

ANGUS COUNCIL

SPECIAL ARRANGEMENTS COMMITTEE – 26 MAY 2020

**COMMUNITY ASSET TRANSFER APPLICATION – DECISION – SKILZ ACADEMY, ASTROTURF
PITCH AND GROUND, ARBROATH SPORTS CENTRE, KEPTIE ROAD, ARBROATH**

**JOINT REPORT BY DIRECTOR OF LEGAL & DEMOCRATIC SERVICES
AND DIRECTOR OF FINANCE**

ABSTRACT

This report seeks the Committee's views on a Community Asset Transfer (CAT) application recently submitted regarding a Council asset.

1. RECOMMENDATIONS

1.1 It is recommended that the Committee:-

- a. note the background to Community Asset Transfer (CAT) and the Council's policy and method of assessing applications as set out in Report 105/18;
- b. note the summary information on this CAT application and the outcome of the assessment process contained in Appendix 1;
- c. note the summary information on the existing use of the asset and the outcome of the assessment process as contained in Appendix 2;
- d. note the other factors relevant to the CAT application including the financial implications and risks outlined in the report;
- e. note the views, recommendations and suggested options from the Community Asset Transfer Officer Group (CATG) as outlined in Section 7 of this report regarding this CAT application;
- f. based on the information and advice contained within this report including the options recommended by the CATG determine whether to:-
 - (i) agree the application (with or without conditions); **OR**
 - (ii) reject the application, giving reasons for such rejection
- g. note that if the application is approved it will be necessary to conclude formal legal agreements before the transfer formally takes place and that terms and conditions in line with the Council's agreed policy will apply; and
- h. note that if the application is rejected the applicant can seek a review of that decision to the Council's CAT Decision Review Committee and ultimately can appeal to Scottish Ministers

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN (LOIP) AND COUNCIL PLAN

- 2.1 The proposals set out in this report will contribute to the outcomes outlined in the Local Outcomes Improvement Plan, Locality Plan and Council Plan, which focus on the economy, people and place. Community Asset Transfer is a core part of Community Empowerment and it is important that the Council support community groups in a manner which delivers best value.

3. BACKGROUND

- 3.1 The Community Empowerment (Scotland) Act 2015 introduces a right for community bodies to make requests to all local authorities, Scottish Ministers and a wide-ranging list of public bodies, for any land or buildings they feel they could make better use of. Community bodies can request ownership, lease or other rights, as they wish through a process known as Community Asset Transfer (CAT). The Act requires those public authorities to assess requests transparently against specific criteria, and to agree the request unless there are reasonable grounds for refusal.

- 3.2 CAT applications are administered and assessed by the Community Asset Transfer Officer Group (CATG) using the assessment model approved in Report 105/18 (Angus Council meeting of 22 March 2018).

- 3.3 In deciding whether to agree to or refuse the request, the Council must consider the following things:-

- the reasons for the request
- any other information provided in support of the request
- whether agreeing to the request would be likely to promote or improve:-
 - economic development
 - regeneration
 - public health
 - social wellbeing
 - environmental wellbeing, or
 - whether agreeing to the request would be likely to reduce socio-economic inequalities
- any other benefits that might arise if the request were agreed to
- how the request relates to the relevant authority's duties under Equalities legislation
- any obligations that may prevent, restrict or otherwise affect the authority's ability to agree to the request

- 3.4 In reaching its decision the Council must compare the benefits of the community transfer body's proposals with the benefits that might arise from any alternative proposal. Alternative proposals may be another asset transfer request; another proposal made by the Council; continuing the existing use or disposal on the open market.

- 3.5 As well as assessing the benefits which the proposed CAT may deliver the Council must also assess whether the community transfer body is able to successfully deliver the project, and make it sustainable.

4. CAT APPLICATION – SKILZ ACADEMY

- 4.1 The above group have applied for a Community Asset Transfer for the Astroturf pitch and Ground at Arbroath Sports Centre, Arbroath. The group wish to take ownership of the asset and have requested access rights for users of the facility. The group's application was confirmed as a valid application in line with the legislation on 30 July 2019. The application has been subject to public notices and has been assessed in line with the national guidance and the Council's assessment process.

- 4.2 No objections were received from members of the public or other groups regarding this application. A total of 36 letters or expressions of support were provided with the CAT application. These have been placed in the members sharepoint area for background.

4.3 A summary of the application and the applicant's proposals for the asset they are seeking to take on through CAT is attached as **Appendix 1**. Broadly the group propose to take ownership of the surface and adjacent land and if successful, further develop the facility in a series of phases over a period of time to provide a community hub. The first phase would involve the replacement of the existing surface to provide an all-weather surface useable all year round. The second phase would see the replacement of existing floodlights with new low energy LED lights. The third stage would seek permission from Angus Council to design and build a community building adjacent to the pitch. This building would house toilets; changing rooms, meeting room/classroom and office space.

4.4 The application has been assessed by the CAT Officer Group using the Council's agreed assessment model. The application scored as follows:-

Community Benefit (score out of 90)	55
Financial Assessment (score out of 52)	26
Overall Assessment/ Best Value Conclusion	likely to represent best value

4.5 Based on the above assessment the proposed CAT is likely to represent best value however in line with Report 105/18, it is for members of the Committee to make the final determination on whether the application is approved or rejected. Members may approve the application with conditions. In considering their position members are reminded that the Act requires public authorities to agree requests unless there are reasonable grounds for refusal. Applicants can also apply for a review of, and ultimately appeal the Council's decision. **The views and recommendations of the CATG regarding this application are set out in Section 7 below.**

4.6 Specific points to note in this application and its assessment include:-

- The asset being applied for is used for existing service provision and is not considered surplus to the Council's operational requirements but does need significant investment to continue in use
- The applicant advises that their contractors would require exclusive and unrestricted access to the area for the period of removal and installation of the new surface which would need to be agreed in consultation with Angus Council
- There are a large number of operational and financial issues to consider with this application as set out in detail in Section 6 of this report.
- The applicant has produced a Business Plan in support of the application (see Annex A of Appendix 1). [A copy of the Skilz Academy Strategic Plan has also been placed in the elected members sharepoint area as additional background on the applicant and their plans for the future.](#)

5. EXISTING USE - ANGUSALIVE, ARBROATH SPORTS CENTRE, ASTRO TURF PITCH AND GROUND

5.1 The Astro turf pitch and ground is currently owned by Angus Council and ANGUSalve have the licence to occupy and operate from the site. ANGUSalve would like to continue to work in partnership with Angus Council to renovate the pitch and continue to manage its use. 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; this is estimated to cost in the region of £220,000.

5.2 ANGUSalve officers have provided their views and proposals to maintain their current management of the pitch and this is attached in **Appendix 2**. This option would involve significant investment from a combination of Angus Council and ANGUSalve to restore and refurbish the multi-surface area.

