

Alan Stevenson House Hynish

Business Opportunity Proposal Document



Introduction

We are pleased to enclose information and invite business proposals for the operation of the heritage property Alan Stevenson House, Hynish, Isle of Tiree.



Alan Stevenson House (ASH) sits within the site of Hynish Lighthouse Shore Station, which represents a major asset of cultural, heritage and community value to Tiree.

ASH was built as the original pierhead store, it was renovated 30+ years ago to provide a centre for disadvantaged children to come on holiday. It was upgraded in 2010 to provide disabled access and is currently used as bunkhouse style accommodation and café/restaurant.

Context

Hynish is a small crofting township lying on the most southerly point on the west of Tiree. The group of buildings which comprise the Hynish Lighthouse Shore Station site, were built under the direction of Alan Stevenson, mainly between 1837-40, for the construction and servicing/maintenance of Skerryvore Lighthouse. The buildings are listed as Category A by Historic Environment Scotland.

The site is owned and operated by community led charity the Hynish Trust. Over the years various conservation and renovation projects have taken place to provide the Skerryvore Lighthouse Exhibition (housed in Morton Boyd Hall), residential and holiday accommodation on the site.

Future Development of the Site

The Hynish Trust is working hard on major long-term development plans for the site including housing and a heritage village complex. Short term plans are underway to revamp and relocate the exhibition to Lower Square and make space for a large event space in Morton Boyd Hall - this newly adapted space will have the capacity to accommodate conferences, activities, weddings and such like. On-site heritage tours for visitors will also be created for season 2024.

ASH BUSINESS OPPORTUNITY PROCESS | DEC '23 | ASH001 BUSINESS OPPORTUNITY INVITATION
The Hebridean Trust Limited (known as The Hynish Trust) Charity SC038956 in Scotland and
(285629) in England and Wales Company No. 1653639

Proposals for operation of ASH

The Hynish Trust is looking for proposals which fully embrace its Vision, Values and Objectives (attached document ASH004).

Proposals must be presented as follows: -

- Covering Letter
- Contact Details Form
- Business Plan using the template provided (ASH005 BUSINESS PLAN TEMPLATE). Your proposal must demonstrate that the requirements for operating ASH will be met as per attached appendix (ASH002 ASH PROPOSAL REQUIREMENTS FOR OPERATION).
- CV's for all partners

Timetable

- Proposals to be submitted by 5th January 2024 to info@hebrideantrust.org copied to janeisaacsonprojects@gmail.com
- Shortlisted applicants will be contacted by 10th January 2024
- Interviews 11th – 13th January
- Final Decision 14th January 2024

The successful applicant will be asked to sign an 'Operating Agreement' which will be agreed in advance with due consultation.

The new operator will be asked to provide identification by way of photo ID and a utility bill evidencing their residential address.

Evaluation

The successful applicant will be decided by a panel including one member of the Hynish Trust Working Group, along with two external experts, using the attached scoring methodology. (APPENDIX ASH004 SCORING CRITERIA). A shortlist of maximum 5 applicants will be invited to attend an interview after which a final decision will be made on the most suitable proposal. When evaluation of applications has been completed, the panel will assess how well each satisfies the criteria determined as important for successful delivery of this contract.

Visits

Visits can be arranged between Monday 4th December 2023 and Monday 4th January at a mutually agreed time. Further information can be requested to complete business plans including existing utility costs, possible rent and we can share a pilot operational study carried out in 2022.

The Offer

Alan Stevenson House currently provides hostel style accommodation for 21, along with dining and catering facilities.

The Hynish Trust is open to any proposal which fulfil their requirements as detailed in the attached document ASH02 ASH REQUIREMENTS FOR OPERATION and aligns with its Vision, Values and Objectives (attached ASH004 HYNISH TRUST VISION, VALUES & OBJECTIVES

An initial 3-year agreement is being offered for the successful applicant, with the next phase to be agreed as the end of year 3 approaches. An annual review will be carried out to monitor the agreement.

Accommodation within ASH

ASH is stone built with traditional slate roof. The ground floor interior is airy and bright with sections of stone wall and wood panelling, wooden doors and windows and wooden or tiled floors.

Ground Floor

- Large Sitting Room featuring a solid fuel stove.
- Dining Room
- Catering standard Kitchen
- Games /Library Room
- Wheelchair accessible cloakroom

First Floor

Upstairs under the pitched roof are 8 bedrooms lined with plaster board and wood panelling with wooden floors and adjacent WC's and showers as detailed in the attached ASH007 INVENTORY

There is a mobility lift to the first floor.

The building is heated with a large solid fuel stove in the lounge and electric storage heaters on the ground floor and panel heaters upstairs.

Additional resources

- Wifi and mobile signal normally available from 02, Vodafone, EE and Tiree Broadband
- Access to Morton Boyd Hall will be available for large events by arrangement.
- The old coal store adjacent to ASH, offers an opportunity for a walled garden.

Photo Gallery



Dining Room



Lounge



Double Bedroom



Twin Bedroom



WC



Shower & WC



ASH from the pier



ASH from the access road

Floor Plans

