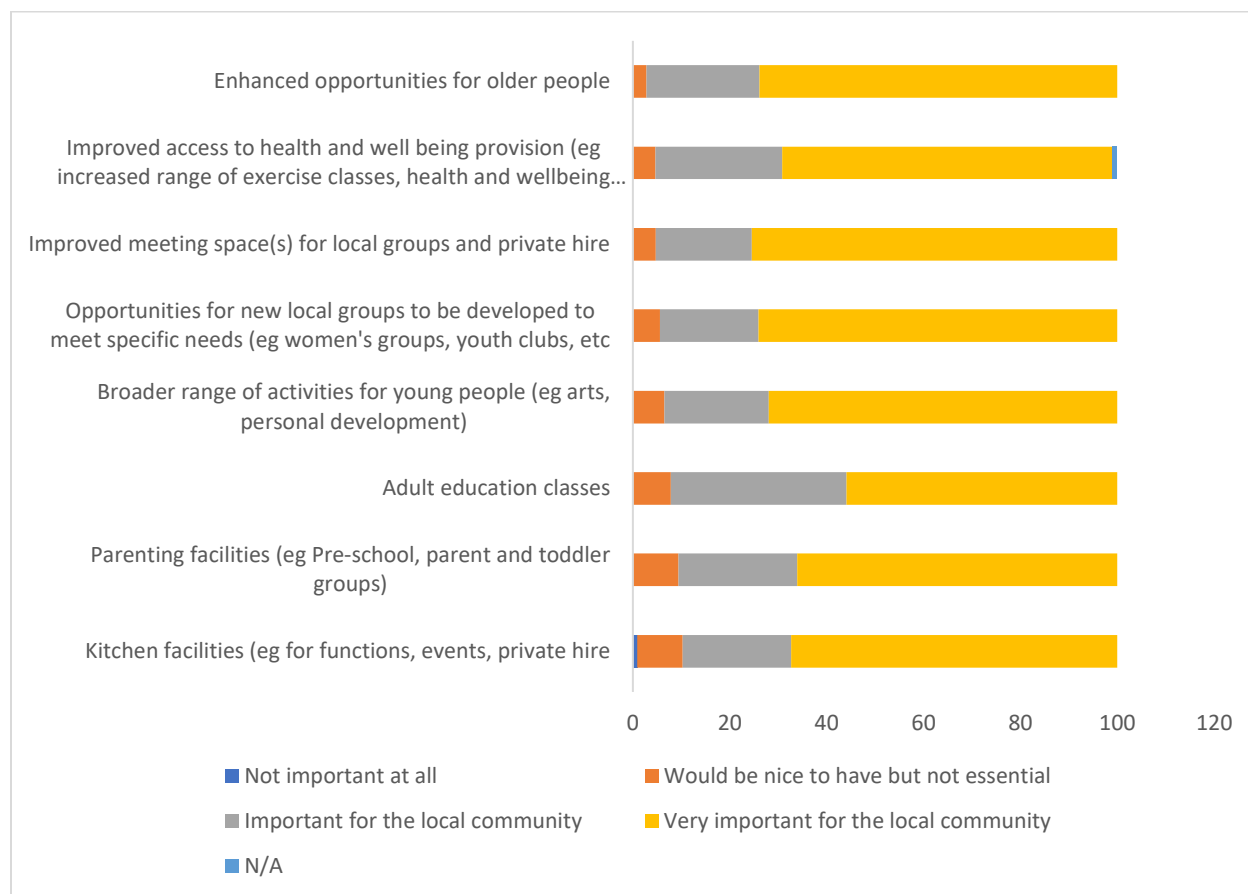
	<ul style="list-style-type: none">• Enhanced opportunities for older people (97%)
	<ul style="list-style-type: none">• Improved meeting space(s) for local groups and private hire (95%)
	<ul style="list-style-type: none">• Opportunities for new local groups to be developed to meet specific needs (94%)
	<ul style="list-style-type: none">• Improved access to health and well-being provision (94%)
	<ul style="list-style-type: none">• Broader range of activities for young people (93%)

Figure 11: Importance of potential benefits a new community hub would offer



“A central meeting spot for older people/senior citizens and indeed all ages of people. A community hub would help sustain the friendships / relationships and a sense of community among the local people”.

“It would be brilliant to have a space for a range of different groups from parent and toddler and ante natal classes to elderly groups. Also, it would be a fantastic opportunity to be able to hire a room for children's birthday parties”.

“Since we have to go to other villages for their gymnastics, dancing, music and swimming, the children are not getting to mix with their friends in the community”.

“I think this would bring a greater sense of community spirit to the area and improve social aspects for all age groups”.