- 5.3 Although the existing pitch is operated by ANGUSalve the whole site is part of the school campus and consideration of the CAT also needs to take into account the implications for Arbroath High School and its pupils and staff. This consideration covers school use of the pitch as well as operation of the pitch itself within a campus environment. The Council's Active Schools team support the summary provided by ANGUSalve. They are confident that with a suitable surface the pitch would be well used by the school and Active Schools during core hours. In addition they feel that the range of charges that ANGUSalve use is far more flexible than the option proposed as part of the Skilz Academy CAT application. The facility remaining with Angus Council and ANGUSalve would allow an after school/active schools volunteer led programme to run each evening.
- 5.4 A letter setting out the views of the Education and Lifelong Learning Service taking into account the views of senior management at the school regarding the CAT application by Skilz Academy is attached as **Appendix 3**. Members should consider the alternative use as set out in Appendix 2 alongside the views in Appendix 3 given this is a school campus issue.

- 5.5 To assist members in making their decision regarding the CAT application from Skilz Academy, the current use of the site has also been assessed by members of CAT Officer Group using the Council's agreed assessment model. The current use scored as follows:-

Community Benefit (score out of 90)	68
Financial Assessment (score out of 52)	29
Overall Assessment/ Best Value Conclusion	likely to represent best value

- 5.6 The alternative use scores slightly higher than the CAT application on both measures but there is little to choose between the options from the scoring assessment which in any event should be considered only as a guide in reaching a final decision.

6. OTHER FACTORS TO CONSIDER IN REACHING A DECISION ON THE CAT APPLICATION

Community Benefit / Capacity to Deliver

- 6.1 The Skilz Academy is a well-established group who have been successful in other fundraising including most recently through the Participatory Budgeting process to expand what they can offer. The group are an active community organisation whose activities add a great deal of value to local people and groups. The work which Skilz Academy do in the local community is worthy of encouragement and support. Further detail on what's currently done and what could be offered through the CAT is outlined in **Appendix 1 and Annex A to that Appendix**.

Operational Considerations

- 6.2 There are a number of significant operational issues that would arise if the CAT was to be approved. None of these are currently considered insurmountable but they do highlight that further discussion and solutions would be needed and there is therefore no guarantee that if the CAT was approved it would be possible to find workable solutions acceptable to all parties (Skilz Academy, Angus Council and ANGUSalve).
- School use** – **Appendix 3** highlights concerns from the Education & Lifelong Learning Service regarding access times for use of the facility by school pupils but in summary they have a need for greater access than Skilz Academy appear to be offering. This is a critical factor which requires significant consideration to ensure there is no detriment on the school's ability to deliver its core PE curriculum and related extra-curricular activity. This would need further discussion/negotiation if the CAT application is agreed with suitable school access being a pre-requisite for the CAT to progress to a conclusion.
 - Access/Security** – the location of the pitch is in the grounds of Arbroath High School and Sport Centre. The Education and Lifelong Learning Service has highlighted security concerns as the pitch can only be accessed either by walking through the school grounds (a fenced off pathway that would need to be unlocked), around the school or around the sports centre. There is no path or road access around the buildings to the pitch. Suitable access rights and operational arrangements including for the car park would need to be agreed by the School and Skilz Academy if the CAT application is agreed. It may be

necessary to create a dedicated access route to the facility which will mean an additional cost.

- c. Management of Construction Phase – the existing pitch needs replaced regardless of whether the CAT is approved or not and this replacement will cause some disruption to the school and ANGUSalve operations during the construction phase. Additional challenges may arise from managing the contractors of an external party (Skilz Academy) under the CAT compared to Council appointed contractors.
- d. Energy Source - the electricity supply for the floodlights to the pitch is currently through Arbroath High School. The supply would need to be separated to provide independent energy and carbon accountability by Skilz Academy. This would be an additional cost to Skilz Academy to deliver their project.
- e. Changing Facilities - there are no existing changing facilities associated with the pitch. Groups using the pitch will likely expect to be able to use the sport centre or school's changing facilities. Increased footfall may put additional pressure on these facilities. This would need careful consideration and planning to ensure the safety and wellbeing of all users of facilities on these sites and may require charging to be considered. Overall management of, access to and use of the facility would need to be coordinated with ANGUSalve and the School and their arrangements and programmes with potential for disruption and conflicting requirements. Phase 3 of Skilz Academy's plan involves creation of changing and other accommodation.
- f. Community Use & Pricing – Skilz Academy are a community organisation and charity and their application indicates an intention to provide affordable access to all. Nevertheless if the CAT application is agreed neither the Council nor ANGUSalve would have any influence over pricing and access for other groups. Its possible this could be negotiated with Skilz Academy alongside schools access to the facility but this is likely to be complex.
- g. Future Development – as members will be aware the potential to reconfigure the secondary school estate in Arbroath is a possible option being considered through the Schools for the Future Programme. Although such developments are at a very early stage selling part of the existing Arbroath High School site could have major implications for future use and development of the site. The map in Appendix 1 shows how the Astroturf pitch which is the subject of the CAT application is in the centre of the site. Other potential developments on the site include athletics provision through the local club but this is uncertain.
- h. ANGUSalve Licence – it will be necessary to agree to amend the licence to occupy from the Council to ANGUSalve is the CAT is approved.

Financial Considerations

- 6.3 Since the facility which is subject to the CAT application is an existing Council asset currently being used but requiring investment there are a number of financial considerations to take account of. These are summarised below.

6.4 Financial benefits from approving CAT application

- The Council/ANGUSalve could avoid the cost of replacing the existing astroturf pitch. Estimated saving would be £220,000.
- The Council would avoid future maintenance costs for the facility and ongoing energy costs of the floodlights and associated carbon footprint.
- Even with investment in a new pitch it is by no means certain that the Council/ANGUSalve would generate sufficient income to cover those investment costs and then ongoing running costs. The risk of the facility being loss making to the Council/ANGUSalve would be removed if the CAT is approved.

6.5 Financial Dis-benefits from approving CAT application

- The purchase sum offered for this asset is £100. The market value is estimated at £40,000 to £50,000 including the land. It is not unusual for CAT offers to be below market value given the community benefit which is intended and it must also be borne in mind that the applicant will need to secure significant funds to replace the existing pitch.
- ANGUSalve would lose income from use of the facility. While this is very low presently if investment in a replacement pitch was made that income forgone is likely to be more significant.
- Costs for school access may increase – at present school use is covered through a dual use agreement with ANGUSalve and covers all school use of facilities operated by ANGUSalve. Negotiations on reduction in the dual use payment and access to the new pitch through Skilz Academy would be required. Its possible this may result in a net increase in cost to the school so this is covered in the conditions in paragraph 7.4.
- It may be necessary to create a dedicated access route to the new pitch to be operated by Skilz Academy which would mean an additional cost burden to the project.

6.6 Funding for Investment

- Although a bid from ANGUSalve for funding from the Council for a replacement pitch was made as part of the Council's recent capital budget setting process no funding was put in place pending the outcome of the CAT application. If the CAT is rejected the Council/ANGUSalve will need to identify funds to make the necessary investment in a replacement pitch.
- Skilz Academy – the latest version of the business plan from the group which the Council has is now a year old and its likely the Group will know the outcome of some of its funding applications (subject to the CAT being approved). One of the conditions suggested in paragraph 7.4 would require Skilz Academy to have their funding package in place before the CAT is signed off as complete.

