

Community Asset Transfer	Community transfer body (CTB); Angus Cycle Hub CIC (Community Interest company SC495824)	Type of request, Lease for 25 years
<p>Application No: 33 Market Place, Arbroath DD11 1RT and 1 Gravesend Arbroath / Angus Cycle Hub</p> <p>Location: 33 Market Place, Arbroath DD11 1RT and 1 Gravesend Arbroath (addresses make up the same building)</p> <p>Grid Ref. NO 644 410</p> <p>UPRN: UPRN 117092957 & UPRN 117121899</p> <p>Proposal: Proposal of Application</p> <p>The request is for lease of the property for 25 years.</p> <p>Angus Cycle Hub Community Interest Company (CIC) is a not for profit social enterprise run by the community and is dedicated to supporting and developing cycling, people and place in Arbroath.</p> <p>The project encourages people to lead healthier lives and reduce short car journeys and CO2 emissions in Angus through cycling and recycling.</p> <p>Angus Cycle Hub CIC has outgrown its current premises at 11 Gravesend, Arbroath, and is coming to the end of its current lease. To enable the project to grow and expand its current range of services we wish to relocate to larger premises in the centre of Arbroath and form a new "Community Active Travel Hub" for Arbroath.</p>		
<p><u>Community Benefit (from application submitted)</u></p> <p>The group are currently working towards its sustainability plan of not relying on funding in the long term and are applying for a CAT to reduce overheads and work towards this goal.</p> <p>We currently:</p> <ul style="list-style-type: none"> • Run a Community Cycle Hub, Shop and Service Centre. • Recycle Bikes from Angus recycling centres back into the community to provide a low cost active travel alternative through an SLA with Angus Council. • Coordinate the regions "Bikeability" Cycle Training for Schools through a partnership with Angus Council, Active Schools and Cycling Scotland. • Deliver Vocational and Educational training through partnership with local schools and providers. • Provide Local Cycling Information • Run events to encourage tourism and generate economic growth within Angus. • Work with and lobby partner agencies to improve cycling infrastructure • Provide Cycling, Bike Maintenance Coaching & Training 		

- Coordinate Social Rides for the community

The group has been funded for 4 years and is currently growing a range of alternative revenue generating streams, including a new £7,000 investment on a new website and ecommerce platform, to achieve its goal of not relying on funding in the long term.

An asset lease on the property at 33 Market Place, Arbroath would enable the group to provide the above services to the community as well as expanding to make up a new “Community Active Travel Hub” which would include a new Scottish Qualifications Authority (SQA) approved centre for the region. This will deliver a range of SCVQ vocational and educational training for the local community.

The new facility will provide a range of services to the local community to encourage use of alternative travel options including walking, cycling and public transport.

A range of bolt on services will provide the community options for further education opportunities, volunteering, recycling, training, events and access to bicycles on an ad-hoc basis.

This will promote health and well-being and reduce carbon emissions in the local area while helping reduce waste to landfill.

In addition, the project will create a new sustainable attraction and retail experience in the centre of Arbroath.

The move will enable a new recycling and upcycling workshop to be created which will turn waste scrap into new revenue generating products.

The group currently leases privately and pays £1440.00 per month for its retail, workshop space and warehousing. The reduction in building lease costs will free cash flow to deliver more services to the community.

Angus Cycle Hub have identified the need for this project through various research:

- Through previous running of projects in the Angus region, such as The Angus Cycling Festival, Angus Cycle Hub have identified gaps in provision that could benefit the local community.
- The project tackles some of the outcomes of the 2016 “Arbroath Charrette” report which outlines areas in Arbroath that the public think could be improved upon. <http://www.angus.gov.uk/sites/angus-cms/files/2017-08/Arbroath%20Final%20Draft.pdf>
- Angus Council’s “Angus Low Carbon Travel & Transport Study” and “Active Travel Policy” identify areas in which 3rd sector support could improve the offering in Angus. http://www.angus.gov.uk/sites/angus-cms/files/2017-07/401_AppA.pdf
- The project works towards various Scottish Government policies including “The Cycling Action Plan for Scotland” (CAPS V3). <https://www.transport.gov.scot/media/10311/transport-scotland-policy-cycling-action-plan-for-scotland-january-2017.pdf>
- Various surveys conducted with volunteers and the local community.

