

Community Asset Transfer	Community transfer body (CTB); IMPS (Inch Maintenance and Preservation Society) <b>SC047405</b>	Type of request, <b>Lease</b>
<p>Application No: IMPS (Inch Maintenance and Preservation Society)</p> <p>Location: Former Brechin Leisure Centre, River Street, Brechin DD5 4JG. UPRN: 359982</p> <p>Proposal: The request is for a 3 year lease.</p> <p>The proposal is to provide a community resource hub for the people of Brechin particularly those living in East Brechin. The hub will serve to meet the needs of all the community – from young to old and be truly intergenerational – creating a vibrant, welcoming and inspiring focal point for residents and others. This project is for the community and led by the community. Through the group’s community engagement activities (public meeting, professional networks, contact with statutory and non-statutory services, face to face dialogue etc) they have put together a strong team of committed volunteers who are the driving force behind this project.</p>		
<p><b><u>Community Benefit (from application submitted)</u></b></p> <p>The group will provide a multifunctional hall which can be utilised for a variety of functions and meeting rooms, social space and a central hub for information. Groups who have expressed an active interest as users include; Gymnastics club, Mothers and toddlers, Craft groups, Junior football league, Mini leagues, Ladies hockey, Badminton, Table tennis, Judo, Mini gym club, Brechin Community Pantry, Elderly Hub, Penumbra, Finding your Feet, Floral Art Club.</p> <p>The community hub will serve as a meeting place, a place where anyone can just drop in and enjoy the company of others and relax in a fit for purpose and inspiring environment. It will encourage confidence and allow individuals to try out new things and meet new people. Very much a community based and run resource it will also strengthen a sense of belonging to and allow participation at all levels of involvement and generate a real sense of ownership. There will be opportunities for volunteers to become involved, learn new skills, and if required assist transition to the world of paid work.</p> <p>The “bottom end” of Brechin, the Inch park area has over the years been run down as a community due to various factors. The building of the Flood defence system and the regeneration of the Inch Park has encouraged the local community to re-establish the community as it once was. Neighbours integrating with each other, kids being able to use the park space as a safe and fun place to be, and now there is a need and want from the local people to develop this community further.</p> <p>When the old Leisure centre was closed, as well as the Damacre Centre, services transferred to the Brechin Community Campus. There has been many groups and resources displaced as many cannot afford the fees at the new campus, or the space is not fitting to their requirements.</p>		

**Benefits of Proposal (from application submitted)**

Brechin socio economic profile: summary

Discussion at the Charrette in February 2015 highlighted the need to focus on the 'whole town' particularly when the population is relatively small, ensure that facilities were easily accessible both from the east and west of the town and that efforts were required to 'close the socio-economic gap' between east and west summarized below and improve local perceptions.

**Demographics/Households/Ethnicity**

- Brechin has a higher proportion of 16-24 year olds (11.5%) compared to Angus at 9.9%.
- The proportion of the child population (aged up to 15 years old) in Brechin East has remained steady whilst falling slightly in Brechin West, Angus and Scotland.
- In Brechin East there are 691 0-15 year olds and 439 16-24 year olds.
- The proportion of one person households is higher in Brechin East at 42.5% compared to 38.8% in Brechin West.
- 2.7% of the resident population of Brechin are white Polish, the highest non-British ethnic group.

**Education/School Leaver Destinations**

- Only 17.8% of people aged 16 and over in Brechin have Level 4 qualifications (degree etc. & other higher educational qualifications).
- Brechin West school leavers were more likely to move straight into employment than those in Brechin East.
- Brechin East has twice the proportion of pupils with additional support needs (12.8%) than Brechin West (6.4%).
- Brechin High School is the third-lowest ranked Angus secondary school in terms of the proportion of school leavers positive initial destinations into further education, higher education, employment or training.

**Employment**

- 2.1% of 16 to 24 year-olds in Brechin are unemployed, higher than the Angus average of 1.4% and 2.1% were long-term unemployed, again higher than the Angus average of 1.6% .
- Almost 600 Brechin residents are employed in the human health and social work sector, equating to a 17.6% share of industry sector.

**Claimants**

- The claimant count rate for both males (8.4%) and females (3.2%) in Brechin East is higher than in Brechin West, Angus and Scotland.
- The percentage of 16 to 24 year-olds claiming Job Seekers Allowance in Brechin East is 9.9%, more than 4% higher than in Brechin West, Angus and Scotland.
- The percentage of 16 to 24 year-olds claiming Key Benefits in Brechin East is 21.2%, more than 5% higher than in Brechin West, Angus and Scotland.
- Brechin East at 7.8 per 100 population has a higher proportion of the population claiming Disability Living Allowance (DLA) than Brechin West (4.3), Angus (5.9) and Scotland (6.7).