There is overwhelming acknowledgement that the development of a community hub in Aghadrumsee would add substantial value and make a long-term difference to the people it would serve.

It is evident that a new community hub would deliver many positive benefits for the Aghadrumsee community, the most important of these being to reduce isolation in this rural community.

The lack of facilities and services currently means that people have to travel outside the local area to avail of these. This limits the opportunities for local people to be more integrated and socially connected. By creating a more connected community through the provision of new and improved services via a new community hub, this has the potential to reduce this feeling of isolation.

As well as enhancing the range of activities for both older and younger people, there is a big emphasis on the creation of an improved meeting space for local groups as well as private hire for community events or birthday parties.

The new community hub would also improve access to health and well-being initiatives such as exercise classes, yoga, arts and crafts, to name a few. Being able to access local facilities on a more regular basis would improve the mental health of all age groups within the local community.

6.3 Support for the project

When questioned about the preferred approach to developing improved facilities in Aghadrumsee, an overwhelming majority (89%) supported the development of a new community hub at Corranny Primary school.

One in ten (11.01%) supported building stronger links with local organisations and making use of existing facilities.

None of the respondents believed there was an alternative site or location for a new community hub. Furthermore, no one considered “do nothing” as an option.

Having identified the preferred approach to developing improved community facilities in Aghadrumsee, respondents were also asked to consider how likely they would be to provide practical support to any new community hub. The most likely ways in which people would support the hub were identified;

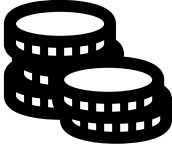


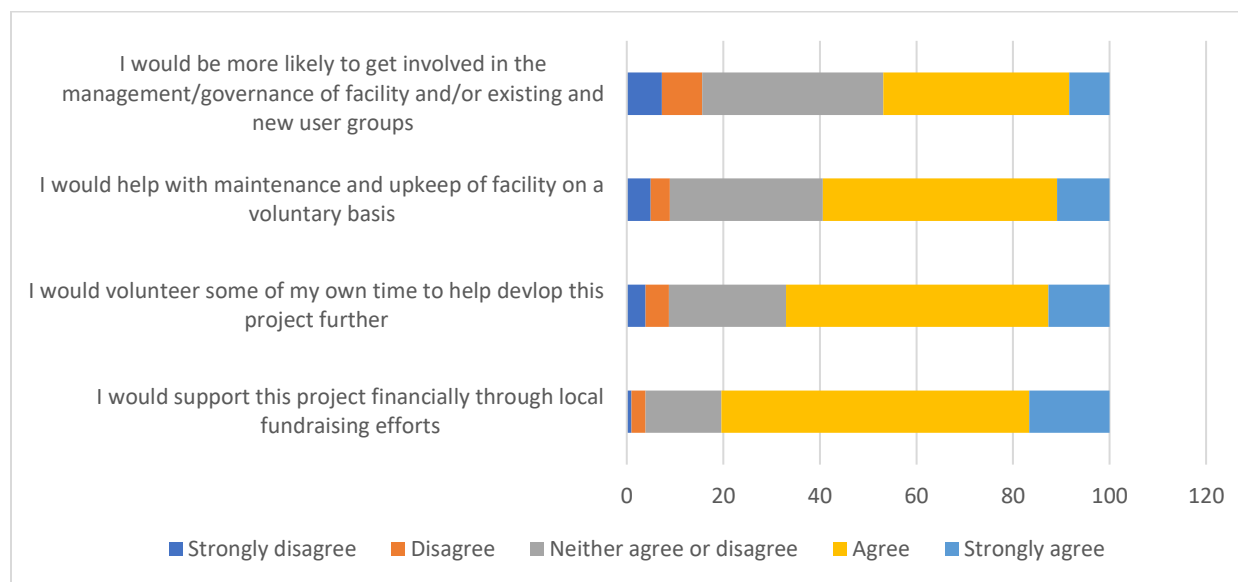
	<ul style="list-style-type: none">• Support the project financially through local fundraising efforts (80%)
	<ul style="list-style-type: none">• Volunteer some of my time to help develop this project further (67%)
	<ul style="list-style-type: none">• Help with maintenance and upkeep of facility on a voluntary basis (60%)

Figure 12: The community's willingness to support a new community hub



"There is a building there with good grounds that has a lot of potential for a community facility. If not, it will be vandalized and become an eye sore".

"It's a perfect location and size to renovate into a community hub".

"This is an opportunity to rekindle this building which is falling into decay, into something new and beneficial for our local rural community".

"It would be excellent as it would enable me to be more involved in our community".

"I think there are many projects required in the area. I understand that many people have made efforts to make this possible. I appreciate their work and I look forward to further developments and an improved quality of life in this area".