7. VIEWS AND RECOMMENDATIONS FROM CAT OFFICER GROUP (CATG)

- 7.1 The CATG has assessed both the CAT application and the existing use and the results are as described in Sections 4 and 5 of this report. Although both options have been assessed using the same assessment model and criteria members will appreciate the challenges of comparing the merits of options which are different which is why the assessment model scores are only intended as a guide.
- 7.2 The CAT application scores reasonably well on both the community benefit and financial assessment aspects and has been judged as likely to provide best value. The existing use for community benefit and financial assessment score slightly higher than the CAT application in part because continuing with existing use but with a new pitch would avoid some of the operational challenges and future development considerations highlighted in Section 6 above.
- 7.3 Taking into account all of the information in the application, the assessment results and other factors set out in this report the CATG recommend that the Committee consider the following options in determining the CAT application:-

Option 1 - Agree the application as submitted

Option 2 - Agree the application subject to conditions (see paragraph 7.4 below)

Option 3 - Reject the application in its entirety on the basis that the existing use (with investment) is the best long term option for this asset

7.4 Section 6 of this report highlights a number of operational issues which would arise from agreeing the CAT application. For this reason if members were minded to approve the CAT it is recommended that this be a conditional approval which is subject to the following conditions being met:-

- 1) Agreement being reached between the Council, ANGUSalive and Skilz Academy on school use arrangements and costs, i.e. so as to ensure there is no detriment or negative impact on school access and costs compared to retaining the asset;
- 2) Safe and workable plans for public access to the facility being agreed by the Council / ANGUSalive and suitable legal agreements being put in place for rights of access being established for Skilz Academy. This would cover both construction and operational phases;
- 3) Agreement being reached between the Council, ANGUSalive and Skilz Academy on access to Changing Facilities in a manner which ensures the safety and wellbeing of all users of facilities;
- 4) Agreement being reached with the Council / ANGUSalive on how Skilz Academy will ensure adequate community access and fair pricing will apply to usage of the facility;
- 5) Skilz Academy securing the full funding package required and commissioning the works to replace the existing astroturf surface and fencing to industry standards and if required provision of an access route; and
- 6) Agreement that the Skilz Academy will meet the cost of changes to the energy supply arrangements (currently through the school and will need to be separated).
- 7) Agreement being reached on any other requirements which the Council, ANGUSalive and Skilz Academy need to put in place to operate the facility in a manner which ensures compliance with relevant laws and regulations. This includes applying the Council's standard CAT terms and conditions.

7.5 The above conditions are not intended to put barriers in the way of allowing the CAT to go ahead, in fact they are the only basis upon which the Council could agree the CAT application without compromising its other responsibilities. The conditions reflect the complexity which would be associated with selling an existing asset which is located in the middle of an existing operational site and are intended to ensure we can reach an arrangement which works for the Council, Skilz Academy and public users of the various facilities on the School and Sports Centre site if the CAT application is approved.

7.6 The table below summarises the main advantages and disadvantages of each option.

Table 1 – Main Advantages and Disadvantages of Options

Option	Main Advantages	Main Disadvantages
1	A local well-established group would be able to deliver their ambitions for the local community as outlined in their application and the Council / ANGUSalive would avoid having to make a significant investment in a new pitch	Agreeing the CAT application without any conditions would expose the Council to a significant number of operational challenges which could be difficult to overcome and could compromise the Council's ability to fulfil its other duties and responsibilities. Could also inhibit future development options
2	As option 1 above but with added benefit of avoiding or reducing the risks of operational issues (the main disadvantage of Option 1	The main disadvantages would be the loss of an existing asset, the creation of some operational challenges which would need to be overcome and the loss of control of a central part of the school site which could inhibit future development options.

3	Retains the asset in the Council's ownership providing the potential to deliver several benefits once a new pitch is installed. Avoids any risk to future development of the site being compromised	Requires a significant investment in a new pitch by the Council/ANGUSalve for which no specific budget provision currently exists. Would inhibit delivery of the ambitions of Skilz Academy and the benefits of their work
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- 7.7 On balance the CATG consider that Option 3 is the right option to recommend to members. CATG were mindful of the views from the Education and Lifelong Learning Service and ANGUSalve regarding the operational challenges presented by agreeing the CAT and were also concerned about the loss of control of a central part of the site and the implications of that for future development. The CATG also saw the potential for better use of the facilities from investment in a new pitch. The CATG did however recognise the significant benefits from the activities which Skilz Academy undertake and recommend that the Council and ANGUSalve continue to engage with the group and find ways to work together for the mutual benefits of our communities.

8. FINANCIAL IMPLICATIONS

- 8.1 The financial impact on the Council has been taken into account in the assessment of the CAT application and the existing use option. The main points of note are as follows:-

- Sale of the asset to Skilz Academy would result in a capital receipt of £100 in comparison to the market rental of £40,000 to £50,000.
- Approval of the CAT would result in a small loss of income to ANGUSalve based on current usage but a potentially larger sum of income if the pitch was replaced. It would however avoid the Council/ANGUSalve incurring running and maintenance costs.
- Rejection of the CAT would require an investment by the Council / ANGUSalve in a new pitch at an estimated cost of £220,000. There is no specific budget provision for this cost at present so funding from capital contingency funds or delaying replacement until the 2021/22 budget is set would be required.
- Approval of the CAT would make redevelopment of the site (should that prove to be a preferred option in future) more difficult and may affect redevelopment costs

- 8.2 Specific risks in addition to those outlined elsewhere in this report in relation to the CAT application include:-

- a) There is a risk of the Skilz Academy being unable to fulfil their wider aims if the CAT is rejected. It may be possible to work more closely with the group as part of redeveloping the existing pitch to mitigate this risk but this is uncertain.
- b) There is some risk associated with a community group being sustainable over the length of the proposed lease and being able to manage and maintain the asset as intended. This risk isn't considered to be significant given the strength of the group currently but sale of the asset means the Council will no longer be responsible for it and this could be an issue because of its location if Skilz Academy ran into difficulties in future.
- c) There are a number of operational issues and risks as outlined in Section 6. Mitigation of those risks via the conditions set out in paragraph 7.4 will reduce those risks but it may not be possible to eliminate them completely in practical terms.

9. CONSULTATION

- 9.1 The Chief Executive, Director of Education and Lifelong Learning, Director of Infrastructure and the Director of Strategic Policy, Transformation and Public Sector Reform have been consulted in the preparation of this report.

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report 105/18 – Community Asset Transfer Policy Development & Applications Update

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List of Appendices:

Appendix 1 – CAT application summary, provided by the applicant, and outcome assessment

Appendix 1 – Annex A – applicant's Business Plan

Appendix 2 - existing use summary, provided by ANGUSalive, and outcome assessment

Appendix 3 - Education and Lifelong Learning's view of application

Community Asset Transfer	Community Transfer Body (CTB) : Scottish Charitable Incorporated Organisation (SCIO SCO47883)	Type of Request : Ownership
Application :	Skilz Academy	
Location :	Astro Turf Pitch and Ground, Arbroath Sports Centre, Keptie Road, Arbroath DD11 3BN UPRN: Council Site 7802	

The Proposal

Skilz Academy is a local charity that seeks to improve the lives and opportunities of the people who live within the areas that we operate by using sport and physical activity as a medium. The group currently work in partnership with Active Schools Angus to deliver various free sessions including a UV Sports Programme and Street Football Programme. At present there is not a suitable and affordable location to carry out various planned projects within Arbroath. The group are a well established, trusted charity with great local support within the community, this was recently demonstrated by success in gaining £48,998 worth of funding through the peoples project. The peoples projects is a UK wide funding initiative run by the National Lottery that offered a share of £3 million pounds of funding to selected charities. Within the group's region, STV North, they were successful by placing 1st in the public vote with 2837 votes followed by, Light it up Ullapool 2261 votes, Active Lives 2142, Buckie Community Theatre 2036 votes and lastly Dundee Football Club in the Community with 1307 votes. <https://www.thepeoplesprojects.org.uk/projects/region/stv-north> These funds will allow the group to continue to work in the community and allow the offer of free sessions to as many young people as possible.

