

Community Asset Transfer	Community transfer body (CTB); Pheonix (Forfar) Gymnastics Club SC047205	Type of request, Ownership
<p>Application No: Former Tennis Courts and Associated Car Parking</p> <p>Location: Lochside Leisure Centre, Craig o' Loch Road, Forfar, DD8 1BT UPRN: not provided</p> <p>Proposal: Proposal of Application</p> <p>The request is for transfer of ownership.</p> <p>The proposal is for the club to take ownership of the tennis courts with rights to the associated parking. This would enable them to build a unit to house a purpose built gymnastics facility as there is no other venue of its kind located between Dundee and Aberdeen. The overall objective is to build a purpose built gymnastics facility at the site in question. Planning permission has been granted with conditions.</p>		
<p>Community Benefit (from application submitted)</p> <p>Local provision is required as at present, their advanced children have to travel weekly out with the local authority area to be provided with equipment which is of a competition standard. The group have in the past, had to send talented children to clubs out with the area so that they can receive the training which would benefit them the most as they could not provide the appropriate equipment or offer enough training hours for them to reach their potential. They are aiming for a long term goal of life long participation and to have a professionally managed club that enables ongoing investment, enhancing the club to benefit the community.</p> <p>The group have always had excellent working relationships with Angus Council and now Angus Alive. The demand from the local community has surpassed the club's current capacity in terms of development and growth, due to the restrictions imposed at the campus. The area that they hire is unfortunately not big enough; they are at the absolute maximum in terms of what equipment they have as they are not permitted to buy any more kit. There is simply not enough storage space to keep everything. There has already been damage to equipment, which is very expensive, due to the constant movement in and out of the storage area. Purchase of this ground would allow the club to expand the classes offered and grow their membership to include more participants, if they had a venue solely for the use of the club.</p> <p>Due to minimum height restrictions for gymnastics, it is not possible for them to use the majority of buildings/units which become available for rent or sale which is what has prompted them to look at a new build instead.</p> <p>With their own purpose built gymnastics centre they could then strengthen the pathway for children aged from 8 weeks right through until the point they choose to leave. A programme which provides a pathway from one age group to the next will increase the number of children taking part in active exercise through fundamental movement and will promote a</p>		

lifetime attitude of keeping active and healthy. It is also their intention to introduce adult gymnastics classes as this has been a request from the local community for a number of years.

Currently, once the children are school aged, they offer both women's and men's gymnastics along with a display team which provides experiences for the gymnasts as being part of a team in a fun, relaxed environment.

They allow all children to take part and offer different levels of competitions for those gymnasts who are interested, so that every child can set and achieve the goals they want to. This results in the children taking personal responsibility for their training which is a good life skill for them to learn as they become young adults. They also encourage older gymnasts to volunteer so that they can remain involved with the club for longer and can then help the next generation of gymnasts to learn new skills.

By developing a business plan and strategic intent for the club, they identified that they could link in with local schools who specialise with children with additional needs and also the NHS so that they could begin to offer daytime classes for those children who may not for various reasons be able to participate in main-stream classes. They do currently have children with disabilities taking part; however, they could strengthen this area considerably if they could invest in specialist equipment which would allow children with additional needs to take part and enjoy becoming part of a club, which would also be good for their self-esteem and confidence.

The club is all about people and as part of their strategy it is important to them to strive to provide future employment opportunities for their volunteer coaches, who without them, the club would cease to function. Engaging more coaches would lead to more productive sessions and would also allow more children to become involved. They would be in a position where they could offer more classes for all age groups. The club would also support the CPD of all of our coaches so that they felt valued and would always have the opportunity to advance their knowledge and continue to grow as coaches and people.

The club feels a strong responsibility towards coaches having the flexibility to work the hours that suit their individual needs. This facility would give the opportunity to offer full time coaching opportunities within the club making coaching an attractive career prospect. This would ultimately improve the professionalism of the club moving forward.

The club feel that the tennis courts are in an ideal position, located centrally in the town with adequate parking available for the safe drop off and pick up of members. This would also reduce travel costs for families who currently have to travel out of town for training or members could have the option of walking/cycling to the venue.

Benefits of Proposal (from application submitted)

The group feel having their own facility would enable them to more closely align their own ambitions alongside the Scottish Government's own vision for: A more Active Scotland. There are 2 key outcomes of this vision which we feel would be of benefit to their members:

1. We develop physical confidence and competence from the earliest age.

By having the ability to expand our pre-school programme they can encourage many more children to attend classes from as early as 8 weeks old and offer them a continual pathway through the club teaching them all of the core skills required for physical activity in a positive, enjoyable way. This will hopefully encourage a desire to continue

with sport throughout their childhood and in to adulthood. Exercise plays an important part in boosting mental health which is why they are aiming to provide continual pathways and promote gymnastics as a sport for everyone.