It is clear that there is an appetite for local people to be involved in supporting the development of the community hub in Aghadrumsee. People are happy to support fundraising activities and volunteer their time to develop the project further and subsequently help with the maintenance and upkeep of facility once completed. However, they were more reluctant to get involved in the governance aspect of the community hub.

Even though there is overwhelming support for the development of a new community hub at Corranny Primary school, respondents also highlighted a number of concerns for consideration when developing this project further.



“Very good proposal but it would require a large amount of support (financial and personal) from the local community to keep it going”

“We need to speak to people who run other centres to get a better understanding of cots and potential problems”.

“There are some excellent examples of other rural community hubs and we need to learn from them”.

“Long term viability is a question that needs address and we need to be mindful of duplicating services”.

7.0 Development Proposal – Assessment of Options

This section establishes the potential options available to Aghadrumsee Community Group in regard to meeting identified needs. Specifically, it addresses the following:

- **The long list of possible options**
- **Options sifting process**
- **Short listed options to be taken forward for full appraisal**

7.1 Long List of Possible Options

The long list of options is a series of options that have the potential, in full or in part, to meet the project objectives. Table 5 describes the long list of options and details those selected for the short list and gives the rationale behind the reason for selection or rejections.

Table 5: Long list of possible options

Option No.	Option Title	Option Description
1	Maintain the Status Quo (Do Nothing)	This option would result in no investment being made and nothing above current baseline in terms of basic services would be provided for local community.
	SELECTED	Although this option does not meet any of the selection criteria, it has been selected as a baseline for comparison purposes.
2	Minor refurbishment of school	This option would involve very basic and small scale refurbishment works to upgrade the existing school building and make it fit for purpose.
	SELECTED	This option would involve basic remedial work to Corranny Scholl to bring it to an acceptable standard for use by public. It has been selected because it has the potential to meet the needs which have been identified.

3	Major renovation of school	This would involve significant capital works to the building to create a high quality space for community use.
	SELECTED	This option has been selected because it would transform the building into a modern space that would meet identified needs.
4	Phased development of school	This option would involve a phased approach to development, where the building would be developed in different phases.
	REJECTED	This option has been rejected because the school building itself is not sufficiently large enough to justify a phased approach.
5	New build community hall on Corranny School site	This would involve demolishing the existing school building and building a new community hall of comparable size. It would create a high quality, modern and purpose-built community space.
	SELECTED	This option has been selected because the site would accommodate a new build option and it would create a purpose-built hall that would meet identified needs.

7.2 Options Sifting

From the initial list of possible options, a sifting process has identified three options that are selected for full appraisal (i.e. those highlighted in green).

In summary, the three options to be take forward for full appraisal are:

- **OPTION 1 – Maintain the Status Quo (Do nothing)**
- **OPTION 2 – Minor refurbishment of school**
- **OPTION 3 - Major renovation of school**
- **OPTION 5 – New build community hall on Corranny School site School**

7.3 Full Appraisal

This appraisal process will include both

- (1) Monetary Costs Appraisal
- (2) Non-Monetary Appraisal

7.3.1 Monetary Costs

Architectural plans of Corranny School have been shared by Education Authority and reviewed by Insight Solutions to establish the potential monetary costs involved in this scheme. No condition surveys were available from Education Authority. These plans have been useful to determine the floor area of school which is summarized in Table 6

Room	Floor Area in Square Metres (Approx)
Classroom 1	47.01 Sq Metres
Classroom 2	36.78 Sq Metres
Assembly Dining Hall	40.66 Sq Metres
Kitchen	16.27 Sq Metres
Lobby	34.78 Sq Metres
Girls WC	5.22 Sq Metres
Boys WC	5.89 Sq Metres
Staff WC	4.76 Sq Metres
Office	4.34 Sq Metres
Boiler	8.12 Sq Metres
Store (2 No)	6.2 Sq Metres
TOTAL	210 Square Metres

Table 6 below provides an initial assessment of the monetary costs for the short-listed options. Costs are only indicative at this stage and subject to further scrutiny.

Insight Solutions has used indicative costs based on approximate costs for construction works as follows;

- **Minor refurbishment works - £200 per Sq Metre (Ex VAT)**
- **Major renovation - £600 per Sq Metre (Ex VAT)**
- **New Build Community Hall - £1200 per Square Metre (Ex VAT)**

Insight Solutions would like to stress that this should not be used for the basis of any decisions and suggests further professional input is sought from competent professionals (e.g. Quantity Surveyor).