Arbroath is the largest town within Angus with a population of 31,898 (Figures from Arbroath & Area Locality Plan 2017) and is the only major town in Angus where the general population cannot access an affordable, safe and modern astroturf surface year round. This is having a detrimental outcome for those local groups and individuals who would utilise a surface if available in all weathers, year round.

Arbroath Sports Centre Astroturf Pitch

The current surface is a sand based 2G surface which is only suitable for hockey and football and was first installed in 2004 meaning it has been in place for nearly 15 years. The maximum life span of the average astroturf surface is 8 years meaning that the current pitch is long overdue for replacement. As a result of the condition of the current surface the vast majority of local sports clubs refuse to use it as it is deemed unsafe and dangerous, it is also prone to flooding rendering it unusable for large portions of the year. Current usage is approximately 3-5 hours a week for 8-9 months while the pitch is unused completely for 3-4 months a year. In this application Skilz Academy seek to take ownership of the surface and adjacent land and if successful will develop the facility in a series of phases over a period of time to provide a community hub. By completing the facility in stages it is more economically viable with the facility essentially paying for its own development through profits raised.

Phase 1

Removal of the existing surface and surrounding fence which will be replaced with a brand new 3G surface and new fencing. This will provide a surface that is usable in all weathers and will be available for community use all year round. Construction of a small covered area

to be used as an outdoor classroom/space for community use.

Phase 2

Replacement of existing floodlights which are coming to the end of their lifespan with new low energy LED lights.

Phase 3

In consultation with Angus Council and all groups, Skilz Academy would eventually seek to design and build a community building adjacent to the pitch for the use of the community. This building will house toilets, changing rooms, meeting room/classroom and office space. It is anticipated that this phase will not commence until year 3 at the earliest. Whilst Skilz Academy seek ownership of and would take a lead in the fundraising/development of the new surface, the facility would be available for the wider community, acting as a sports hub that Arbroath can be proud of. Below is an outline of just some of the activities and organisations that the new facility would be utilised by; reaching the widest demographic of our community.

Planned activities

- Creation of a focal sports surface for Arbroath & surrounding areas.
- Partnerships with local schools to provide extended term time access.
- Girls Only Sports Programme
- Fit & Fed school holiday hungry prevention programme.
- Soccer Saturday Programme
- Expansion of our current free Street Football Programme for primary aged children.
- Expansion of current youth diversionary projects.
- Employability & Volunteering Programme.
- Skilz Football Academy Programme.
- Partnership with Active Schools for creation of pre-school and homework clubs.
- Employment of Community Officer to work with schools and external groups to ensure continued community involvement with all user groups.
- STEM & Sports Programme to encourage those disengaged from main stream education.
- First Touches (pre-school classes) to encourage an early interest in sport & recreation. Fundamentals Program (pre-school programme teaching skills such as literacy through play) - Expansion of our current work with the Prince's Trust and Young Carers groups.
- Improvement of mental health and wellbeing, a proven benefit of sport & recreation.
- Partnership with Arbroath Harp to provide over 35s football opportunities.- Used by Dundee & Angus College
- Reinstatement of Midnight Football which previously provided free drop in football sessions for local youths and showed a major decrease in instances of anti-social behaviour.
- Reinstatement of adult 5 a-side leagues.
- Partnership with Arbroath Walking Football to increase uptake of sport in over 50s.
- Partnership with Scottish Rugby to improve training facilities and increase in provision.

Community Benefit (from application submitted)

These projects will provide a number of key benefits for the community and will allow Skilz Academy to work in line with the group's Strategic Plan (available in Elected Members Sharepoint area) and promote charitable aims of, Public Participation in sport and organisation of recreational activities. Creation of School Programmes promoting equality

and inclusion by encouraging participation in programmes that target the dis-advantaged and vulnerable. Removal of barriers to participation including economical, social and lack of ability.

Benefits to the Community

- Tackling inequality
- Increase in capacity to offer different sports and activities.
- Increase the opportunity for local grassroots football teams such as ACSC, St Murdochs and Arbroath Lads club to offer places to children aged 5-19.
- Offer local sports clubs such as rugby, athletics, tots tennis, athletics an opportunity to utilise the surface to increase membership.
- Increase in capacity to offer walking football for senior members of the community.
- Creation of school programmes (STEM, Friday afternoon sports, breakfast & homework clubs)
- First class surface available for use of Arbroath High School and surrounding schools during the school day.
- Increase in employment and volunteering opportunities.
- Increase in public health, both physical and mental.
- Lowering of instances of anti-social behaviour through diversionary programmes and education. (Already Police Scotland can show statistical evidence of the success of our programmes with a reduction in youth calls during our operational times.)
- Promotion of social inclusion through sport, recreation and education
- Build social capacity and a sense of place.
- Raise community aspiration
- Creation of sports hub by working in partnership with other organisations and community groups by utilising a user centred approach.
- Increase in opportunity for the whole community.
- Creation of the only certified rugby training pitch in Angus resulting in increased visitors to Arbroath.
- Working in partnership with local charity Reach Across to create a programme based around mental health and sport.

Benefits of Proposal (from application submitted)

Skilz Academy's strategic plan calls for a user centred approach to the planning and delivery of their activities, and the development and maintenance of this new centre will mirror this approach. Skilz will seek consultation with individuals and groups within the community, and cogitate how best to utilise the facility to reach and benefit the widest community. Whilst the groups consultation will include seeking the views of local sports organisations/groups and statutory services Skilz also wish to explore how the general public would be able to access it, reaching out to those who may not be able to afford the sometimes great costs of sports clubs, but who still wish to access excellent sport e.g 5-a-side football.

Skilz Academy as a two-teir SCIO is capable of having both organisations and individuals as members and will seek to encourage as many individuals and organisations to take up membership. By working in this way, every member has the ability to decide how best to use the new facility to benefit the entire community.

Skilz Academy will be the custodians but the facility will truly be owned by the Community.

Capacity to Deliver (from application submitted)

Skilz Academy has a demonstrated history of delivering projects that benefit our community and in Arbroath currently works with in excess of 200 young people every week with a further 100 plus young people in Dundee. The group have a strong working relationship with Active Schools Angus as well as working with many other organisations such as TCA, The Prince's Trust and Arbroath Football Club to name a few.

All the trustees reside within Angus and are committed to growing the charity so that it can improve the communities and the lives of the people who live within them. The trustees have unique skills that when placed together form a very strong board with abilities that the group feel are key to establishing the success of this project.

