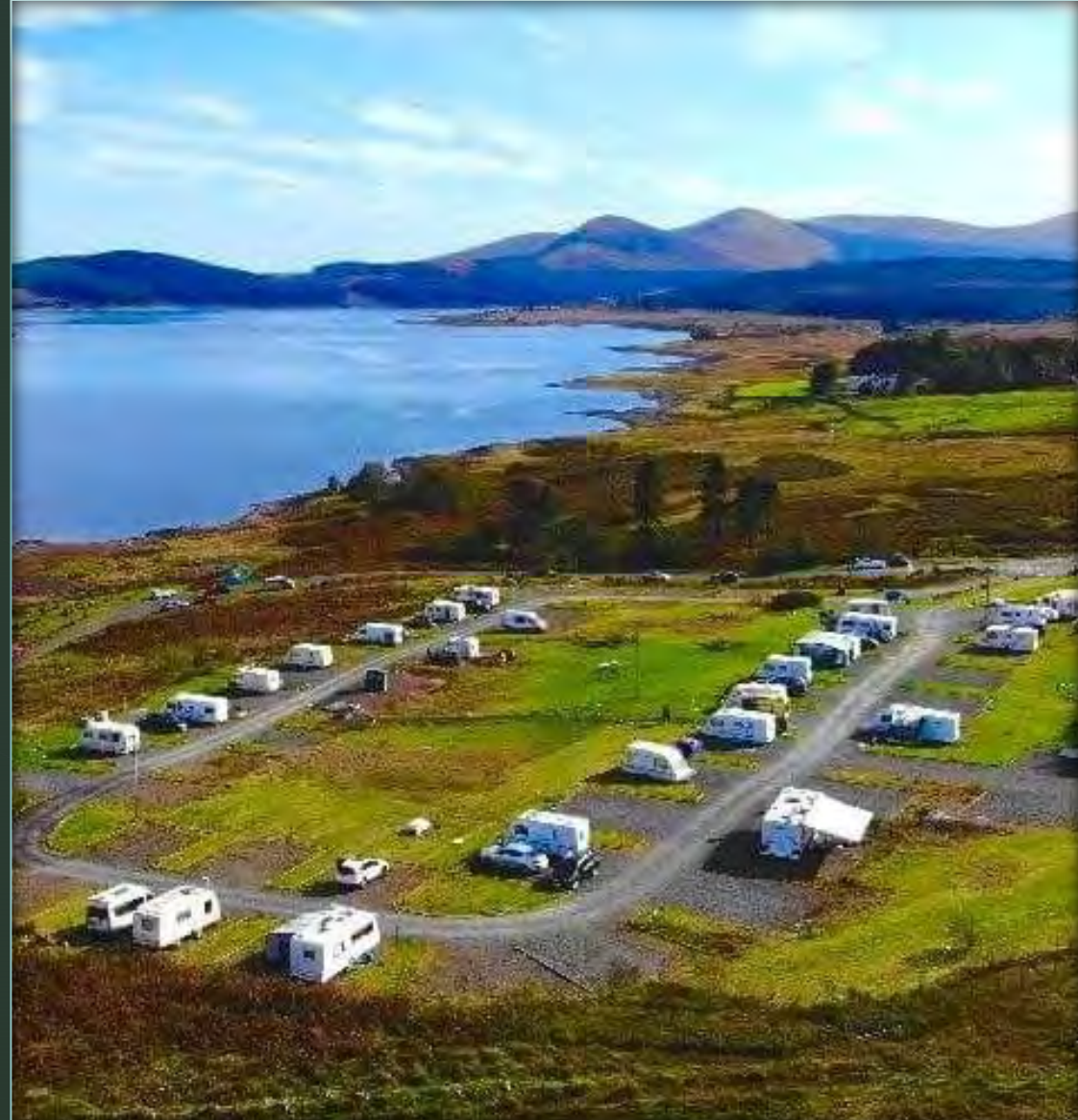


PBIP

# Loch Doon Caravan and Camping Park

Toilet & Shower Facility

Gayle Russell



# The Business and What It Does

- Loch Doon Caravan and Camping Park is based in East Ayrshire, on the banks of Loch Doon offering an affordable holiday destination for touring and camping.
- Initiated in 2009 by local members of the community whom all carried a passion for caravanning. After securing a 50-year land lease from the Craigengillan Estate and establishing it as a business. The caravan park has been a small committee run, working progress since 2012.
- The park has 50 hardstanding pitches all with electric hook-up to accommodate touring caravans, motorhomes, and campervans. Separate grass area for tents, accommodate 8 pitches.
- Basic service facilities of drinking water, waste and chemical waste disposal. A reception and store facility are housed in two portacabins at the entrance of the park. Play park and social picnic area all within an enclosed, secure site.
- The site is licenced and open from March to October. Seasonal pitches, long and short stay options available to members and paying visitors.

# Aims and Objectives

- Our aim is to improve and develop the park to accommodate the needs and requirements of the members, visitors, and local tourism. By offering additional facilities such a toilet and shower block and the upgrading of communal areas/services.
- Attract and increase visitors for longer durations of stay, consequently helping towards the local economy.

# Phased Development Plan

Plans for developing or upgrading facilities on the park have been phased over 3 stages between 2021 – 2023/4

- Phase 1; Upgrade of reception/communal area, resurfacing of tent area and construction of children's play area. All aspects completed.
- Phase 2; Installation of toilet and shower block facility, current phase of plan.
- Phase 3; Upgrade / resurfacing of main road to tarmac, ongoing development.