Table 7: Monetary Appraisal

	Maintain the Status Quo (Do Nothing)	Minor refurbishment of school	Major renovation of school	New build community hall on Corranny School site
Rate per Sq Metre	£0	£200 per Sq Metre	£600 per Sq Metre	£1200 per Sq Metre
Construction Costs	£0	£52,500	£126,000	£252,000
VAT	£0	£10,500	£25,200	£50,400
Professional Fees	£0	£10,000	£15,000	£20,000
VAT	£0	£2,000	£3,000	£4,000
Total Project Costs	£0	£75,000	£169,200	£326,400

***The above costs do not include any exterior groundworks.**

Aghadrumssee Community Group have sourced some quotations for various works to be undertaken for Option X (minor refurbishment of school). All of the quotations are only intended to be an estimate and have not benefited from detailed drawings. They do however provide a useful insight into the extent of

works required – even to achieve a basic standard of building for community use. This is summarized in Table 8 for information purposes only. If the proposed project is to be progressed, it is recommended that more detailed costings are obtained with the support of competent professionals (e.g. Quantity Surveyor).

Table 8

Item	Estimated Costs
Electrical Works	£10,000 ³
Mechanical and Heating	£25,000
Glazing	£10,000
Roofing Repairs	£5,000
Internal works (e.g. flooring, painting)	£15,000

³ Based on quote received from Electrical Contractor

7.3.2 Non-Monetary Appraisal

As a first stage in the non-monetary appraisal, an initial assessment of the advantages and disadvantages of each option have been explored further in Table 9.

Table 9: Non-Monetary Appraisal

Option	Advantages	Disadvantages
Option 1: Maintain the Status Quo (Do nothing)	<ul style="list-style-type: none"> • No financial costs involved. • No risk involved. 	<ul style="list-style-type: none"> • Fails to meet current needs identified within Aghadrumsee community • Negative impact on quality of life of local people in Aghadrumsee
Option 2: Minor refurbishment of school	<ul style="list-style-type: none"> • More viable financial option • Aghadrumsee Community Group are able to develop broader range of community provision for local people • Existing services/facilities already available on site (e.g. electric, sewerage, car parking) 	<ul style="list-style-type: none"> • Significant capital costs involved but at more manageable and realistic level • Only remedial works are undertaken to facilitate use of building • Building will be quite inefficient and running costs in longer term may be higher
Option 3 - Major renovation of school	<ul style="list-style-type: none"> • High quality community facility is created to desired standard, making best use of the existing building • Some improvements to insulation of building may be possible which may make it more efficient in longer term 	<ul style="list-style-type: none"> • Significant capital costs • High risk project • Financial assistance will fall significantly short of what is required and leave Aghadrumsee Community Group exposed to significant financial risk
Option 4 – New build community hall on Corranry School site School	<ul style="list-style-type: none"> • Purpose built modern community building is developed • Building will be higher spec and more efficient to run in longer term 	<ul style="list-style-type: none"> • Significant capital costs • High risk project • Financial assistance will fall significantly short of what is required and leave Aghadrumsee Community Group exposed to significant financial risk

8.0 Financial Considerations

This section will consider the financial factors related to this project. Insight Solutions have done some financial analysis for illustration purposes only to provide a better insight into the project and are not to be relied upon for decision making. Further detailed work is required if the project is to be advanced.

The clawback of £19,912.39 owed to Department of Education has not been factored into any of these financials as this is a liability of a third-party stakeholder.

8.1 Capital Project Costs

Indicative costs provided for the proposed project are outlined in Table 10 below. This is only for the minor refurbishment option which would be deemed to be the most achievable given the limited resources available. Once again, it is important to stress that these are only based on estimates and full costs will only be known upon outcome of full procurement process.

Table 10: Project Costs

	Capital Costs (Minor refurbishment of school)
Construction Costs	£52,250
VAT @ 20%	£10,500
Professional Fees	£10,000
VAT @ 20%	£2,000
Total Project Costs (Inc VAT)	£75,000

Recurring non-capital project costs will be factored into cashflow projections as outlined at later stage.

8.2 Financing of Project

It is clear that this project will rely on grant aid to enable the full potential to be realised. Furthermore, it is highly probable that a financial contribution from Aghadrumsee Community Group as project promoter will be required. This may include up front capital from fundraising activity and/or loan finance.

Table 11 provides an insight into potential funding streams that could, subject to meeting funder requirements, support bringing this project to fruition.