Skilz board is made up of business people who have extensive experience of managing projects of this scale and with access to an extensive network of contacts capable of assisting the project to meet its goals. A professional Accountant who is a partner with a well known local company who is capable of financially managing the project. PE Teachers who work in Arbroath schools and have excellent links with local organisations and are uniquely placed to ensure that our projects are fit for purpose and meet the needs of the young people we work with. Other professionals who work within charitable organisations and are highly experienced at working with young people.

Funding (from application submitted)

Securing funding for this project will be difficult and time consuming but Skilz Academy is in the fortunate position of having an experienced, dedicated fund raiser who has a proven track record of delivering funding to the organisation. This key ability means the organisation is best placed to secure the funding required to upgrade the pitch, on behalf of the community.

Skilz Academy have been awarded funding from Just Enterprise to be supported in this application by their XXXX Millar who has assisted in delivering similar projects throughout Scotland. XXX has been a key contributor to this project and has been able to help the group produce a robust business case and assist with the developmental planning stages. Fraser will continue to provide Skilz with ongoing support as it moves forward.

Skilz membership of over 300 people covers a large group of the community and these members offer various skills and abilities that will be utilised if required.

Skilz have been advised by XXX Fraser who is regional director at Tarkett Sports and a board member at Arbroath Victoria JFC. XXX has a vast experience of projects such as this and has advised on hundreds of such projects throughout Europe. XXX has given his time freely to advise Skilz on the best and most cost effect solutions before the need to approach contractors with details of the project and will continue to offer his support on a pro-bono basis.

Rugby Scotland are fully supportive of this project and will offer assistance in all phase of the program, Rugby Scotland are a large national organisation who are highly experienced at supporting projects of this nature.

Note – an update on how fund raising is progressing has been sought from Skilz Academy.

Skilz Academy

Fundraising Strategy for 3G Astro turf
March 2019

Overview

Since forming as a charity in October 2017, Skilz Academy have developed an excellent track record of securing funding for project delivery and core costs at local, regional and national level. Subsequently, we have demonstrated good governance in delivering, monitoring and evaluating our work.

Based on the detailed quotes provided, we are confident of securing the necessary funding target to complete Phases 1-3 in our development plan. We have researched other community projects of a similar nature and demographical area to our proposed project and are confident that funding will be secured.

Please see below table for potential sources, priority and funding target amounts, along with an outline of our suggested timeline. We aim to raise £160,000 from regional and national funding streams that have funded similar projects in the past. We also aim to raise £20,000 from local trusts and foundations, £10,000 from corporate sponsors and £15,000 from our own various fundraising activities. Please note that this is not an exhaustive list and there are many other funding streams that will be pursued.

Funder	Priority	Maximum Award	Target Award	Similar Projects Funded	Deadline/Timeframe	Person Responsible	Website Address
SportsScotland Facilities Fund	High	£100,000 Generally up to 40% of Total Cost	£75,000	Numerous examples of funding for 3G pitches.	1 April 2019	SB	www.sports-scotland.org.uk/
Garfield Weston	High	10% of Total Cost	£20,000	Many examples of funding community 3G pitches including Craigie in Dundee.	May 2019	SB	https://garfieldweston.org/
The Robertson Trust	High	Unlikely to fund projects which total development costs exceed £1,000,000	£40,000	Various examples of funding 3g pitches including Spartans in Edinburgh, Craigie in Dundee.	June 2019	SB	www.therobertsontrust.org.uk/
The Gannochy Trust	High	£4,942,494 total funds for the year	£40,000	Letham Community Sports Club- 3G pitch; Broxburn United Sports Club 3g pitch – It is likely that if the Robertson Trust commit to funding, this trust will match.	June 2019	SB	http://www.gannochytrust.org.uk/
Weir Trust	Medium	£25,000	£15,000	Spartans 3G Pitch	30 th August 2019	SB	https://weircharitabletrust.com/
Comic Relief	Medium	£50,000	£25,000	Various UK Pitches funded.	August 2019	SB	https://www.comicrelief.com/funding
Peter Harrison Foundation	Medium	Average grant given in Scotland is £10,000	£10,000	Strong emphasis on Opportunities through Sport and have funded similar community astro turf projects in UK.	2 stage process June 2019	SB	http://www.peterharrisonfoundation.org/
The Corra Foundation	Medium	£80,000	£30,000	Have funded many community benefit salary and running costs for community projects.	Opens August 2019	SB	https://www.corra.scot/grant-programmes/henry-duncan-grants/
The National Lottery Community Fund	Medium	£1,000,000	£45,000	Similar community asset projects funded.	August 2019	SB	https://www.tnlcommunityfund.org.uk/
Trusthouse Charitable Foundation	Medium	£60,000	£30,000	Similar projects funded.	September 2019	SB	http://trusthousecharitablefoundation.org.uk/
The Scottish Football Partnership	Low	£10,000	£10,000	Numerous similar projects funded.	August 2019	SB	https://thescottishfootballpartnership.com/
Aviva Community Fund	Low	£25,000	£25,000	Public Voting project.	September 2019	SB	https://community.fund.aviva.co.uk/voting/campaign/getinvolved
Social Investment Scotland	Low	£100,000	£100,000	Social Investment Loan that have funded many types of 3G pitches.	An option if there is any shortfall in the funding. October 2019	SB	http://www.socialinvestmentscotland.com/
Local Trusts and Foundations	£25,000 Target from local trusts and foundations to be secured by September 2019						
Corporate Sponsorship	£10,000 Target from local and regional business sponsorship to be secured by September 2019						
Skilz Academy	£15,000 Target of local fundraising activities by Skilz Academy to be secured by September 2019.						
Local Activities	Activities will include events, local donors, dog packs, online donations and many others.						

Business Plan

A copy of the Business Plan from Skilz Academy for the project is attached as **Annex A**.

Level and Nature of Support

Skilz Academy has made contact with many local organisations and the level of support has been simply incredible and has shown there is a definite need for the upgrading of the present surface to create a first class facility suitable for multiple sports and groups to use.

Every local youth and adult football team,, including Arbroath Lads Club; ACSC, Arbroath Vics, Shotz; Arbroath Harp and St Murdochs have provided letters of support. Together these local teams number over 1000 players who will directly benefit from this project.

Skilz Academy have been contacted by Andy Cummings from Scottish Rugby with support for the project and with the hope that rugby clubs throughout Angus can use the surface for training as no such surface exists. The support extends to funding opportunities as well as expertise.

Local MSP Graeme Dey has provided his support to the project and has already assisted with various funding opportunities for Skilz Academy to pursue.

Police Scotland are supportive of the project and hope to utilize the surface in partnership with Skilz Academy and other organisations to run diversionary activities to help prevent the large volume of your anti-social behaviour instances within Arbroath.

Given their close location to the venue Dundee & Angus College will seek to utilise the surface and work in partnership with Skilz Academy as they have done in Dundee with Craigie Community Sports Hub.

These groups of users are by no means exhaustive but are a representation of the level of support that exists for this project within Arbroath.

