



## The Kings Arms, Ballantrae

### About the Project

The King's Arms is a historic 18th-century building in the centre of Ballantrae, South Ayrshire. The Ballantrae Trust purchased what was the King's Arms Hotel in September 2020 and owns the building, and the Community Pub and Hub is operated by Ballantrae Community Pub Ltd (a Community Benefit Company). From the outset, the Trust wanted to involve the whole community starting with the basic question of whether they wanted to buy the hotel as a community project but then also manage it as a viable and successful community business. Over 90% of the 312 people who completed the questionnaire were supportive of the proposal, 7% were unsure and 3% against. However, the views of those who were undecided or not in agreement were also included in the final report on the public consultation.

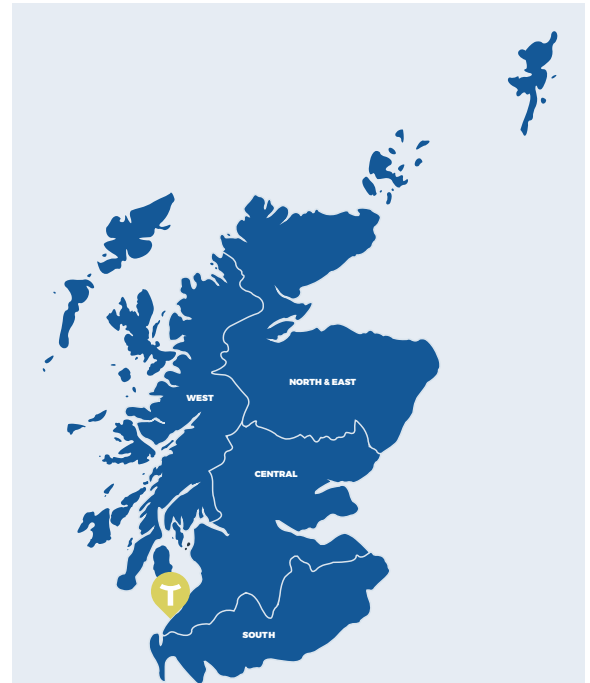
The main outcome of the report was that people wanted the project to restore the building to the heart of the village giving a place to eat and drink and relax. It also gave visitors staying in local self catering and B&B accommodation a place to eat in the evenings and mix with the locals in a traditional historic building. The consultation also highlighted the fact that around 4,000 cars per day travel past the village going to and from the ferry ports at Cairnryan and that in time the Kings Arms should also offer overnight accommodation. This public consultation and the detailed business plan which was produced to show the community and grant funders that the business was viable,

were essential foundations for the success of this project. The residents of Ballantrae had faith that there was a comprehensive business plan and then invested in community shares so they felt ownership of the venture.

The vision is now a reality providing good quality food and drink, live music and other events, a place for local groups to meet, and a place for people to relax as well as celebrate special occasions. Currently, it is open Friday to Sunday for food and drink. There are plans to paint the building, replace the existing boiler, re-wire the building and resurface the car park. There are also plans to refurbish the accommodation in due course. A village which felt it had lost its heart has the heart back for residents while offering a welcoming place for visitors to eat and drink.

***“The Trust decided it could not let our last pub disappear. With the results of a very positive community consultation behind us, we were in the middle of discussions with potential funders when the pandemic struck. Despite that, the Trust was able to purchase the pub and took ownership in September 2020. This project has shown the importance of community spirit and of having a place where people can meet, share news and generally look out for one another.”***

**Martin McCourt, Treasurer of the Ballantrae Trust**



**Location:** South Ayrshire

**Type:** Stay | Eat | Enjoy

**When Set Up:** 2020

**How Funded:** The Scottish Land Fund, Carrick Futures and Ballantrae Community Funds.

**Beneficiaries:** Residents of Ballantrae have a vital village amenity preserved for future generations ensuring the village is a great place to live and work. It also gives visitors a place to eat and in time to stay.

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