

Community Asset Transfer	Community transfer body (CTB) : Showcase the Street	Type of Request : 99 year Lease £500 per year
Applicant :	Showcase the Street, Unit 6 Manhattan Works, Dundonald Street, Dundee DD3 7PY	
Location:	Seaton Park, Seaton Road, Arbroath UPRN:	
<u>Proposal as submitted by Showcase the Street (taken from application form)</u>		
<p>In 2017 Showcase the Street gained full planning permission and a Community Asset Transfer of Seaton Park in Arbroath. The plan was to develop a community facility with a full size 3G pitch attached, a fly through 3D image of the full proposal can be found here -https://vimeo.com/131180247 (showing 3d drawings of building)</p> <p>The original application gained full community support and a great deal of consultation locally was carried out via local resident's associations and community officers at the time, as well as wider consultation with the Arbroath Community Council and final presentation to Councillors with Angus Council. At that time, however funding was difficult to obtain as funding through Sportscotland and others reduced, and the project was at that time put on hold.</p> <p>In March, 2020, Showcase the Street held a meeting at the Scottish Innovation Centre in Hamilton where we met with senior representatives from Zero Waste Scotland, The Chaffinch Trust which is headed by Princess Ann, and other industry leaders in the area of renewable building materials and building methods. At that time, it was proposed that Showcase the Street take the lead in identifying a site where the UK's first Community Facility made entirely from recycled building materials could be built. The one condition was that the site should go in an area of deprivation and be used to regenerate the area.</p> <p>Zero Waste Scotland gave their full backing to the Seaton Park site and this has been further backed by the Chaffinch Trust, with both bodies agreeing to support the project both financially and also with drawing in several major private sector companies to provide in kind support in the build and associated costs.</p> <p>Currently we are aware the original Community Asset Transfer request has diminished however the original full planning permission is in place (ref: 16/00074/FULL) and has been extended to April 2021 due to the current Covid 19 pandemic.</p> <p>Our intention would be to follow the original idea of developing the Community Facility shown in the original plans and also the adjoining 3G playing surface, again we are aware at present no 3G facility exists in Arbroath at this time.</p> <p>The community facility and relevant pitch would all come from recycled materials making the site unique in the UK and Zero Waste Scotland believe it can be held up as a show piece for people to view from all over the UK and beyond.</p> <p>Since the application in 2017 Showcase the Street have developed wider services than the dance and arts-based services we were once known for. The use of sport and wider developments in Virtual Reality and Technology has also been added to our community approaches and the community benefits below will reflect this. Showcase already have a community facility in Dundee which was opened in 2014. Spread across three warehouse units the centre includes two dance studios, two indoor 3G pitches, a roller hockey rink, large reception, offices, and in 2018 we added a Virtual Reality Centre. The centre based in the Maryfield area has won local regeneration awards and educational awards. Showcase the Street have also been working closely for several years now with both Arbroath Academy and local Abbeyview Primary (formerly Hayshead Primary) and both</p>		

schools would welcome this new facility as it would allow their pupils to work more closely with us. We intend to develop a Virtual Reality and Technology Centre inside the new community facility to match our current centre in Dundee.

Community Benefit/ Benefits of Proposal (from application submitted)

PROMOTE/ IMPROVE ECONOMIC DEVELOPMENT OR REGENERATION –

The new facility will be the first building of its kind to be built entirely from recycled building materials, Zero Waste Scotland at their CEO level have given complete backing to the concept as has the Chaffinch Trust headed by Princes Ann. What this effectively means is that a unique structure which will attract Eco based interest from all over the UK and potentially Europe will be based in one of the most deprived areas of Angus. It is our intention to work with Zero Waste Scotland and Angus Council to develop a learning hub within the facility which will also create pathways into the renewables sector and relevant industries through opportunities in education, training, and placements into local and national companies for those taking part.

The facility will also form strong links with both Arbroath Academy and its feeder primary schools (Showcase already have a strong record of working with the Academy and Abbeyview Primary School), and again the building will enhance their own facilities with access to elements of the Virtual Reality and Technology Hub we will build inside the facility as well as the 3G facility as well, again something that has been lacking for the area.

The footprint of the building will also regenerate the surrounding area, we will work closely with local community and third sector bodies in the area to support their work and also make use of the facility in a way that complements and enhances their delivery.

We are also aware that national employability provider Street Leagues are also starting to work in Arbroath, we know this organisation well as they have offices in our Dundee facility. We will further ensure that their work is again based from the facility and offers the best possible services it can for young people aged 16-25 years who access its service.