At present potential users must travel large distances to use facilities such as the one planned and other similar facilities in Angus are generally fully booked showing a definite need for a facility of this type. Further the previous planned development at Seaton Park which failed due to lack of funding demonstrated the desire by the people of Arbroath for a facility of this kind.

The only other surface similar to the one planned within the Arbroath geographical area is located within RM Condor which is situated outside of the town and is not on a bus route. The pitch is constantly booked but has issues with access as it is only accessible by car and is located on an active military base which has restricted access by its very nature. These issues mean that large portions of our community simply cannot access the surface.

Skilz have included a selection from the numerous letters of support that this project has received and can provide a further amount in excess of 1,000 should this be required.

Letters of Support received at application stage : <u>36</u>	Letters of Objection received at application stage : <u>0</u>
Letters of Support received at public consultation stage : <u>0</u>	Letters of Objection received at public consultation stage : <u>0</u>

<u>Scoring from Council Assessment</u> Community benefit (Score out of 90) : <u>55.2</u> Financial Assessment (Score out of 52) : <u>26.4</u>	Proposed price as set Community transfer body; £100
	What are the rights you are requesting? Access rights for users of the surface will need to be agreed in consultation with Angus Council. Contractor will require exclusive and unrestricted access to the area for the period of the removal and

Skilz Academy's 3G Pitch Development – Business Case

March 2019

An overview of Skilz Academy's plans for financial sustainability as they relate to our proposals to acquire land through a Community Asset Transfer process and develop a 3g pitch on the current astroturf pitch located in the grounds of Arbroath Sports Centre.

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Skilz Academy's 3 g Pitch Development – Business Case

The following is an overview of Skilz Academy's plans for financial sustainability as they relate to our proposals to acquire land through a Community Asset Transfer process and develop a 3g pitch on the current astro turf pitch located in the grounds of Arbroath Sports Centre. Critically, this assessment relates solely to the 3g pitch project and does not include income and expenditure for the core running of Skilz Academy.

Proposed Usage

The proposal is for the pitch to be available between 9am – 10pm, 7 days a week.

Usage by Arbroath High School - Assuming an arrangement with Arbroath High School, the school (and other educational establishments) will have access to the pitch during term time between the hours of 9am – 4pm Monday to Thursday and 9am -1pm on a Friday.

Usage by Skilz - It is estimated that Skilz will run classes on the pitch for an average of one hour a day during school term times and 2 hours a day on the weekend. During holidays, Skilz will run classes for an average of 2 hours a day midweek and will not use the pitch at weekends.

External Hires – Out with of usage by the High School and Skilz, the pitch will be available for external hires to organisations. It is currently projected that the pitch will be available for external hire during term time for 5 hours a day midweek and 11.5 hours a day at the weekend. During school holidays it is projected that the pitch will be available for external hire for 11 hours a day midweek and 13 hours a day at the weekend.

Table 1. Proposed Usage

School Term Time	Opening	Closing	Number of Hours Open	Available for school use	Usage by Skilz	Available for External Hires
Mon - Fri	9:00 AM	10:00 PM	13 hrs	7 hrs	1 hr	5 hrs
Sat - Sun	9:00 AM	10:00 PM	13 hrs	0 hrs	1.5 hrs	11.5 hrs
School Holidays	Opening	Closing	Number of Hours Open	Available for school use	Usage by Skilz	Available for External Hires
Mon - Fri	9:00 AM	10:00 PM	13 hrs	0 hrs	2 hrs	11 hrs
Sat - Sun	9:00 AM	10:00 PM	13 hrs	0 hrs	0 hrs	13 hrs

Demand for the pitch

Arbroath is the largest town within Angus with a population of 31,898 (Figures from Arbroath & Area Locality Plan 2017) and is the only major town in Angus where the general population cannot access an affordable, safe and modern astroturf surface year round. This is having a detrimental outcome

for those local groups and individuals who would utilise a surface that is available in all weathers, year round.

Skilz Academy has made contact with a number of local organisations, sports clubs and members of the community and there has been an overwhelming level of expressed need for the development of a 3g pitch in the town. At present, potential users must travel large distances to use sports facilities such as the one planned. Other similar facilities in Angus are regularly booked and the only other surface similar to this within the Arbroath geographical area is the one that is located within RM Condor. This pitch is constantly booked but is only accessible by car and is located on an active military base restricting access. As a result, large portions of our community cannot access nor afford to access the surface. We have collated numerous letters of support for this project from members of our community which demonstrates real tangible support for this project.

Skilz will be the custodians of the pitch, however this will be a community venture and the pitch will be an open and available for all of Arbroath and the surrounding areas. We expect a number of users for the pitch, including:

Local Football Clubs – Arbroath has a number of school, youth, pub, amateur and junior clubs and with no 3G pitch in the town it is expected that this facility will be in high demand. Our main focus towards this market group will be towards promoting our Saturday and Sunday and evening lets midweek. In addition, the pitch would be available for hire for Arbroath FC for training.

General Use by the Public – The facility will be advertised to the general public. Within the pitch design, opportunities will exist for cross pitch 7-a-side lets. This market will be important during the summer months when it is projected there will be a reduced demand for the facility due to this period being out with the usual club playing season. Skilz will explore the feasibility of launching a summer 7/5 a side league.

Local Schools and College – With the proposed 3g pitch sitting within the High School's grounds; the pitch will be available for them to use during school hours at a reduced price. The High School have expressed their support for the proposed project. In addition, the pitch will also be made available to other schools in the town and Dundee and Angus College.

Other Local Sports Clubs and Organisations – The 3g pitch will be available for hire for other sports including Arbroath Rugby Club, Arbroath Athletics Club and Arbroath Cricket Club.

Community Organisations - The pitch will also be made available for organisations involved in youth engagement and diversionary activities, disability sports and organisations involved in sporting participation in order to promote healthy and active lifestyles.

Local Price Benchmarking

The following is a current snapshot of pricing for similar facilities across the Angus.

Venue	Full Pitch		1/2 Pitch	
	Full Rate	Concession	Full Rate	Concession
The Condor	£130.00	£65.00	£65.00	
Forfar Athletic FC, Forfar	£110.00	£60.00	£60.00	£40.00
Angus Council	£105.50	£59.50	£67.00	£38.00
Montrose FC	£80.00		£45.00	
Webster High School, Kirriemuir	£105.00	£59.50		

Pricing Structure

In benchmarking against similar local facilities across Angus; the initial proposal is to price the pitch at £60 per hour. This £60 per hour rate is being used as an average hire rate for the pitch. As the project develops a full and variable pricing structure will be developed that will be dependent on a number of factors including:

- Time of year.
- Time of day.
- Any requirement for floodlights.
- Rates for community v commercial usage.
- Full pitch hires v 1/2 cross pitch hires.
- Recurring bookings v one off bookings.

The £60 hourly rate will be used at this stage for the purposes of developing outline financial projections. These prices will be net of VAT as Skilz Academy's VATable income will be below the VAT threshold (the VAT threshold is currently £85,000).

