

The Barrwood Trust



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Review of Pool Conversion Project

The project above, now largely complete, was the final part of a five year development plan undertaken by Trustees in 2005. The plan included the creation of 1.3k of footpaths, the building of a large Barn, significant activity development and the conversion of a derelict outdoor swimming pool into a new caving complex. The final part under review was at a cost of £28k and the whole development plan has cost c£200k.

The swimming pool required to be infilled and Trustees agreed that a caving activity would be created in the base of the hole in the ground. Plans were drawn, advice taken from a variety of professional sources to the point at which funding was required, the Trust retains a prudent reserve but not sufficient to finance this project. After a visit to a funding fair in Stirling seven submissions were made five of which were successful and resulted in the project being fully funded with the Trust providing the contingency.

Plans were finally agreed with a specification and final cost and a contractor identified through the usual method of competitive tendering. Work was planned to commence in Feb 2009 but this start date was delayed until March causing an over run on the completion date at the end of April. The project was not finally built until mid May. As is usual on the building of an unusual construction there were some unexpected difficulties. The swimming pool was well sited in a natural hollow and although drainage was incorporated into the plans it proved inadequate and additional work required to be done. It also became clear that because of the levels the entrance was below the ground surface level and retaining walls would be necessary and likewise a roof. The extra drainage and retaining walls were added to the contract and the roof was built by volunteers using donated timber.

The whole site is now beginning to grass over and return to a natural state and the new activity has certainly being well used in the three months since commissioning. There have been a number of new Groups using the site for longer periods and from further afield than previously, this is enhancing the finances of the Trust and will enable further development in the future.

Positive aspects	<p>Derelict site returned to natural state Exciting new activity created Fully funded Good collaboration with funders Trust able to divert funds to other projects Good volunteer support by QS and supporters, team building. Positive impact on finances of Trust and other businesses in area.</p>
Negative points	<p>Late start & finish by contractor Late start to volunteer work required after contractor completion Inadequate drainage Full use made of contingency for drains and shelter Cash flow of Trust squeezed by need for payment prior to Grant release. Some application processes quite lengthy</p>
Lessons learned	<p>Don't believe what the contractor tells you re build time 10% contingency was not fully adequate</p>



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Trustees: Mr A H Jack (Chair) Mr R D Cheape Mr A Duncan Mr F Fotheringham Mr R B McFarlane Mr H Scott Mr C Stevenson Mrs A Fotheringham