The proposed new building for the CAT at 33 Market Place, Arbroath, is a much larger building than our current premises and is in a prominent location in the centre of Arbroath that will allow us to expand our services for many years to come.

The building comprises both a ground floor (33 Market Place) and an upper floor (1 Gravesend) which are connected internally via corridor and stairwell.

The accommodation comprises a retail space, storage, bathroom, kitchen, office and a secure external courtyard on the ground floor. The 1st floor comprises 4 office spaces, conference room, storage rooms, kitchen and toilets.

Some facts about the building:

- 33 Market Place, Arbroath is an old police station built in 1841 and is of historical significance.
- The original Police cells are still available to see in the building.
- The site sits just off the high street in the popular Market Place pedestrianised area of shops.
- The building is on the Arbroath Heritage Trail but is currently closed to the public. <https://visitangus.com/arbroath-heritage-trail>
- The building is owned by Angus Council but has been unloved and vacant for over 2 years.
- The building requires substantial redecorating and some walls require attention due to damp ingress.
- Water ingress is evident in the top floor of the building and Angus Council are monitoring the condition of the roof with a view to repair if required.

Our project will pay for fit out of a new community hub, visitor centre, recycling workshop, training rooms, drop in centre and retail space in a disused historic building in the centre of Arbroath to create a vibrant space for the community to come and enjoy.

Angus Cycle Hub CIC have agreed a standard lease for the use of the building with Angus Council at £18,000 PA incl of VAT but the group are eligible to a discount on this via the Angus Council Discounted Rent Scheme for 3rd sector organisations and community groups.

An asset transfer (CAT lease) will reduce project overheads significantly going forward freeing up cashflow to run projects, allow extra staffing and move us to our goal of sustainability without the need for future funding.

Benefits of Proposal (from application submitted)

Although based around cycling our inclusive project extends its reach well beyond this context and supports people from all walks of life to engage with a range of services. These include:

- **Recycling initiatives** – we recycled 7300kg of waste in 2017
- **Training** – we provide a range of vocational training opportunities and work experience to young people and people referred to us by partners including Princes Trust, local schools, Barnardos and the NHS.
- **Support** – we offer support to people through partnership with Angus Social Care and Health Partnership and other organisations such as The Glen Isla Project and Penumbra.
- **Qualifications** - we offer a range of qualifications including Velotech, Cycle Trainer, British Cycling Level 1 & 2 coaching, Cycle Ride Leader and many more.

- **Volunteering Opportunities** – Our volunteers donated over 4000 hours of time in 2017 to our recycling project and various other initiatives including Angus Cycling Festival and Bikeability training for schools!
- **Reducing carbon emissions in the local area.** We reduced CO₂e by 17,580kg in 2017 by moving people to cycling and walking and reducing waste to landfill.

Through research conducted over several years and through consultation with the community and our volunteer base, we established that not enough was being done to support Cycling at a local level. This has grown into various spin off projects after seeing further gaps in provision for the people we have been engaging with.

- People we were engaging with or being referred to our project did not have skills or training to further their careers or opportunities in life.
- People referred to us who had mental health problems, disabilities or issues with their health were invigorated through our continued support.
- Out of thirty two local authorities Angus was one of only seven which did not have an Active Travel and Cycling Development strategy in place (correct May 2016)
- Cost was a significant barrier to enable people to engage with Cycling, especially in SIMD areas.
- Angus dumps between 300 and 1000 bikes per quarter which were not getting recycled within or benefitted the local area, approximately 30,000kg of waste per year!
- Insufficient infrastructure to enable the growth of cycling
- Lack of trained leaders and coaches in the region to support people to engage with Cycling
- Inadequate understanding of the needs of cyclists at a regional level

Based on previous years participation figures and research we believe the benefit to the local community will be as follows:

- Capital, refurbishment and decorating improvements to 33 Market Place totalling £7,000
- Training of between 30-50 local people per year that do not engage with mainstream education options via SQA awards.
- Community Petrol savings through modal shift to alternative active travel options to the value of £109 per person per year. Based on x50 participants reducing car reduction by 4,700 km per year. Totalling £5400 savings per year.
- Carbon (CO₂e) savings from recycling and modal shift in excess of 17,500kg per year based on Scottish Governments KSB conversion factors.
- Creation of 1 new full-time job for the Angus region worth £19,000 per year.
- Major shift towards The Scottish Governments Cycling Action Plan for Scotland (CAPS v3) targets* in the Angus region (*20% of the population cycling by 2020).
- Health Economic Assessment Tool (HEAT) reduction in mortality rates (savings to the NHS) to the value of £71,000 through health improvement (see 2017 HEAT estimate).

