

Lochgilphead Phoenix Project Clock Lodge Development

- A registered charity and Scottish Charitable Incorporated Organisation with the objective of the advancement of Community Development through the regeneration of Lochgilphead and it's environs by improving the physical, social and economic structure for the benefit of the whole community

Lochgilphead Phoenix Project Public Survey

- In 2011 we asked the community what they would like to see done to improve the town
- Top of the agenda were improvements to front green, town approaches, the back lands and
- The Clock Lodge



Council owned B listed building at risk

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- Marketed at £1, but no offers made
- Phoenix Project given time to come up with a plan. Detailed Option Appraisal Report completed with our partner the Strathclyde Building Preservation Trust
- Harbro interested in developing the site with their new Country Store
- Council agreed to transfer to our charity and for the subsequent transfer to Harbro provided Harbro complete wind and watertight repairs to the lodge and offer the Phoenix Project a long lease at a peppercorn rent to operate the building as a community facility
- Planning permission subsequently received

Current state of play

- Harbro have completed wind and watertight works and now own the site including the Clock Lodge
- Phoenix secured a grant from the Heritage Lottery Fund and the Architectural Heritage Fund to work up the case for full refurbishment
- Project Manager appointed
- Phoenix have a 99 year lease from Harbro at £1 per annum

Partners required

- Discussions continuing with potential partners following initial contact with ArtMap, Highlands Island Enterprise, Kilmartin Museum, Argyll and Bute Council re Argyll Art needing a home, Lochgilphead Resource Centre re cafe/gallery part run by folk with learning difficulties.
- Detailed proposal for a Youth Arts Base being worked up with the Templar Arts and Leisure Trust (talc)
- talc can provide around 30 % occupancy
- Other users required to build the robust business plan to enable funding the full refurbishment of the building as a community facility