

Community Asset Transfer	
Name of Department/Organisation	ANGUSalive
Asset Address :	Arbroath Sports Centre – Astro Turf Pitch and Ground Arbroath Sports Centre, Keptie Road, Arbroath DD11 3BN. UPRN: 7802
Existing / Current Use of Asset	Astro Turf Pitch and Ground owned by Angus Council. ANGUSalive have the licence to occupy and operate from this site.

Project Summary

ANGUSalive believe that we should work in partnership with Angus Council to renovate, then continue to have the licence occupy and to operate the synthetic pitch at Arbroath Sport Centre.

Work has already been undertaken by our Strategic Commissioning Function colleagues at Angus Council with regards to the condition of current synthetic pitches across Angus. This has highlighted that the synthetic pitch at Arbroath Sports Centre is badly in need of renovation. Our colleagues have costed this pitch replacement in the region of £220,000.

A renovated synthetic pitch will bring huge benefit to the whole Arbroath community and beyond, with the pitch and land remaining assets of Angus Council whilst being occupied and operated by ANGUSalive

We believe that by retaining the synthetic pitch under the ownership of Angus Council and operation of ANGUSalive, alongside other facilities at Arbroath Sports Centre, combined with the Saltire Sports Centre, alongside local club's own facilities this would ensure local sports facilities across the town are well placed to support and enhance the benefits they provide to clubs/groups in the local community.

Community Benefit

Background

Usage has dropped over the last few years as the surface of the pitch has deteriorated and not been suitable for the activities that clubs and groups wish to book. The pitch is badly in need of renovation and we believe that any works to improve the pitch will lead to great demand amongst community clubs and groups to utilise the facility.

Football Development

ANGUSalive have good working relationships with many local football clubs across Arbroath. We are working hard to improve links between the clubs so that they are working together to enhance the benefits that they can bring to their local communities.

Arbroath Football Club are currently progressing to set up a charity, similar to Montrose Community Trust, and ANGUSalive along with the Scottish FA East Region are working with them on this. It is our belief they will reach out to bring local clubs together as part of this process and that this provides a more sustainable opportunity for clubs to work together in the future

ANGUSalive enjoy a positive working relationship with Skilz Academy with regards to the planning and mapping of football in Arbroath and would see this continue to flourish if we were to operate a renovated synthetic pitch at the Arbroath Sports Centre.

Community Sport Hub

ANGUSalive are continuing to work alongside many local sports clubs to establish the Arbroath Community Sport Hub

Working as part of a national initiative with sportscotland, Community Sport Hubs aim to support local sports clubs to help increase the number of people participating in sport in our local communities. Community Sport Hubs can be based in local places such as sport centres, community centres, club pavilions, the natural environment and/or schools and aim to bring local people together to provide a home for local clubs and sport organisations. They also provide information, support and advice on a wide range of sports and physical activities to make it easier for local people to get involved and engaged in more active and healthier lifestyles.

Local clubs involved in Arbroath Community Sport Hub include Arbroath Golf Links, Angus Netball Club, Tayside Musketeers, Arbroath Community Sports Club, Arbroath Rhinos, Arbroath Cricket Club and Arbroath & District Athletics Club.

ANGUSalive work in partnership with a number of local, regional and national agencies and have effective links to help us work together to provide community benefit linked to aims for all involved.

Sportscotland

Sportscotland are keen to enter discussions with Angus Council and ANGUSalive over the renovation and operation of the synthetic pitch at Arbroath Sports Centre. They see real community benefit of the pitch remaining an Angus Council asset operated by ANGUSalive following renovation.

The current synthetic pitch was part funded by sportscotland. We have asked that they confirm the amount of funding that was allocated to the original project and also any criteria that were attached to this funding with regards to any future renovation or alterations to the surface. At the time of writing we do not have this information confirmed. Its possible Sportscotland could require some of that original funding to be repaid if the pitch is sold but this is considered highly unlikely given the age of the pitch and if it was being sold through a CAT to a community group.

ANGUSalive understand that sportscotland have been contacted by Skilz Academy and informed that a Community Asset Transfer application was being made by the organisation. There has been no contact to confirm any further details or any funding requirements.

Scottish FA

As far as we can conclude, there has been no contact with our colleagues at the Scottish FA East Region regarding this proposed Community Asset Transfer

Scottish Rugby

Andy Cummins (Regional Manager) has met with Skilz Academy and had initial discussions regarding the pitch. These discussions have not included anything related to funding or finance at this stage. Arbroath Rugby Club are currently looking for a 'home' in Arbroath and are potentially pursuing a CAT on Seaton Park. We have no further details on this.