Table 11: Financing of Project

Funder	Grant Programme / Maximum Amount Available	Focus	Important Details
Fermanagh and Omagh District Council (FODC)	Capital Grant Scheme (Annual) / £20,000	<p>Eligible works include;</p> <ul style="list-style-type: none"> -Acquisition, reclamation, enhancement or laying out of land -Acquisition, construction, preparation, enhancement or replacement of buildings and other structures • Renovation works (e.g. extension, refurbishment, modernisation, conversion, flooring, electrical and or plumbing) required for the delivery of the proposed project; Professional Fees such as Architect and Building Control Fees associated with the proposed project -Measures to reduce maintenance costs 	<ul style="list-style-type: none"> -Available to groups and community organisations within the fields of community development, sport, arts and culture and social economy. -Applications will open again in September 2019
Big Lottery	Awards for All / £10,000	<p>Focus of Big Lottery Fund is to support people to bring about positive changes in their community. Particular interest in projects that improve people's lives and strengthen community activity by:</p> <ul style="list-style-type: none"> -Helping people to participate in their communities. -Developing people's skills and broaden their experience. -Building better and safer communities. -Improving people's physical and mental health and wellbeing. 	<ul style="list-style-type: none"> -All voluntary, community and social enterprise (VCSE) organisations are eligible to apply. -Funding is available between £300 and £10,000 for projects lasting up to 12 months. -Awards for All is an open programme, which means there are

			no closing dates for applications.
Rural Development Programme / Fermanagh and Omagh Local Action Group (Ltd)	Basic Services Measure / £150,000	The Fermanagh and Omagh Local Action Group (LAG) Ltd will administer the Rural Basic Services Scheme by delivering funding to: -support the creation of sustainable multi-use community hubs; -support infrastructure to allow innovative delivery and the retention of essential rural services across Fermanagh and Omagh.	-This measure is currently closed but is included because it may open again or a similar scheme may be available in future
Trusts and Foundations	Halifax Foundation, Ulster Garden Villages, Trusthouse Charitable Foundation, Garfield Weston Foundation, Tudor Trust / Ranges from £5,000 to £100,000	All Trusts and Foundations have different areas which they seek to fund based on their respective area of interest. Those included have funded capital projects for community use/benefit.	-Only organisations registered as a charity with Charity Commission for Northern Ireland can apply

8.3 Recurring Costs

A new community building will incur ongoing costs which will need to be met through various fundraising activities, grant aid and income from social enterprise activity. This feasibility study has provided an indicative guide to potential costs. These are not intended to be entirely accurate but do provide an important insight even at this stage. Please note that no staff costs have been included as it is assumed that the building will be managed and run in a voluntary capacity.

Table 13: Recurring Costs

Item	Monthly Costs	Annual Costs
Heating	£150	£1800
Electricity	£150	£1,800
Insurance	£150	£1,800
Water	£60	£720
Cleaning/Maintenance	£200	£2,400
Miscellaneous	£100	£1,200
TOTAL	£810	£9,720

8.4 Loans/Borrowings

If the project is to proceed as envisaged, there is clearly a requirement to borrow funds to meet the deficit. This deficit will vary depending on the amount of initial fundraising activity undertaken by Aghadrumsee Community Group. Table 14 provides a summary of various scenarios based on varying levels of loan finance. Typical loan terms by UCIT⁴ (Ulster Community Investment Trust) have been used as an indicative guide but this may vary depending on the lender.

Table 14: Loan Implications

	Level of Loan /Borrowings	Monthly Loan Repayments (15 Years based on 6% APR)	Annual Loan Repayments (15 Years based on 6% APR)	Total Interest	Total Amount Repayable	Risk
Scenario 1	£75,000	£626.47	£7,517.64	£37,764.70	£112,764.70	RISK=HIGH

⁴ <https://www.ucitltd.com/>

Scenario 2	£50,000	£417.65	£5,011.80	£25,176.47	£75,176.47	RISK=HIGH
Scenario 3	£25,000	£208.82	£2,505.84	£12,588.23	£37,588.23	RISK=MED

9.0 Risk Management

A number of risks have been identified for the proposed project and are summarized in Table 15. Where possible, a number of steps have been suggested to help mitigate risks.

Table 15: Risk Management

Risk Description	Likely impact of Risk H/M/L	State how the options compare and identify relevant risk management / mitigation measures
Project promoter does not have the knowledge and/or skills within the project team to successfully manage and deliver the project in full.	H	<p>Aghadrumsee Community Group is a new entity, established with a core focus to explore the potential redevelopment of Corranny Primary School. Most of the personnel involved are relatively new to capital project development. Many do however possess transferable skills that are relevant to the proposed project. this project.</p> <p>To complement the enthusiasm and commitment demonstrated by existing Trustees, it would be recommended that additional support from other people within Aghadrumsee (and further afield if necessary) is sought to ensure efficient and effective delivery of any possible capital project.</p>
Capital build cost overrun.	M	<p>Project needs to be fully costed by a qualified quantity surveyor in advance of going to procurement.</p> <p>Detailed bill of quantities should be produced to allow any contractor to provide a full detailed breakdown of costs.</p> <p>A contingency fund should be included to cover any unexpected costs.</p> <p>Additional finances should be in place to withstand any additional costs that have not been anticipated.</p>