2. We improve opportunities to participate, progress and achieve in sport.

This will be the biggest benefit for the club as having a facility of their own will then enable additional classes to take place along with allowing extra gymnasts to attend in current classes, increasing the overall number of gymnasts taking part. As the club will then be in a position to invest in competition standard equipment comparable to elite clubs, this will enhance the training environment and will remove the barriers which they currently face allowing every child the opportunity to reach their full potential within the sport. They will then be better placed to meet evidenced local need (over 200 children on their waiting list) and have more participants getting involved in sporting activities each week.

3. This project would enhance the overall delivery of our sessions which would allow the club the opportunity to increase the standard of how they deliver the 8 well-being indicators, SHANARRI. These indicators represent 8 areas where children and young people need to progress to do well now and in the future. These are: safe, healthy, active, nurtured, achieving, respected, responsible and included. (The Children and Young People (Scotland) Act 2014). The 4 indicators where we could make the most improvements would be Healthy, Achieving, Active and Included.

Additional benefits:

- Stronger support network for parents/carers for pre-school age groups as the children can attend from 8 weeks old. This will form bonds between the adults who will all be different ages and have different backgrounds and will provide additional help to each other from outside the traditional family unit.
- Once running costs have been established then they would look for ways to reduce class fee costs for the parents which would help to keep the costs down and more affordable for all who are taking part which is important to them as they are a community based club. This would significantly help low-income families or families with more than one child.
- The club would also consider being able to offer free entry to events and free club wear (leotards and tracksuits) which would enable all club members to have the same opportunities regardless of their family income meaning no-one would be at a disadvantage compared to others.
- Giving children a sense of pride in their community and teaching them how to respect/look after their surroundings.
- Increased participation offers a more diverse range of children to work together and learn from each other.
- Providing a lasting legacy for the community as Forfar would have the first gymnastics facility in the whole county of Angus
- Increasing the number of children taking part in sport
- Increased employment provision in the local area
- Providing a safe environment for all

Capacity to Deliver (from application submitted)

The club have a committed and diverse group of members to push the project forwards. Their coaching team have the knowledge and experience to deliver all aspects of the operational side of the club once the building is open.

They have parent members with the following backgrounds:

Project management qualifications
Company Directors
Legal expertise (solicitors)
Director of Friockheim hub – previous CAT experience
Various trades people – Joiners, Builders, Plumbers, Electricians, Landscapers
Owners of a demolition company
Steel erector experience – design and installation
Heavy Plant operators
Senior Researcher for Urban Drainage

We are currently engaging the services of an Architect.

The club has been in contact with their governing body, Scottish Gymnastics to seek advice and help throughout this process to date.

For the project, they would engage the services of a project manager who will take the project forward according to our brief by recruiting designers, contractors and supervise the project so it remains within the set budget.

Funding (from application submitted)

The purchase price and associated professional costs will be paid for out of club reserves.

Phase 1 costs

- Planning Permission (already completed)
- Building warrants
- Legal costs
- CAT process
- Ground investigation work
- Demolition of old tennis courts
- Initial groundwork for building

The above costs will all be paid for out of club reserves and previous fundraising events. The club has approximately £40,000 clear to use for phase 1 expenses.

Phase 2 costs

- Erection of building to final finish – the following funds will be applied to:
- Sport Scotland Facility Fund
- Bank of Scotland Large grants programme (fund not live until later this year – criteria not available at this time to forward on).
- Big Lottery Community Assets –
- Robert Barr Charitable Trust
- Big Lottery Fund – Young Start

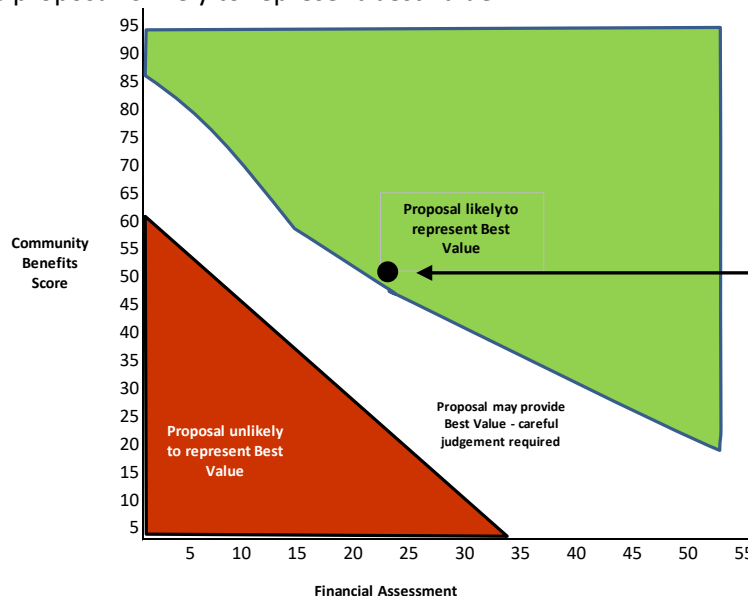
Phase 3 costs

Internal fit out of equipment.