Usage Rates – External Hires

	Available hrs Mon - Fri	Available hrs Sat - Sun	Projected hrs Usage Mon - Fri	Projected hrs Usage Sat – Sun	Bookings Per Week	Annual Bookings
School Term Time	5 hrs	11.5 hrs	3 hrs	4 hrs	16 hrs	897 hrs
School Holidays	11 hrs	13 hrs	1.5 hrs	1.5 hrs	10.5 hrs	136.5 hrs
					Total	1033.5 hrs

Financial projections have been based on a conservative usage estimates using the following assumptions:

- An average of 3 hours per day of external bookings between Monday – Friday during school term time.
- An average of 4 hours per day of external bookings on a Saturday and Sunday.
- An average of 1.5 hours per day of external bookings between Monday – Friday during school holidays.
- An average of 1.5 hours per day of external bookings on a Saturday and Sunday during school holidays.
- On the basis of the above, 1033.5 hours of external hires per year.

Financial Projections

Income Projections

Income projections include a combination of pitch utilisation rates and pricing structure. An income of £62,010 in year 1 of the operation (1033.5 hours x £60 per hour) has been projected. A 2% inflationary increase in pitch charges has been built into the pricing structure. At this point, no contribution from the school has been assumed in the income projections.

Projected Expenditure

The following table outlines projected expenditure items accompanied by notes describing the rationale behind the individual cost items. An inflationary increase in costs has been set at 2% annually. Projected costs are outlined fully in the 8 year Profit and Loss and Cash Flow Statements.

Expenditure	Notes
Staffing	Costs to cover staffing for the running of the pitch. This could be for dedicated staff or for a contribution towards staff employed by the core charity.
Annual Maintenance	To cover the costs associated with appointing a specialist

Contract	maintenance contractor for the more onerous aspects of 3G pitch maintenance, usually three or four visits per year.
Equipment Replacement	This will cover any replacement sports equipment such as goalposts or nets.
Pitch Testing/Inspection	Relates to the performance test of the 3G pitch
Regular Maintenance	This is the cost related to the aspects of the general daily/ weekly maintenance regime this will be undertaken by Skilz by volunteers or staff.
Sinking Fund	An investment fund for the replacement of the synthetic surface at the end of its serviceable life.
Training	Training for staff in the use of the tractor to conduct regular maintenance of the pitch.
Insurance	Insurances required for the 3g pitch.
Floodlighting lamp replacement	This covers the spot replacement of lamps as required, with the complete replacement in year 5.
Floodlighting Maintenance Cost	To cover a maintenance contract with a specialist after completion of the defects liability period.
Floodlighting Utilities Cost	The costs of the electricity supply to the floodlights. This has been estimated at £2 an hour for 500 hours a year.
Online payment system	Subscription costs for the online booking and payment system
Miscellaneous	This will cover additional expenditure items such as volunteer expenses and marketing costs.

Sinking Fund

It is considered that a 3G pitch has a life span of approximately 8-10 years depending on factors such as pitch type and quality, usage and maintenance. Skilz intend to establish a sinking fund in order resurface the pitch. It is estimated that resurfacing costs will be between £180,000 and £200,000. The business case is predicated on the principle that Skilz will be in a position to resurface the pitch through its own income generation and will not be reliant on external grant funding to do so. As such, Skilz, will invest £20,000 into a sinking fund every year beginning in year 1 of the project.

Staffing

An estimated staffing budget of £10,000 per annum has been projected for the running of the 3g pitch. This includes salary costs for staff directly involved in the running of the 3g pitch and/or for a contribution towards staff for the core charity. Staffing costs will cover management and administration tasks and basic janitorial tasks including set-up, general maintenance and cleaning.

Online Bookings System

An internet based booking system will be installed. This ICT based system will provide information to potential users on the availability of the pitch throughout the whole season as well as streamlining their booking and payment processes and will allow them to detail their booking requirements. Recurring bookings will involve direct debit payments/transfers and online bookings will require

clubs to pay for the facilities in advance of using them. This will ensure effective credit control and will cut down the time required chasing payments.

Loan Finance

The financial projections have been developed on the basis that a loan will be required from a social investment lender to complete the funding package. In the assumptions, a loan of £100,000 repayable over 8 years with an interest rate of 8% has been projected. The funding strategy is based on raising the capital required to develop the 3g pitch from grant funding sources; however, loan finance will be a viable contingency.

Projected Profit and Loss

Income Projections	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Pitch Hires	£62,010	£63,250	£64,515	£65,806	£67,122	£68,464	£69,833	£71,230
Expenditure	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Staff Costs	£10,000	£10,200	£10,404	£10,612	£10,824	£11,041	£11,262	£11,487
Annual Maintenance Contract	£0	£5,000	£5,100	£5,202	£5,306	£5,412	£5,520	£5,631
Cleaning	£0	£0	£0	£0	£0	£0	£0	£0
Equipment Replacement	£0	£2,000	£2,040	£2,081	£2,122	£2,165	£2,208	£2,252
Pitch Testing/Inspection	£0	£0	£0	£2,500	£0	£0	£0	£2,500
Regular Maintenance	£0	£0	£0	£0	£0	£0	£0	£0
Sinking Fund	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000
Training	£1,000	£0	£0	£0	£0	£0	£0	£0
Insurance	£300	£306	£312	£318	£325	£331	£338	£345
Floodlighting lamp replacement	£0	£0	£0	£0	£0	£0	£0	£0
Floodlighting Maintenance Cost	£0	£800	£816	£832	£849	£866	£883	£901
Floodlighting Utilities Cost	£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,126	£1,149
Online payment system	£600	£612	£624	£637	£649	£662	£676	£689
Miscellaneous	£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,126	£1,149
Loan Repayments (Interest only)	£7,664	£6,892	£6,056	£5,151	£4,170	£3,108	£1,958	£713
Total Expenditure	£41,564	£47,850	£47,433	£49,455	£46,411	£45,794	£45,098	£46,815
Profit and Loss	£20,446	£15,400	£17,082	£16,350	£20,711	£22,670	£24,736	£24,415
Cumulative P&L	£20,446	£35,846	£52,928	£69,278	£89,989	£112,659	£137,395	£161,810

Annual profit and loss projections over the 8 year period show recurring profitability from year 1. In addition, the annual costs include a £20,000 per annum payment that will be made into a sinking fund in order to finance the re-laying of the pitch after an 8-10 year period. The profit and loss projections only highlight the interest repayment aspect of the proposed loan.

