

## Old Brechin Leisure Centre Respondents CAT &amp; Common Good Support / Objections

Ref 1	No respondents of support were received
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## Objections

Ref 1	<p>On reading the application there is a mention of a table tennis group being consulted in Brechin regarding expressing an interest for potential use of the facilities.</p> <p>Extract from 4.1 on the application form. We 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>Can I please state on record that this reference is not regarding or related to Guthrie Park Table Tennis Club, Brechin. We are the only Table Tennis Scotland and Dundee and District TTA affiliated Table Tennis Club in Angus, not just Brechin itself and have never been approached, consulted or indeed intend to use their facilities.</p> <p>It has to be said there may be other group(s) in Brechin playing table tennis on a recreational basis, but I am unaware of this. This has caused some consternation amongst our association with Brechin Buccaneers SCIO where we have worked with and used their facilities since our conception and therefore would be obliged if this can be clarified for the purpose of this application so as to ensure accuracy.</p>
2	<p>I write this emails a concerned resident and confused over a great deal of this information in this application.</p> <p>There would appear to a large amount of misleading information and unanswered question which I believe could make a serious impact upon this application and going forward.</p> <p>3b. If the lease is for 3 years only, how does this correspond to the large sums being asked for from other bodies as contained within the application? Especially when you take into account the 18 months exit strategy.</p> <p>This short term intensive approach according to the application will have no negative effects on the area or its population. With this in mind what happens to groups and local residents after the 3 years.</p> <p>Surely this will have a negative effect upon other venues and disempower local residents?</p> <p>4. A large number of the organisations mentioned in the application meet elsewhere in the near vicinity and so would not enable groups and entice others into the area merely ask them to move .</p>

Also and with personal experience, I can categorically state that some of the groups involved in the consultation process have had no contact and made no indication of looking to use this facility.

4.1 The application is made as being open to all. With regard to this how can a membership scheme for use be applicable other than as a money recovery system

4.2 It is with deep disappointment that the figures erroneously taken from the SIMD have been used. To highlight points that lead to nothing, that the top of the town has less young people than the bottom - means what?

You cannot simply pick a stat

The simd statistics also cannot be used as a snapshot of the area, but instead as a timeline of the area. To do so is a slight upon the hard working groups and people who have over the last decade worked tirelessly to improve the area. This is shown in the figures.

A number of financial matters must also raise concerns over the amount of research undertaken and ability to manage such a vast project and sums.

Mention is made of a daily cafe. Yet the account show no mention of stock costs, training, staffing or water costs.

The Scottish Government and business stream will provide charity discounts as long as the charity in question don't run a cafe! Also with the funding figures in question even if this were strangely removed, the amount raised would take the project above the financial threshold for the year and there due a 50% charge, and on a building that size, one when even metered would be substantial.

As a small charitable organisation IMPS have as off the time of writing failed to prepare and submit their yearly account within the designated period , so months late. With such a large project, accounts and daily running, surely some account must be taken for their ability to safely and securely manage this project.

How does a temporary lease help the community?

This merely produces a greater wave of promise and rejection after the initial 18 months trying to set followed by 18 trying to exit

6. "Grant provides have been approached and application values submitted are below " totalling £198,000

This is followed by "these will be applied for "

Which is it

Even with proposed membership schemes, advertising boards (no mention of licence or costs involved) the figures for hires amount to around £65 per day, 7 days a week. With an average hall hire elsewhere close by of £8 per hour, this means 8 hours per day every day.

Maintenance costs do not include any start up costs.

I realise this is a long list of queries but I do not feel that they have been answered or in some cases even considered.