Poverty/Health

- The proportion of Brechin High School pupils entitled to free school meals is 16.6%, higher than the Angus average of 12.8%.
- The level of child poverty exceeds one fifth in Brechin East (20.2%) in stark contrast to Brechin West at 9.4%.
- The rate of emergency admissions to hospital (aged 65 and over) is higher in Brechin East (almost 23%) than Brechin West (less than 20%).
- Male life expectancy is almost 2% lower in Brechin East at 75.7 compared to Brechin West at 77.5.

Deprivation

- Three datazones in Brechin East are ranked in the 2nd and 3rd most deprived decile in Scotland, according to the Scottish Index of Multiple Deprivation (SIMD).
- In six of the seven SIMD domains, the most deprived datazones in Brechin are all within Brechin East, with datazone S01007232 recorded as the most deprived in four domains, namely income, employment, health and education.
- (Information relates to the most recently available data, therefore dates have not been included)

Learning and recreational context

Large community social events will be hosted in the hall and social area and the café will be a daily casual meeting venue for individuals again ensuring that residents have the opportunities for socializing and reducing isolation in our community which is damaging to general health and creates ongoing costs for health providers. The pricing scheme will be an inclusive model which is not dependent on having a high disposable income and the emphasis will be on affordable to all. Our community will be happier, healthier and safer and more inter-connected. Many activities will be possible where at the moment the lack of suitable premises means that many projects have nowhere affordable to meet.

By engaging with young people and truly supporting them to deliver what they need and aspire to become they will enhance existing skills and learn new skills. Through encouragement to form social friendships and encourage positive lifestyles will improve mental health and wellbeing. This is a particular area of concern for many young people living in Brechin. By complimenting other youth provision in the area young people would have a choice of resources and an opportunity to design the resource they need and want. Youth work and other interest programmes could include, bike maintenance, boxing, life style, opportunities to become involved in their community, a place to source information advice and guidance on a variety of issues and concerns.

During a recent information gathering activity with current services and organisations working in Brechin, it was felt that one of the many barriers was suitable premises to which to meet clients. Many of the services have waiting lists and lack of resources to accommodate the most vulnerable families / individuals. The Aspiring project (Together Angus) funding is set to end in March 2019 and one of the major barriers was found to be lack of appropriate accommodation for the project. The partners involved are just beginning to see the benefits of their work. The centre would look to continue the excellent work through applying for additional funding, providing appropriate accommodation and look to recruit and train more volunteers / interested members of the community. This in turn would reduce social isolation, improve mental health, encourage the learning of new skills and gain knowledge that will improve lifestyles.

**Environmental Benefits**

The community centre facility offers an ideal opportunity to establish a short term and sustainable use for Brechin Leisure Centre that is currently vacant. The reuse of the building will have limited environmental impact and will complement the new sports uses available at Brechin Community Campus. In the local context, the project will complement the completed flood prevention scheme and the many environmental improvements at the Inch Park and along River Street including the play park, landscaping, flood wall, lighting etc. The project will play an important transformational role linked to other community initiatives in and around the area.

**Policy context**

The proposal fits a wide range of regeneration and community empowerment strategies, policies and priorities at the national level including:

Scotland's Social Enterprise Strategy 2016-2026: This strategy sets out shared ambitions for social enterprise in Scotland, jointly developed with the sector. Social enterprise models promote inclusive growth and this strategy supports aims of sustainable economic growth, tackling inequalities and building a fairer Scotland. The focus is on three main priorities: 1) Stimulating social enterprise 2) Developing stronger organisations and 3) Realising market opportunities.

Scotland's Economic Strategy (2015) the objective is to tackle the underlying challenges in the economy and labour market by focussing on the twin pillars of increasing the competitiveness and sustainability of the Scottish economy and reducing inequality.

Community Empowerment Act (Scotland) 2015 is intended help to empower community bodies through the ownership of land and buildings, and by strengthening their voices in the decisions that matter to them.

SG Infrastructure Investment Plan: Updated Programme Pipeline (2015): Highlights regeneration activity to be focused on ensuring that people live in socially, physically and economically sustainable communities.

SG Regeneration Strategy (2011) Regeneration is seen as fundamental to the Scottish Government's overall purpose of sustainable economic growth - tackling area inequality, addressing market failure and creating job and business opportunities.

The Angus community planning partnership vision; Angus is a great place to live, work and visit, embraces an overall focus on a more holistic and integrated approach: planning with communities that also links spatial planning with social and economic planning. The current three cross cutting priorities are: Economy, People and Place. This proposal is interlinked with the Brechin and Montrose Locality partnership actions;

- reducing poverty in Brechin and Montrose,
- the best start in life for children,
- more opportunities for people to achieve success and
- improved physical, mental and emotional health and well being

**Capacity to Deliver (from application submitted)**

IMPS have already proved that they are a go-ahead group. They have re-opened the paddling pool at the park. Redesigned and re-opened the Victorian toilets at the park, taken on board the maintenance and responsibility of the all-weather pitch at the park.