Projected Cash Flow

Income Projections	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Pitch Hires	£62,010	£63,250	£64,515	£65,806	£67,122	£68,464	£69,833	£71,230
Expenditure	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Staff Costs	£10,000	£10,200	£10,404	£10,612	£10,824	£11,041	£11,262	£11,487
Annual Maintenance Contract	£0	£5,000	£5,100	£5,202	£5,306	£5,412	£5,520	£5,631
Cleaning	£0	£0	£0	£0	£0	£0	£0	£0
Equipment Replacement	£0	£2,000	£2,040	£2,081	£2,122	£2,165	£2,208	£2,252
Pitch Testing/Inspection	£0	£0	£0	£2,500	£0	£0	£0	£2,500
Regular Maintenance	£0	£0	£0	£0	£0	£0	£0	£0
Sinking Fund	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000
Training	£1,000	£0	£0	£0	£0	£0	£0	£0
Insurance	£300	£306	£312	£318	£325	£331	£338	£345
Floodlighting lamp replacement	£0	£0	£0	£0	£0	£0	£0	£0
Floodlighting Maintenance Cost	£0	£800	£816	£832	£849	£866	£883	£901
Floodlighting Utilities Cost	£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,126	£1,149
Online payment system	£600	£612	£624	£637	£649	£662	£676	£689
Miscellaneous	£1,000	£1,020	£1,040	£1,061	£1,082	£1,104	£1,126	£1,149
Loan Repayment	£16,964	£16,964	£16,964	£16,964	£16,964	£16,964	£16,964	£16,964
Total Expenditure	£50,864	£57,922	£58,341	£61,269	£59,205	£59,650	£60,103	£63,066
Cash Movement	£11,146	£5,328	£6,174	£4,537	£7,917	£8,814	£9,730	£8,164
Cumulative Cash Surplus	£11,146	£16,474	£22,648	£27,185	£35,102	£43,916	£53,646	£61,810

The cash flow projections show that the project will generate healthy cash reserves and the organisation will be able to repay any proposed loan that may be required to finance the laying of the pitch.

Projected Balance Sheet

At the end of the first 8 years of operation the organisation will have a projected sinking fund investment of £171,659 (this is based on achieving an AER rate of 2% interest per annum on the investment) in addition the organisation will have cash reserves of £61,810 and will be in a position to finance the relaying of the 3G pitch. The profit and loss projections, the cash flow projections and the balance sheet highlight the healthy financial position of the organisation and the viability of the proposed 3G pitch development. For the purposes of this balance sheet assessment; the property and asset has been given a value of £0 as Skilz would not be in a position to realise the value of this property and land.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Assets								
Property and Land	£0	£0	£0	£0	£0	£0	£0	£0
Equipment	£20,000	£16,000	£12,800	£10,240	£8,192	£6,554	£5,243	£4,194
Sinking Fund Investment	£20,000	£40,000	£60,000	£80,000	£100,000	£120,000	£140,000	£160,000
Interest from Investment	£0	£400	£1,208	£2,432	£4,081	£6,162	£8,686	£11,659
Cash Reserves	£11,146	£16,474	£22,648	£27,185	£35,102	£43,916	£53,646	£61,810
Total Assets	£51,146	£72,874	£96,656	£119,857	£147,375	£176,632	£207,575	£237,664
Liabilities								
Outstanding Loan	£90,700	£80,628	£69,720	£57,907	£45,113	£31,257	£16,251	£0
Other Liabilities	£0	£0	£0	£0	£0	£0	£0	£0
Total Liabilities	£90,700	£80,628	£69,720	£57,907	£45,113	£31,257	£16,251	£0
Total Equity	-£39,554	-£7,754	£26,936	£61,951	£102,262	£145,375	£191,324	£237,664

Sensitivity Analysis

The pitch would continue to operate profitably in response to a modest decrease in organisational income and/or an increase in organisational costs. As an indication, the following table presents the profit and loss position as a result of a 20% decrease in organisational income combined with a 20% increase (excluding sinking fund and loan repayments) in organisation expenditure.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Income	£49,608	£50,600	£51,612	£52,644	£53,697	£54,771	£55,867	£56,984
Total Expenditure	£16,680	£25,150	£25,653	£29,166	£26,689	£27,223	£27,767	£31,323
Sinking Fund	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000
Loan Repayments (Interest only)	£7,664	£6,892	£6,056	£5,151	£4,170	£3,108	£1,958	£713
Profit and Loss	£5,264	-£1,441	-£96	-£1,672	£2,838	£4,440	£6,141	£4,949
Cumulative P&L	£5,264	£3,823	£3,726	£2,054	£4,892	£9,333	£15,474	£20,423

Contingency Planning

Financial projections have been developed conservatively, there are potential income sources that have not been included in the financial projections at this stage (i.e. a contribution from the school for exclusive access during the school day) and Skilz are confident in achieving if not surpassing these projections. However, in response to an unexpected drop in income or a rise in expenditure beyond the point at which the pitch would be operating profitably; Skilz could:

- Reduce the annual amount being invested into the sinking fund and extend the period in which Skilz will relay the pitch from 8 to 10 years – which will reduce the sinking fund contribution by £4,000 per year.
- Further reduce the sinking fund payments and secure an additional loan in order to part finance the relaying of the pitch.
- A healthy staffing budget has been assumed; the opportunity would exist to reduce this if required and potentially increase the input from volunteers.

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

Your Ref:
Our Ref:

Date
26 September 2019



To: [REDACTED], Team Leader (Communities)

CHIEF EXECUTIVE
Margo Williamson

Dear [REDACTED]

Community Asset Transfer – Astro Pitch at Arbroath Sports Centre

I write in reference to the above Community Asset Transfer (CAT) application. This letter constitutes the formal response from the Schools & Learning Service.

As you will be aware the pitch is owned and utilised by Schools & Learning with Angus Alive and Active Schools using it outside of school hours. As the owners and main users of the pitch Schools & Learning have several concerns with the application.

Firstly the hours that Skilz Academy have suggested the school would be able to use the pitch (9am-4pm Monday to Thursday and 9am-1pm on Fridays) would be insufficient to meet the needs of the School as it does not take into account existing after schools clubs, inter school and school competitions which frequently go beyond the school day. The school have suggested that they would need exclusive use from 8am-5pm Monday to Friday as a minimum. This would provide flexibility for their PE curriculum and open use to the school community during school hours. I understand the community campuses operate a similar arrangement with Angus Alive.

We also have concerns about diversity of access to the pitch and need assurance that bookings will be managed in such a way to ensure all clubs have a fair chance to access 'in demand' time slots, irrespective of the groups being catered for. We note the possibility of a flexible pricing structure however are also aware that financial projections are based on the £60p/h rate. We want to avoid a situation, as has occurred in other locations, where youth and community groups are at a disadvantage compared to private, recreational groups.

The school has also highlighted security concerns as the pitch can only be accessed either by walking through the school grounds (a fenced off pathway that would need to be unlocked), around the school or around the sports centre. There is no path or road access around the buildings to the pitch.

In addition as there are no existing changing facilities associated with the pitch, groups may expect to use the sport centre or school's changing facilities. Increased footfall may put additional pressure on these facilities. This would need careful consideration and planning to ensure the safety and wellbeing of all users of facilities on these sites. Overall management of, access to and use of the facility would need to be coordinated with Angus Alive and the School and their arrangements and programmes with potential for disruption and conflicting requirements.

The location of the pitch at the centre of the school grounds poses an issue for future potential improvements by both the group and Schools & Learning. Releasing the asset would limit available space for future Schools & Learning developments and current and on-going activities and programmes. The access issue would again pose a problem for the group looking to get machinery and materials in to build the proposed community building and replace the playing surface with the potential for significant safety concerns and disruption if the building works happened during term time.

We note that the application contains little detail on the anticipated costs of renovating the facility. The pitch does have drainage issues and we are concerned that the costs of addressing this and re-laying the AstroTurf has not been fully considered.

Finally the business case outlines that the group would pay for the electricity for the floodlights. To enable this a separate meter would be required.

Yours sincerely

A black rectangular box used to redact the signature of the Manager – Support Services.

Manager – Support Services