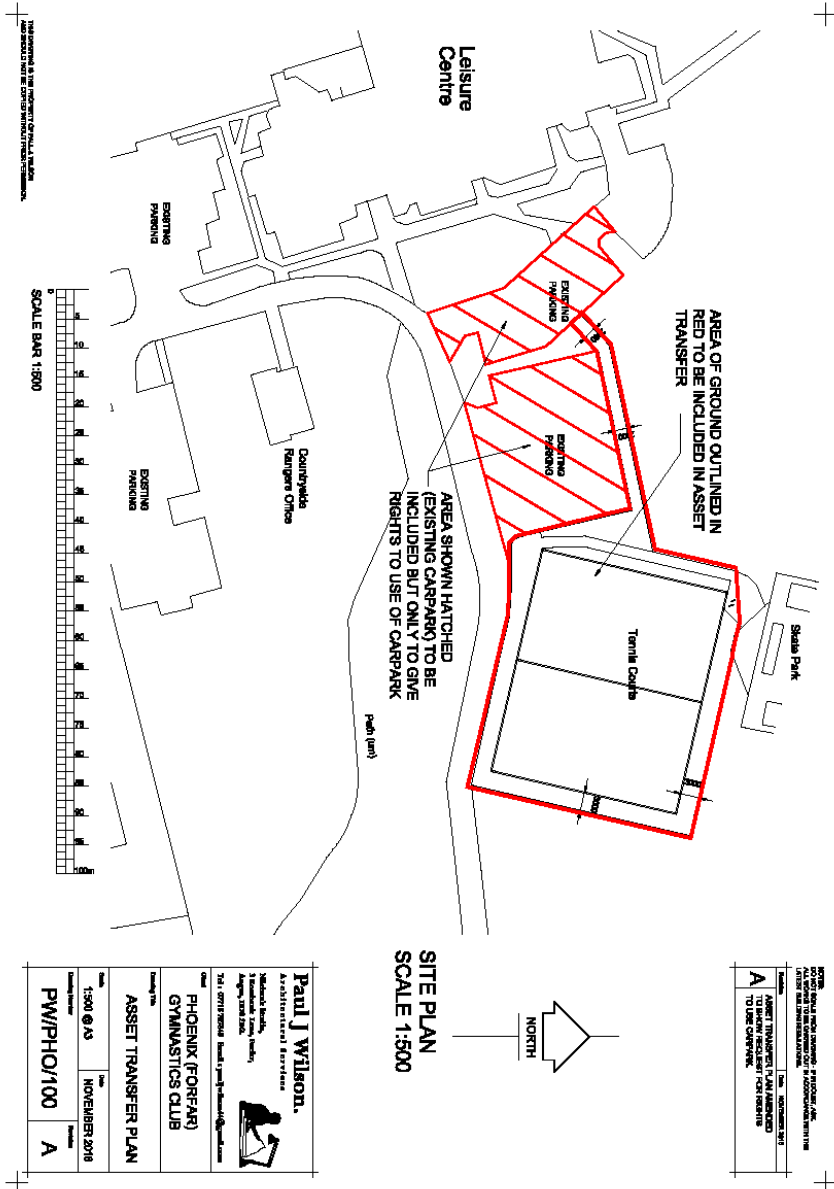
The club owns the majority of the equipment which they currently use. They would seek to secure the money to purchase the remainder of the equipment by way of a loan from Social Investment Scotland.

<p><u>Running costs</u></p> <p>The club's income from members fees will cover the expenditure of paying for utilities/wages once the building is operational. The current cost to hire halls for 4 weeks is £2800 (Brechin hall hire has been excluded from this figure as these costs will still apply).</p> <p>Forecasted Income from classes and estimated expenditure costs once the building is open and operational.</p>	
<p>Scoring from Council Assessment</p> <p>Community benefit (Score out of 90) 52.8</p> <p>Financial Assessment (Score out of 52) 23.17</p>	<p>Proposed price as set Community transfer body; £500</p>
	<p>What are the rights you are requesting? N/A</p>
<p>Letters of Support received at application stage : 89</p> <p>*The public survey was conducted through the group.</p>	<p>Letters of Objection received at application stage : 1</p> <p>There was no information provided.</p>
<p>Letters of Support received at public consultation stage : 110</p>	<p>Letters of Objection received at public consultation stage : 2</p> <p>These stated a preference for the common good land to be leased however the group wanted to buy it.</p>

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.



The map below shows the location of the asset being sought for transfer.



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

REVISIONS

NO.	DATE	DESCRIPTION
1	15/08/2018	ISSUED FOR TENDERS
2	15/08/2018	ISSUED FOR TENDERS
3	15/08/2018	ISSUED FOR TENDERS
4	15/08/2018	ISSUED FOR TENDERS
5	15/08/2018	ISSUED FOR TENDERS

SITE PLAN
SCALE 1:500

Paul J Wilson.
Architectural Services

14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

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PHOENIX (FORFAR) GYMNASTICS CLUB

ASSET TRANSFER PLAN

NO.	DATE	DESCRIPTION
1	15/08/2018	ISSUED FOR TENDERS
2	15/08/2018	ISSUED FOR TENDERS
3	15/08/2018	ISSUED FOR TENDERS
4	15/08/2018	ISSUED FOR TENDERS
5	15/08/2018	ISSUED FOR TENDERS

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