

Kiswa Community Children's Centre

www.kiswacc.org

The vision of Kiswa Community Children's Centre is to provide excellent academic opportunities for the orphans and widows of the Kiswa district of Kampala through the provision of a purpose built nursery/primary school and adult education centre.

Business Plan for the Purchase of Land & Construction of a Purpose Built Educational Complex

Executive Summary

The purpose of this paper is to present a business plan for the purchase of land, design & construction of adequate buildings to enable the Kiswa Children's Centre to continue to grow and flourish and to achieve the vision laid out above.

KCCC is a department of Kiswa Baptist Church, which would also be accommodated on site in versatile premises which will form a hub for community activities including a widow's cooperative, health promotion, legal advice & vocational training in addition to the core activities.

A site has become available with buildings on it opposite the current (rented) site. Although the buildings are not absolutely ideal this is overridden by the location and the size of plot. The building can be converted for use at a reasonable cost and the purchase price is acceptable. After looking at the various options it is this one that it is considered to be the best way forward.

CBC, on behalf of KCCC, seeks partners to help resource this ambitious project & help make this vision reality. Once achieved your involvement will have substantially improved the teaching, learning & life opportunities for some of Kampala's most impoverished citizens.

Details of the action plan for the school curriculum, resources, staff development, governance & financial reporting are available in a separate Action Plan.

Outline Plan

The school has been operating from a rented site in Kiswa, a suburb of Kampala. As the school has grown it has become evident that the current building is unsuitable for a number of reasons –

- *The building is too small*
- *There is no outside play area on campus*
- *There are very limited catering facilities*
- *Flooring throughout the building is unsatisfactory*
- *There is no satisfactory partitioning between classes*
- *The toilet block is unsatisfactory for the numbers involved*
- *The buildings walls are in disrepair.*

There are three options to consider

- Purchase and develop the existing site
- Purchase a development site and build from scratch
- Purchase a new site and develop the existing building (which could be dismantled and reconstructed)

In considering the options it is clear that the existing building has a lot of problems to overcome.

New land is expensive and often more so than land already built on.

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Timetable and Financial Requirements

	Anticipated Completion Date	Estimated Cost
Phase 1:		
Gain Uganda NGO status, so that KCCC can own the land title & minimum 25 year leasehold	30.11.2011 (in process)	£2000
Locate a suitable plot, negotiate purchase price & ensure due diligence (throughout the project)	30.11.2011 (in process)	£28,000
Instruct solicitor to ensure due diligence (throughout the project)	Done	£3000
Phase 2:		
Instruct & brief architect, submit scheme for planning approval	31.12.2011	£3000
Gain planning consent, produce tender documents & obtain estimates	30.6.2012	£2000
Phase 3:		
Construct a secure building	31.12.2012	£20,000
Fixtures, furnishings & resources	31.12.2012	£10,000
Contingencies (throughout project)		£7000
		£75,000

Canterbury Baptist Church (CBC) currently sends approx. £10k per annum which finances most of the general running costs of the nursery and school. This is raised by individual donation, sponsored events & sale of crafts made by the widow's cooperative. In addition partners have sponsored specific investments such as School Connect (mosquito nets) & Whitstable Rotary Club (utilities & sanitation).

CBC has transferred £20,000 from its reserves specifically to facilitate land purchase. This is on deposit with KCCC's lawyer & will be used to underwrite the initial costs of investigating land options & open negotiations where appropriate. CBC will continue to act as the conduit for funds to KCCC.

CBC, on behalf of KCCC, seeks partners to help resource this ambitious project & help make this vision reality. Once achieved your involvement will substantially improve teaching, learning & life opportunities for some of the most impoverished citizens of Kampala.

Revd. David Stedman,
4.8.2011