	<p>So how can an I'll thought out project that will by their own words ask for around half a million pounds and look to exit after 18 month be achievable, in the best interests of the entire population ( as it will remove this amount from other projects in the area).</p>
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**Response from community group regarding objections**

<p>Ref 1</p>	<p>In reply to your response to the above application, we would like to assure you and the members of your Tennis Club in Angus, that the group who have mentioned using the facilities at the old leisure centre for table tennis, are by no means part of any table tennis club or impart to be, but are a group of people in the community who wish to include Table Tennis as one of a selection of low impact sports to bring people together in a social situation. I trust this answers your question clearly.</p> <p>Many thanks for showing interest in our proposal and we look forward to welcoming you and your club members to the Inch Community Centre should our application be successful.</p>
<p>2</p>	<p>Thank you for your response regarding the above application. We are happy to answer your questions as follows:</p> <p>3b: The application to reopen the Old Leisure Centre as a Community Centre for the Community by the Community has been welcomed by many in Brechin and the reason for applying for a 3 year Lease is as follows: The community Centre will be operated by the community for the community and many timeline options were discussed. It was accepted that 3 years would be appropriate to determine the success and or failure of the community centre. The 18 months exit strategy is a natural exercise in project management. At that stage, the board of trustees and the users group operational team will discuss all areas of the success and failures of the centre and at that stage 2 proposals will go forward to all members of the centre. These would be 1. Apply to the council for an extended lease or CAT purchase or 2. Begin discussions with other venues in Brechin to accommodate current user groups. The Community Centre success will be determined by the Community use of the facilities and not solely on what the IMPS group will provide. The IMPS group are prepared to be the charity backing the application and thus assisting in moving forward the sustainability of this area of Brechin.</p> <p>In reference to the consultation process prior to our application: we held a public meeting, which was well attended, many individual and group meetings and many groups who have been mentioned have approached members of our board directly for information regarding the Community Centre and given assurances of use of the facilities should our application be successful.</p> <p>4.1: The introduction of a membership scheme is of course a way to raise funds to maintain the upkeep of the premises. The membership also entitles each member a direct voice in the operation of the Community Centre. It is purely optional and not a requirement.</p> <p>4.2: The summary of the Brechin Socio economic profile is exactly that. A summary of what many of the community groups already know. The importance of its inclusion in this application is to show evidence to those who are not from the Brechin community a snapshot of where our</p>

community currently lies in the overall picture of Angus. This snapshot by no means undervalues what the many hardworking community groups in Brechin are doing, but instead shows that by collaborating we can work together to improve on this economic profile.

Finance is always of utmost importance in the success of any group. Research has been paramount in the direction of which funding groups we can apply to for money to make the bold changes we wish to make at the centre. The Brechin Community Pantry have pledged to manage the funding of the community café and kitchens. We have on board a trustee who has a finance background and will ensure the smooth financial operations of the Centre.

As a charity we are entitled to nil charge for water and sewage costs, a reduced vat % on electricity and gas accounts. We will, if our application is successful, change our status as a charity to that of a not for profit business charity. In that situation the discounts offered will still be applicable, but we will be able to reclaim their value during our financial year accounting and reporting periods.

Oscr reporting of annual report 2017/2018. These were submitted to Oscr within timeframe but unfortunately were not accepted due to an error in stating our opening balance as a value when in fact it should have been a Zero balance and that the balance that was in the original group accounts should have been shown as a donation to the charity. This was an oversight on our part and has since been corrected and accepted by Oscr.

6.:

We have stated quite clearly that we have approached various funding organisations and determined who and how much to apply for. These applications can only be made once we have been assured of a lease for the building, but there will be no guarantee of being awarded these amounts.

IMPS have stated that they will provide £2000.00 start-up cost's year 1 and a further £1000.00 in each year 2 and 3.

Maintenance start up costs should not affect the Centre Budget as part of the Lease agreement these costs will be borne by the Letting Agent, i.e Angus Council. The weekly revenue stream is not solely for hire of hall but all income areas. The estimated figure of £13000.00 for year 1 is equal to £250.00 per week. We believe this to be achievable. No mention has been made in our application specifically to hall hire.

The Inch Community Centre for the community by the community will be an all-encompassing centre. A place to meet socially, a venue for clubs and activities and also a base for 3rd sector groups to meet with clients in an area of privacy and safety. Our vision is for all Brechin to come together in a venue that has already proved to be a popular destination in its former state.

We trust we have answered your queries fully and look forward to your continued support of this application.