		Where possible, voluntary support should be used to minimize costs.
Sufficient finance arrangements are not adequate to meet the project costs	H	<p>Robust fundraising strategy must be put in place when more accurate build costs are established. This may need to include a mix of one off fundraising events to raise initial capital and ongoing monthly giving type schemes to secure income to service loan repayments in longer term.</p> <p>Project may need scaled back in proportion to ability of Aghadrumsee Community Group to meet financial deficit.</p>
Services are not delivered to the anticipated level or suffer from poor uptake.	M	<p>Aghadrumsee Community Group will need to build stronger alliances with local, sub regional and regional organisations to support delivery.</p> <p>Use expertise from third party organisations with specialisms in key areas (e.g. Fermanagh Rural Community Network, Omagh Forum for Rural Associations).</p> <p>Trustees of Aghadrumsee Community Group should also take every opportunity to explore good practice in terms of community buildings in other rural communities.</p>
Overall Risk (H/M/L):	M	<p>The overall risk in this project is deemed to be high. Aghadrumsee is a new entity with personnel that have limited experience in capital projects of this nature. The project promoter does not have a track record in managing grant aid or repayment of previous loans. For this reason alone the overall risk factor is considered high. However, steps can be taken to mitigate this risk including strengthening membership and governance of Aghadrumsee Community Group. Ascertaining more accurate costs of capital works and putting in place a robust fundraising strategy are both essential.</p>

10.0 Conclusions

Based on a robust process of engagement and consideration of the proposed project, this Feasibility Study makes the following conclusions;

Need and Demand

1. There is a serious deficit in community facilities within the local community, which is compounded further by its distinct isolation and high levels of deprivation (top 1% of most deprived areas in Northern Ireland in terms of access to services, top 1% of most deprived in terms of income generation affecting older people);
2. The current level of community provision has a negative impact on quality of life for local people living in Aghadrumsee (e.g. increased isolation, anxiety) as a result of poor or non-existent level of services including provision for older people, young people and health and wellbeing opportunities;
3. The potential impacts of the proposed project are significant including reducing isolation (97%); creating a more connected community (95%); enabling the community to engage in new and improved services (95%); allowing people to access local facilities on a more regular basis; and preventing people from having to travel elsewhere to access services;

Support for Project

4. Widespread support exists for the development of Corranry School – 80% indicated that they would be prepared to support the project financially in the longer term through local fundraising efforts; 67% reported that they would be willing to volunteer their time to help develop the project further; and 60% have indicated that they would help with maintenance and upkeep of new community space on a voluntary basis;
5. A site offering indoor and outdoor space such as that offered by Corranry Primary School is rare, particularly within a rural community such as Aghadrumsee;
6. The Parish is agreeable to leasing the land on favorable terms;

Investment Potential

7. The proposed project is felt to be an attractive proposition for attracting grant aid in the short to medium term. Utilising existing assets within communities is currently the preferred approach by many funders this project fully meets that criteria.

8. The project is considered to be an excellent strategic fit to all local (Council level) and regional (NI level) policies and strategies;
9. The proposed project has the potential to leverage borrowings from a lender such as Ulster Community Investment Trust which provides loans exclusively to other third sector organisations such as community groups, charities, sports clubs and social enterprises in Northern Ireland.
10. There are many other examples of projects where vacated schools have provided an important hub for local rural communities. Corranry Primary School has the potential to achieve similar outcomes for Aghadrumsee.

Risks

11. The 'clawback' from Department of Education needs to be resolved before the project can be advanced. If this amount has to be factored into costs for the project promoter, it could add additional financial pressures which may jeopardise the viability of the project;
12. There are clearly risks associated with this project, but all capital projects carry a degree of risk. However, steps identified already including strengthening management and governance arrangements and undertaking more investigative work to understand the extent of works required would be advantageous .