Reception/communal area; upgrading to an aesthetically welcoming area that accesses the sites reception.

Providing a designated area for communal activities for members/visitors.





Resurfacing of tent area;  
incorporating upgraded  
drainage system, levelling  
and resurfacing with high  
quality, durable turf.

Providing better conditions for  
camping visitors in a more  
spacious, enclosed  
designated area away from  
touring hardstanding pitches.

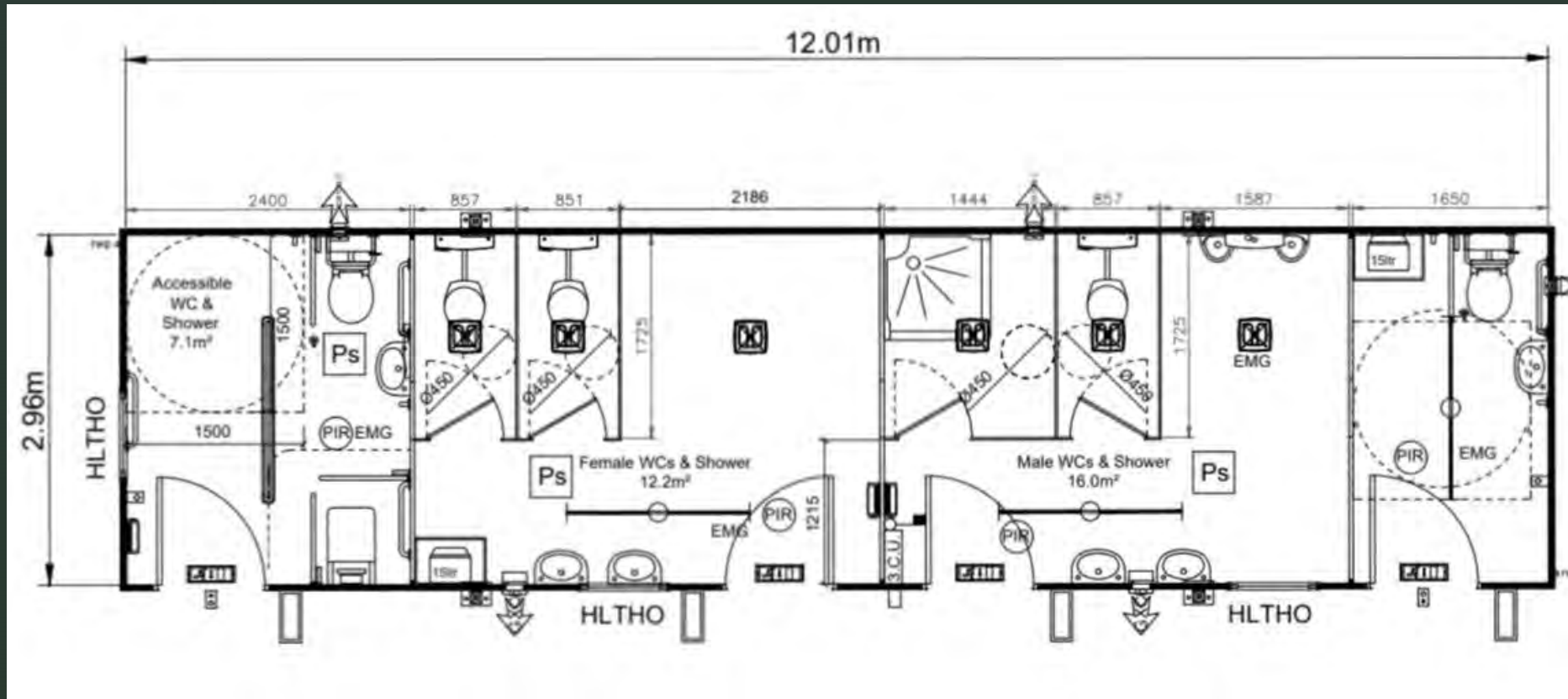
Childrens play area;  
Levelling out ground,  
installation of drainage and  
surface covering.

Timber trail, low level, low risk  
play area.



Toilet / Shower Block; consisting of male and female toilets and showers and accessible toilets/showers.

Adding value to a local business and improving service provisions/ facilities within the local community.





# ▸ About Project - Toilet & Shower Block

- Requirement of lease and licence agreement – to provide all basic services required of a caravan park.
- Funding – non-profit, self-reliant business, funding support required.
- Quality Assurance Grading – toilet & shower facilities are entry requirements to apply for star rating aware.
- Economical changes in tourism – pandemic impact, fast growing industry, cost of living.
- Environmental impact – lack of amenities to support increasing tourism area.

# Placement Based Investment Programme

## Our Journey

- First PBIP application 2021 – award granted for £50,000 but declined... we weren't quite ready so back to the drawing board (quite literally).
- Preparation for second application 2022 – design, planning, consultation, support.
- Application process – what was easier, better understanding, knowing your project
- Second application 2022 – awarded £100,000 fully amount to support and deliver project
- Project delivery – project managing, budgeting, PBIP support and reporting
- Review of PBIP – how it will affect the business and future plans



- Thank you for your interest in our  
PBIP Project at  
Loch Doon Caravan and Camping Park