The facility will also provide new employment for the area we anticipate at least twenty new full and part time jobs with wider opportunities for the community with schemes developed for training, work experience and of course volunteering also on offer. Showcase again have a good background in qualifications and accreditation, our current Dundee facility is and SQA approved training centre and has seen hundreds of young people pass through a number of schemes using the arts, sport and technology as tools.

The use of Virtual Reality, Augmented Reality and Technology has been a growing area for Showcase in past three years and has seen as develop a new virtual coffee shop which allows people to work in the hospitality centre before moving into the real-life experience. We are also working on a new VR product in developing skills around CV writing and Interview skills. Much of our work in this area has already shown benefits to the local area in Arbroath with a dedicated Technology Officer working in Abbeyview one day a week and wider VR projects which recently ran with Arbroath Academy and Police Scotland. We have also developed strong links with Abertay University and their world-renowned master's degree in Computer Gaming. Again, we will use this expertise to increase skills in technology and movements towards both A.I and wider tech in the workplace.

In the First Ministers daily Government briefings on Monday 29 June, 2020, she also made an appeal to the UK Government to develop new initiatives and guaranteed jobs in the renewables and tech sector as she sees these as the new jobs in the future pathway for

communities as again this project fits well with those areas.

PROMOTES OR IMPROVES PUBLIC HEALTH AND OR SOCIAL WELLBEING-

We are very aware of the significant inequalities that exist in the area of Seaton Park through deprivation, health inequalities, generational unemployment and wider issues such as drugs and alcohol and crime. We feel this new facility will lift the area, it will show local people there are new and exciting opportunities through the training and projects we run and will increase confidence and aspirations for many.

The new facility will provide space for services that support general wellbeing be that mental health or drugs/alcohol and we hope to deliver partnership programmes with other agencies using the arts, sport and technology as we have already done within our Dundee facility.

The new 3G sports surface is something that has long been needed in Arbroath and would be available for use to local schools as well as the community in a way that is affordable and sustainable. We have already consulted with a number of local clubs who would be keen to use the surface, and we have also spoken to the SFA and Angus Alive who would also be keen to see a professional surface and supporting facility be in place. We also intend to use our sport for change model in the facility offering free play sessions for young people in the area with coaches and links to local clubs and further advancement on offer as well. This approach is one we have seen in a significant way being offered by similar groups such as Edinburgh Spartans. In a similar way, we would also link in with Police Scotland to develop Friday night alternatives for local youngsters to support wider anti-social behaviour issues.

Showcase of course started in Arbroath with dance and whilst we do not have a current facility in the town it would be our intention to start our community base again in this new facility something at its height that regularly drew around 300 youngsters in the town and also supported some into further education and employment.

The siting of a new community facility in the area will we feel also offer community cohesion and support isolated and elderly groups, we intend to have a small coffee shop on site and will use this to promote regular events to bring people together as well as supporting isolated parts of the community. Again, in our Dundee facility we have seen several successful projects in this area from young mum's groups to pensioner forums meeting, chatting and planning events and activities.

Also Showcase have been doing joint work with a veteran's project called Stand Easy who work within our Dundee building using drama and the arts to support former Veterans returning to the community. We have discussed the potential new facility in Arbroath with them and again they are keen to be involved with the local links to HM Condor.

PROMOTE OR IMPROVE ENVIRONMENTAL WELLBING –

The facility will be the first community facility in the UK to be built entirely from renewable building materials and building methods will also be aligned to this. Renewable energy systems will also be used and even the 3G sports surface will come from recycled products. This will not only be a unique structure but due to developments in building materials and methods it can also involve the community its build and development it is truly a unique and exciting concept.

Showcase in partnership with Zero Waste Scotland and private sector partners brought into the project by both Zero Waste Scotland and the Scottish Innovation Construction Centre will work closely in this area with a view to developing a showpiece which can also attract visitors from the UK and beyond to learn more about its design and build. The local community will also benefit as we develop a sympathetic approach to develop the facility in a way that complements and increases the regeneration of the area which also

builds confidence and aspirations of the community.

Environmental projects will also be developed in the facility around education, developing skills for a new renewables workforce giving the local community a lead in this sector and access to new opportunities locally and nationally.

The original planning application which was approved followed a similar pattern looking at scrubbed areas, landscaping and general appearance which at the time was also met positively by the community.

REDUCING INEQUALITY LOCALLY

So, from our original work set in 2017 and relevant consultations led by ARCH, Arbroath Community Council and the local authority we were fully aware of the wider inequalities of the area around health, deprivation, unemployment, drugs/alcohol issues, vulnerable families and wider issues around negative outcomes such as school attainment, exclusion rates, and uptake of further education and training from local residents.

Having described many of our projects and related work we intend to develop in the facility we feel we will address many of those inequalities in a way that provides growth and positive outcomes for many people locally.