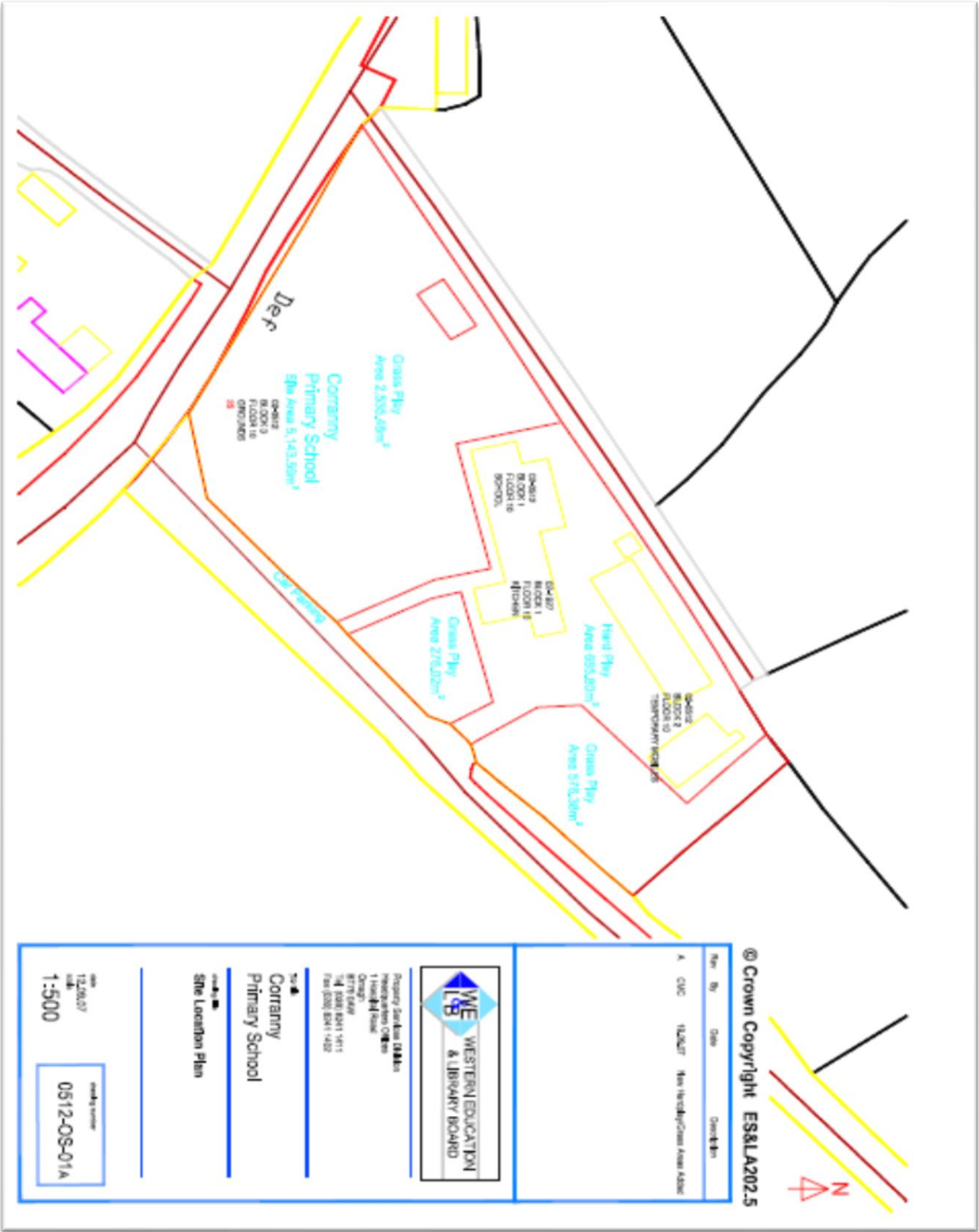
11.0 Recommendations

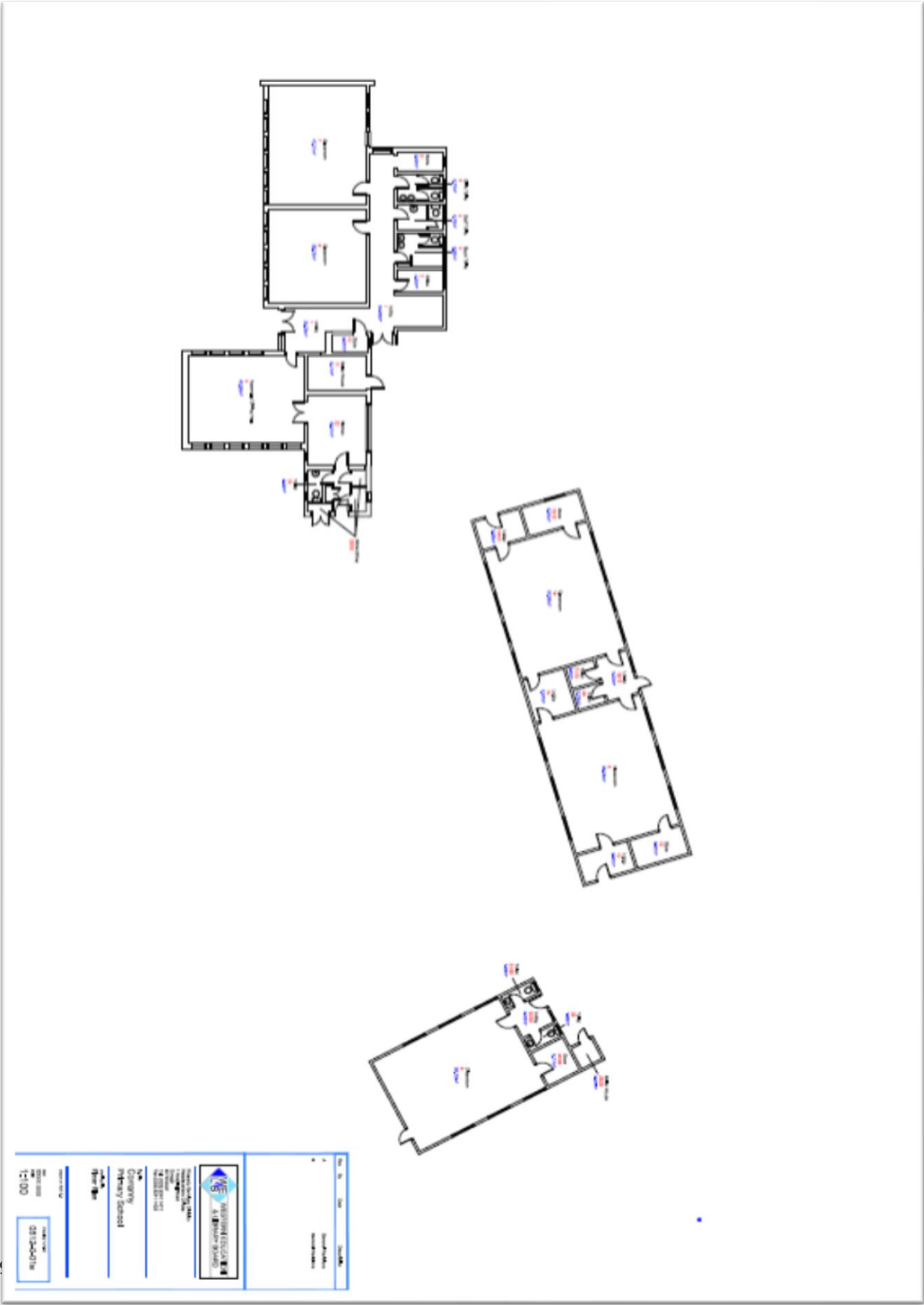
A number of recommendations have been made based on the findings detailed in this report as follows;

1. Clarity is required as soon as possible as to what action the local Parish is taking to settle the clawback of **£19,912.39** owed to Department of Education;
2. More investigative work needs undertaken to fully understand the scope and nature of works required to undertake the minimum refurbishment works of Corranry Primary School to make it fit for purpose. This may necessitate input from competent professional (e.g. Quantity Surveyor);
3. There has been positive engagement with local community during the development of this Feasibility Study. Efforts should be made to share this report (or a summary of key findings) with local people to keep them fully informed of the projects position;
4. Aghadrumsee Community Group needs to ensure that all steps are being taken to secure registration with Charity Commission for Northern Ireland (CCNI) – this may need expedited if funding applications are required to advance this project. It is possible to communicate this request with CCNI.