**Funding (from application submitted)**

As always with a new project, it is difficult to ascertain running costs and income. Once the lease has been granted and we can begin applying for monetary grants we will be able to set up a more detailed financial and operational plan. However, IMPS will release £2000.00 from the account to assist in setting up basic needs to enable the centre to open. Funding applications will be directed towards the Lottery Fund and Sports Scotland and discussions have been initiated. Funding sources have been investigated by Kristine Hair MP, and full support for the project has been given by her. Grant providers have been approached and applications with stated values are below.

The National Lottery Community Fund	£50,000
The Robertson Trust	£25,000
The Weir Charitable Trust	£25,000
Corra Foundation	£15,000
Peoples Postcode Lottery Community Fund	£45,000
STV Communities Fund	£25,000
Young Place makers	£3,000
Ideas and pioneers fund	£5,000
Awards for All	£5,000

These values will be applied for on the basis for provision of a catering, training and disability kitchen, youth work provision and café space. For provision of Rolling wall and ceiling concept. For provision of a disability lift in year 2.

Income source will come from rental of the space and by introducing an annual membership scheme. This will be an individual or family membership which will be paid annually and will offer discount on the centre rentals fees and a small discount in the café as well. Many locals have expressed a willingness to pay this subscription.

Rental income from user groups booking the meeting rooms, main hall, café, hot desking areas and all-weather pitch, will also provide a weekly revenue scheme.

Advertising revenue in the form of banner placement and corporate sponsorship, and general fundraising events will make up the other income to the centre.

Power and telephone accounts will, we have been informed through a freedom of information request, be in the region of £10,000 per year.

General supplies, catering, cleaning etc will be covered from our revenue stream.

**Financial Projection years 1-3**

<b>Income (annual)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
Start-up IMPS Donation	2000.00	1000.00	1000.00
Subscriptions Initial	2000.00	3000.00	4000.00
Local Community Groups Donations	500.00	1000.00	1000.00
Advertising and Sponsorship	1000.00	1500.00	1500.00
General Fundraising	1500.00	2000.00	2000.00
Grants	TBC	TBC	TBC
Weekly revenue streams	13000.00	23400.00	31200.00
Kiosk Revenue	5000.00	6600.00	7700.00
<b>Total</b>	<b>25000.00</b>	<b>38500.00</b>	<b>48400.00</b>
<b>Costs (Annual)</b>			
Heat light Power telephones	10000.00	12500.00	12500.00
Admin/Computer system	1000.00	1500.00	1500.00
Cleaning, H&S	1000.00	1250.00	1250.00
Rent	2500.00	2500.00	2500.00
Maintenance	1000.00	1500.00	1500.00
Reserve fund 20% of income	5000.00	6416.00	5200.00
Rates and water	0.00	0.00	0.00
Security	1000.00	1500.00	1500.00
Insurance/Licencing	2000.00	2500.00	2500.00
<b>Total</b>	<b>24000.00</b>	<b>26916.00</b>	<b>28450.00</b>

<p><b>Scoring from Council Assessment</b></p> <p>Community benefit (Score out of 90) <b>35.2</b></p> <p>Financial Assessment (Score out of 52) <b>19.6</b></p>	<p>Proposed price as set Community transfer body; <b>£2,500 per annum</b></p> <hr/> <p>What are the rights you are requesting?</p> <p>The group have asked for a 3 year lease and it would be the intention to start an exit strategy after 18months which will be informed by a full evaluation of the outcomes and outputs to data, include the impact the project is having on decreasing poverty in East Brechin</p> <p>Other aspects we wish to be incorporated in the lease are as follows:</p> <ul style="list-style-type: none"> <li>• Freedom of use of the play area</li> <li>• Retain all utilities, ie boiler, heating systems etc</li> <li>• Installation of kitchen which will allow for cooking sessions with members of the public in accordance with building regulations</li> <li>• Isolation of heating flow and return supplies to boiler</li> <li>• Leave Fire Alarm system as is</li> </ul>
<p>Letters of Support received at application Stage : <b>4</b></p>	<p>Letters of Objection received at application stage : <b>2</b></p> <p>One stating there is already a table tennis club operating in Brechin and the other refers to a large amount of misleading information and un-answered questions strongly emphasising the impact on the application going forward.</p>
<p>There were no respondents to the public consultation.</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 white area meaning the proposal may provide best value – careful judgement required.