A renovated 3G/4G surface would be suitable for rugby training and ANGUSalive have highlighted to Scottish Rugby that Arbroath Rugby Club would be able to access the pitch for use as a community club.

Arbroath High School

We are aware that Arbroath High School has been approached to provide feedback on this CAT application. We have had initial discussions with the school and they are

keen to see the pitch renovated but appear to be happy for this to remain an Angus Council asset operated by ANGUSalive.

In the business case submitted by Skilz Academy, they state that "the High School have expressed their support for the proposed project". There is no letter of support from Arbroath High School included with the application. Note – the views of School senior management are reflected in Appendix 3.

Other considerations

Schools for the Future - what discussions have taken place and what is the current situation with regards to any future secondary school provision in Arbroath? How would a CAT on the synthetic pitch and land effect any future plans in this area?

Changing Village

Work has now begun on site at Arbroath Sports Centre to build a new wet side changing village which will attach to the current sports centre and provide additional changing room space. This need was identified by Arbroath High School for a number of reasons. The work is being funded by Angus Council and indicates that the council have a longer term interest in developing the current site. Therefore, we see real benefit for the synthetic pitch remaining under the ownership of Angus Council and following renovation being operated by ANGUSalive.

Athletics - as we understand it, there is still a community group fundraising to establish an athletics track on this site. Again, this needs to be taken into account in wider discussions regarding this area.

Developer Contribution (Arbroath Academy) – whilst not directly linked to the site at Arbroath High School, there is a Developer's Contribution currently with Angus Council relating to a new housing development on land next to Arbroath Academy. This totals £125,000 at present and will double to £250,000 on completion of further dwellings. It is not clear when the 2nd instalment will be made to Angus Council by the Developer but when this is received the council then have 5 years to utilise this funding "towards the off-site improvement of the sports facilities associated with Arbroath Academy". Following a recent meeting, Arbroath Academy are currently assessing how they could utilise this funding opportunity. This funding cannot be used towards renovating the synthetic pitch at Arbroath High School.

Benefits of Proposal

Usage has dropped over the last few years as the surface of the pitch has deteriorated and not been suitable for the activities that clubs and groups wish to book. The pitch is badly in need of renovation and we believe that any works to improve the pitch will lead to great demand amongst community clubs and groups to utilise the facility.

The facility will also provide a high quality surface for the use of Arbroath High School in the delivery of curricular and extra- curricular activities through current dual use agreements that exist between Angus Council and ANGUSalive. Our team currently works closely with colleagues at Arbroath High School to maintain positive working relationships.

ANGUSalive will be in a position to provide access to this facility that is equitable to that enjoyed by communities in Angus at similar venues across the county. This will provide a consistent approach to the provision of such facilities across the county which will benefit the physical and mental health and wellbeing of Angus residents.

ANGUSalive will monitor the use of the pitch through our Management System 'Legend' which we currently use to manage and co-ordinate bookings at our Sports Centre venues across Angus. Our teams are fully trained to use this system with

support from our Business Support Team at our Head Office in Forfar.

We believe that the enhancement this facility and community benefit can go ahead through Angus Council and ANGUSalive working together without the need for a Community Asset Transfer.

ANGUSalive offers residents and visitors to Angus a wealth of services which inspire healthy, active and creative lifestyle choices through the use of our sports centres, country parks, theatres and venues, museums, galleries, archives and libraries. We have five service areas which form our culture, sport and leisure offering. We are ambitious and aim to provide the best services for our customers through the delivery of our vision, mission and strategic aims.

Our Vision

Changing lives by inspiring healthy, active and creative lifestyle choices

Our Mission

With a clear focus on customer service excellence and continuous improvement, our engaged workforce will deliver innovative services providing opportunities for all people to connect with the richness of activity available in Angus.

Our Strategic Aims

1. Ensure strong, transparent governance and demonstrate community benefit
2. Deliver best value and create investment opportunities
3. Champion the positive benefits of our services
4. Encourage participation for all
5. Promote a culture of diversity and equality
6. Improve outcomes through effective partnerships at local, regional and national levels
7. Engage and communicate openly
8. Recognise the value of our employees
9. Promote use of our spaces as community hubs

ANGUSalive are a committed partner of the Angus Community Planning Partnership and as such are working closely with Angus Council and many other local partners to help tackle the 3 priorities of:

- reducing child poverty
- improving mental health and wellbeing
- improving accessibility and connectivity

Capacity to Deliver

ANGUSalive's Sport & Leisure section would continue to operate Arbroath Sports Centre and the services delivered from this venue.