5. This project will definitely require some level of fundraising from local community. Indicative support has already been offered through recent engagement. If the project is to be advanced, a fundraising strategy needs to be developed which includes short, medium and long term fundraising goals. A fundraising sub committee may also be beneficial with specific oversight and responsibility for this area.

Appendix 1

Site Location Plan and Floor Plan of Corranny Primary School


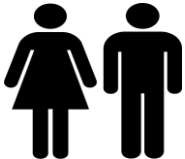





Appendix 2

Profile of Survey Respondents

Profile of survey respondents

	<ul style="list-style-type: none"> • One hundred and twenty-six people responded to the survey. • Almost 9 in ten (87.10%) of those responding had lived in the Aghadrumsee area for more than 10 years, demonstrating a strong sense of community and a vested interest in the area.
	<p>More women than men responded to the survey;</p> <ul style="list-style-type: none"> • 57.6% were female; • 42.4% male.
	<ul style="list-style-type: none"> • Over a third (35.2%) were aged 25 to 40 years; • Almost one in three (28.8%) were aged 40 to 60 years; • A quarter were over 60 years old (24.8%). <p>There were fewer responses from young people</p> <ul style="list-style-type: none"> • Less than one in ten (8.8%) were aged 16-25 years; • Only 2.5% of those responding were under 16 years.