- Economic impact to the local area of approximately £40,000 per year through creation of events and sales to visitors to the area.
- Recycling of 7500kg of waste per year destined for landfill.
- Creation of new community facility and visitor attraction which we anticipate will attract 3500 people per year.

TOTAL financial and community benefits to the local area of approximately £142,400

Capacity to Deliver (from application submitted)

Angus Cycle Hub was formed in January 2014 after the amalgamation of a Youth Cycling Project and work being done in local schools with Angus Active Schools was combined. The group was incorporated as a Community Interest Company in 2015.

- Since then Angus Cycle Hub has built up a strong team of employees and volunteers with the required skills, experience and reputation to deliver.
- We have a track record of successfully completing a range of high profile projects.
- Annual Angus Cycling Festival worth £66,000 to the local economy.
- Bike recycling shop and service centre turning over £44,000 per year in 2017.
- Provision of Bikeability cycle training in partnership with Angus Council, Active Schools and Cycling Scotland for all schools in Angus at a cost of £20,000 per year.
- £70,000 funded NHS initiative to deliver all ability cycling to people with long term conditions.
- £65,000 Scottish Landfill Communities Fund project to develop a bike recycling centre.
- Attracted £135,000 worth of funding in 2017

Funding (from application submitted)

Angus Cycle Hub CIC has secured funding for the future development of the building and separate project elements from a number of sources. These include:

- £38,000 Staffing Costs from Angus Environmental Trust.
- £19,000 lease costs and SQA expenses from Arbroath Common Good Fund.
- £7,000 Website, EPOS and technical hardware costs from Smarter Choices Smarter Places Fund under 2017 funding round.
- £23,000 project costs including development of Bike Library, tooling, project and capital costs from Smarter Choices Smarter Places under 2018 funding round.

In addition to the above funding which has been secured, we have a number of revenue generating streams which continually bring in money to the project and we are continuing to develop. These include:

- Sale of Recycled Bikes – average of £20,000 PY
- Sales of parts and accessories – average of £5,000 PY
- Bike servicing – average of £15,000 PY
- Delivery of Training – average of £4,000 PY
- Delivery of Qualifications – average of £4,000 PY
- Sale of Recycled goods – average of £5,000 PY

Turnover for the year ending January 2017 was £48,973

Our business plan indicates that we will see 20% increase in sales in 2018 and a further 28% increase in 2019.

A new £7000 ecommerce website is also currently being developed which will move our sales from a localised platform to a national one.

These revenue generating streams and money from Arbroath Common Good Fund will ensure that we will have money to continue to pay for our lease, services and building costs going forward.

At the time of application our bank balance is sitting at £15,000 and we currently have unreserved funds to the value of £7000 for capital improvements and fitting out of the building.

X4 community staff posts are currently funded and we hope to be in a position to self-fund x1 community facing staff role from 2019 onwards.

We have a strong volunteer base that we will continue to develop and nurture. Volunteers gave up a total of 4002 hours of their time to our various projects in 2017 estimated to be worth in the region of £33,900 in staff time.

<p><u>Scoring from Council Assessment</u></p>	<p>Proposed price as set Community transfer body;</p>
<p>Community benefit (Score out of 90) 62</p>	<p>£1,080 per annum</p>
<p>Financial Assessment (Score out of 52) 26.67</p>	<p>What are the rights you are requesting?</p>
<p>(see diagram below)</p>	<ol style="list-style-type: none"> 1) Use of both floors of the property in Arbroath which currently make up of both 33 Market Place and 1 Gravesend. 2) Angus Cycle Hub CIC wish to be admonished the liabilities of major upgrades, capital works or renovations needed to the building during the length of the proposed lease, including major repairs to the roof and/or building structure due to water ingress or subsidence caused by lack of maintenance or proper care prior to the group taking on the lease. We are proposing a 25 year lease to enable the group to apply for upgrade works to the building (e.g. lower cost/carbon heating installation) in the future if required. This is the minimum term some funders deem necessary to be eligible for capital costs for leased buildings.

The diagram below shows the outcome from the best value assessment based on the community benefit and financial assessment scores. This shows a score in the green area meaning the proposal is likely to represent best value.