This section includes Senior Manager (Sport & Leisure), Principal Officer (Sport & Leisure), Sports Centres Operations Lead (Arbroath, Carnoustie & Monifieth), Operations Supervisor, Sports Advisors, Business Support Team and Customer Advisors.

This operational team will be supported in the delivery of activities and services by our programming colleagues including Children and Families Physical Activity Lead, Adult & Community Physical Activity Lead, Health & Wellbeing Lead, Disability & Inclusion Lead, Community Sport Hub Co-ordinator (2) and Football Co-ordinator along with our team of coaches and instructors

ANGUSalive would continue to work in partnership with many organisations including Angus Council, sportscotland, National Governing Bodies of Sport, Scottish Disability Sport, Angus Disability Sport, NHS Tayside, higher and further education establishments

and many local clubs/groups to deliver programmes that provide wide community benefit and aim to meet local, regional and national outcomes.

Currently, synthetic pitch users access the facilities within Arbroath Sports Centre such as changing rooms, toilets, showers, etc. to meet their needs. This would continue to be the case ensuring equitable and safe access to suitable facilities for changing, first aid provision and other requirements should the facility be renovated by Angus Council and operated by ANGUSalive.

The land at the end of the synthetic pitch identified in the CAT application is currently used by a local archery club. A path was laid for them to access this area as they have participants in wheelchairs any proposals may inhibit this valued access.

Funding (from application submitted)

Financial Details (to include current arrangements & and external funding)

Income

Income through the Integra ledger has shown a steady decrease over the last three financial years. This is to be expected as usage has been low given the condition of the pitch. Income figures show:

- 16/17 - £6,167.30
- 17/18 - £3,539.85
- 18/19 - £1,949.35

A renovated pitch, under the ownership of Angus Council and operated by ANGUSalive, would see significant opportunities for income generation which would bring wider benefit to the local Arbroath community and beyond.

Charges

The following 2019-20 charges are applied by ANGUSalive for all synthetic pitches across Angus that we operate including Arbroath Sports Centre, Brechin Community Campus, Forfar Community Campus and Webster’s Sports Centre These charges provide a fair and equitable approach to access and charging for such facilities across the county for local clubs and community groups. The table shows the current charge for the pitches across Angus alongside the new charges that have been agreed for 2020-21 (with effect from 1 April 2020)

Synthetic Pitch Charges	2019/20	2020/21
Webster sports centre – half pitch adult (60 mins)	£ 34.50	£ 18.75
Webster sports centre – half pitch adult (90 mins)	£ -	£ 22.50
Webster sports centre – half pitch concessionary (60 mins)	£ 19.50	£ 16.90
Webster sports centre – half pitch concessionary (90 mins)	£ -	£ 20.25
Webster sports centre – Full pitch adult (60 mins)	£ 48.50	£ 37.50
Webster sports centre – Full pitch adult (90 mins)	£ -	£ 45.00
Webster sports centre – full pitch concessionary (60 mins)	£ 27.50	£ 22.50
Webster sports centre – full pitch concessionary (90 mins)	£ -	£ 27.00

Synthetic Pitch Charges (Cont)	2019/20	2020/21
Half pitch adult (60 mins)	£ 48.50	£ 37.50
Half pitch adult (90 mins)	£ -	£ 45.00
Half pitch concessionary (60 mins)	£ 27.50	£ 22.50
Half pitch concessionary (90 mins)	£ -	£ 27.00
Full pitch adult (60 mins)	£ 76.00	£ 75.00
Full pitch adult (90 mins)	£ -	£ 90.00
full pitch concessionary (60 mins)	£ 43.00	£ 45.00
full pitch concessionary (90 mins)	£ -	£ 54.00
Match adult (11-a-side 2 hrs)	£101.50	£ 80.00
Match concessionary (11-a-side 2 hrs)	£ 57.50	£ 45.00

In summary, ANGUSalive have made changes to the charges for synthetic pitches operated by us as follows:

- removed quarter pitch charges
- moved to single charge (i.e. no separate charge for clubs)
- introduced 90 minutes charge to accommodate club training

Whilst this results in a reduction for all categories with the exception of Full Pitch Concessionary (60 Minutes) which increase by £2.00. The new charges provide a consistent approach across ANGUSalive. However, the main aim is to encourage more use of our synthetic pitches with the support of ANGUSalive’s Programming and Operations teams. We continue to provide a heavily discounted rate for clubs to complete matches on synthetic pitches which provides a 2 hour booking for either £80.00 (adult) or £45.00 (concessionary).

Scoring from Council Assessment

Community benefit

(Score out of 90) : 68

Financial Assessment

(Score out of 52) : 29

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.

GRAPH INSERTED

The maps below show the location of the asset being sought for transfer.

MAPS INSERTED