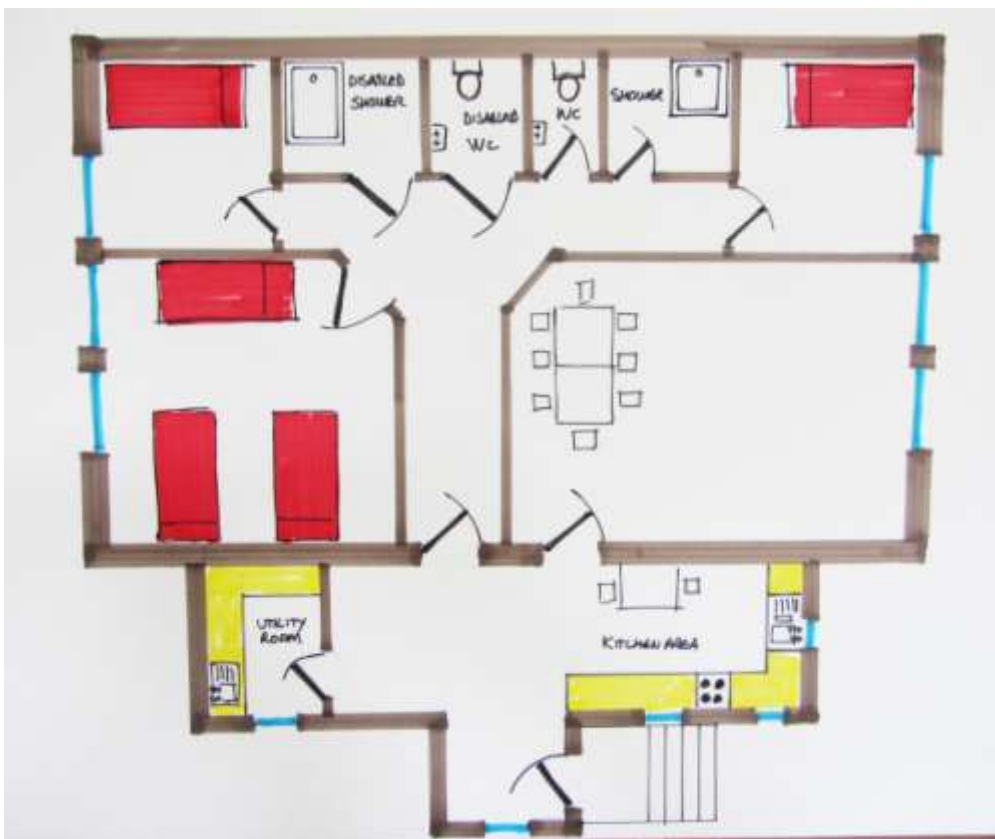


From little Schoolie to Bunkhouse?



The Proposal by Janet Malloy to
Turn the Little Schoolie
into a Bunkhouse



WHAT IS A BUNKHOUSE?

A bunkhouse/hostel is a basic place for walkers, cyclists, small groups, any visitor in fact, to stay overnight. The proposed bunkhouse will have a capacity of 8-10 people staying in either bunk beds or in a family room. There will be a drying area for folk to be able to hang their clothes/jackets if they are caught in rain or snow. A cycle shed/rack for cyclists to leave their bikes safe and secure overnight without "cluttering" up the bunkhouse.

People who enjoy the outdoors will appreciate the views, walks and scenic roads that Gardenstown can offer. Photographers will be attracted by the wildlife, beautiful village scenes and the possibility of perhaps capturing the Northern Lights. The amazing geology round the area could attract geography students, scouts, young people doing their Duke of Edinburgh awards. Divers, canoeists...the possibilities are endless.

This could be a fantastic opportunity for the village and its future generations/residents to benefit from an amazing gift that was donated to the village. Local trades doing the renovations, local trades doing the maintenance, local jobs and the chance for the village to benefit financially.

Potential Benefits of Bunkhouse

Employment

Hostel Manager

Cleaner

Potential for serviced cleaning company in village to manage this and other holiday lets

Food Provision for existing food providers or a bespoke evening meal provider on request

Potential for consideration of further alternative food providers as numbers increase

Potential to become electric bicycle hub

Potential for cycle repair business on proof of cyclist numbers

Potential for holistic health providers to offer first aid/massage/reflexology etc to walkers/cyclists

Increase in Tourism

Potential to increase tourist numbers to North East Scotland/Aberdeenshire

Potential to re-open coastal path from Macduff to Gardenstown and on around coast

Potential to add formal cycling routes to include Gardenstown and neighbouring villages with a loop added to NCN 1

Link to other hostels along coast as natural day walking and overnight facilities.

Potential Pitfalls of Bunkhouse

Potential for competition to other lets/bed and breakfast owners

Potential for increase of vehicles into village

Potential to increase in traffic on private road (High Street).

Start up Costs

Plumbing

Heating

Electrics

Water Meter

Renovations

Building Fees

Architect Fees

Solicitor Fees

Fire Alarm

Landscaping

Outdoor Buildings

Furnishings:

Kitchen

Utility

Bedrooms

Lounge/Meeting Room

Dining

Bathrooms

First Year Manager Costs

Other Professional Fees

Contingency

Estimated Capital Costs of £200,000.

50% Funding EU Grant / 50% Funding Loan from Scottish Resilience Funding

Possibility for local fund raising to reduce loan

Income and expenditure

Following set up

Heating and power	5000
Water	2000
Telephone and Broadband	800
Subscriptions and Licensing	500
Loan Repayments	4000
Hostel Manager	15000
Cleaner	5000
Insurance	1000
Accountancy	2000
Consumables	500
Repairs/Decorating	1000

Total Expenditure **36800**

Total Income

(based on eight beds @ £20 per night for 65% occupancy)

37920