Showcase was set up in Arbroath in 2003 after young people approached us looking to access the arts such as dance in an affordable and achievable way and that ethos continues to run across all our work with our main aims always aimed at areas of deprivation and rural exclusion. The unique nature of the new facility will improve people's understanding of the renewables sector, will give many the opportunity to access training and work experience in a sector which will only grow as the Scottish Government plan looks to deliver this sector, and will also provide a new local facility that the whole community can use in a way that is indeed affordable and sustainable for them.

Giving access to areas like technology, Virtual and Augmented Reality and both experiences and education in those areas will again give many deprived people access to something they could never normally afford and will also open up learning opportunities again in an industry which will only grow in the future with wider links to established courses within Abertay University.

Capacity to Deliver (from application submitted)

We have currently engaged Local Chartered Architect's practice Voigt Architects Limited, who successfully obtained planning permission for the site. They are well placed to take the project forward through the remaining construction stages with the assistance of other professional consultants (Structural Engineers etc) and have the experience and capabilities to manage the project through to completion.

Within Showcase the Street we have a board of five volunteers their backgrounds include:-

A former police officer for thirty years who spent much of his time in the Community Safety Unit where he worked on local and national project and strategies around Youth Justice, Drugs and Alcohol and Crime Reduction. He is well known in Angus Council

He is a former pupil of Arbroath High and stayed in the town for twenty years having supported Locals Against Drug Abuse and the Oasis Centre as a volunteer before setting up Showcase the Street in the town.

A senior lecturer at Abertay University who leads the Master's Degree Course at Abertay University in Computer Gaming which hosts students from all over the world. He has a long background in the games industry and is a valuable volunteer on our board as we look to

expand our interest in this area.

Another has worked in the financial sector for a long period of time and also has an extensive history of working in the charity sector including being a former Trustee of Volunteer Dundee. Currently working in the financial support area of the Citizen Advice Bureau, also supporting another sports charity in Dundee which recently developed its own facility to include a new full size 3G facility.

Another has worked in senior management positions in the private sector and now runs her own successful business in pre-school activity as part of a national franchise. She has a great expertise in HR and also around business modelling and child development knowledge.

Another stays locally, he is also a former police officer, having served in the armed response unit, and is also an ex-serviceman having served in the RAF Police and now works in the Social Care sector in Arbroath having retired from the police.

As well as committee expertise Showcase have also been an award-winning charity in Angus having won several awards for our work, Showcase were also nominated for Social Enterprise of the Year in Scotland in 2018.

In 2014 we took over two, expanding to three one year later, warehouse units in the Maryfield area of Dundee developing facilities around two dance studios, two indoor 3G pitches, a roller hockey rink, offices, meeting rooms, a coffee shop [and in 2018 we added a Virtual Reality Centre. Our experience in running the facility, developing policies and blending both social projects and normal hires has seen the building grow to be a pivotal part of the community which of course in itself carries a similar demographic to the Mayfield area of Arbroath in poverty, unemployment and other related issues. The building welcomes around 2000 people a week and again has won awards in regeneration and education and is an SQA Centre as well. Our work in the area around social impact has been extensive in areas of working with vulnerable families, employability projects, working with disengaged pupils and raising attainment levels and wider programmes around supporting groups with learning disabilities, young mum's groups, and working with older parts of the community. Our Dundee project also links to many different services including Active Schools, Families Teams, Social Work, Employment Teams and wider links to Third Sector groups around Mental Health, Drugs and Alcohol Recovery and homelessness.

In addition to both the support of Voight Architects and our own experience Showcase will also be supported through the project by Zero Waste Scotland to achieve the Community Facility in terms of the build, services, areas or renewables energy and waste, and also shaping areas around education and training opportunities for the community.

Funding

The project costs in 2017 were estimated at 2million pounds we see this rising significantly due to the nature of the build costs and the use of recycled and renewable products and a final cost will be worked through and submitted in due course. In 2017, we struggled to attract major investment but we are now confident due to the unique nature of the facility and the ability of Showcase to raise new funds will allow the project to be met in full.

At present, we have the backing of Zero Waste Scotland who will support us in kind through areas such as business plans and wider pre-planning as well as in some cases funding the extra build costs to achieve the unique nature of the facility and its environmental footprint.

In addition, the Chaffinch Trust do not offer direct funding rather they have the ability to bring together private sector companies to provide in kind support in the build, this will

also be enhanced through the additional backing of Scottish Construction Innovation Centre and their links with several major companies in the building industry.

Through our links with the Chaffinch Trust we also hope to receive some major investment from a private donor who is also a well- known personality across the world and whose parents met in Arbroath.

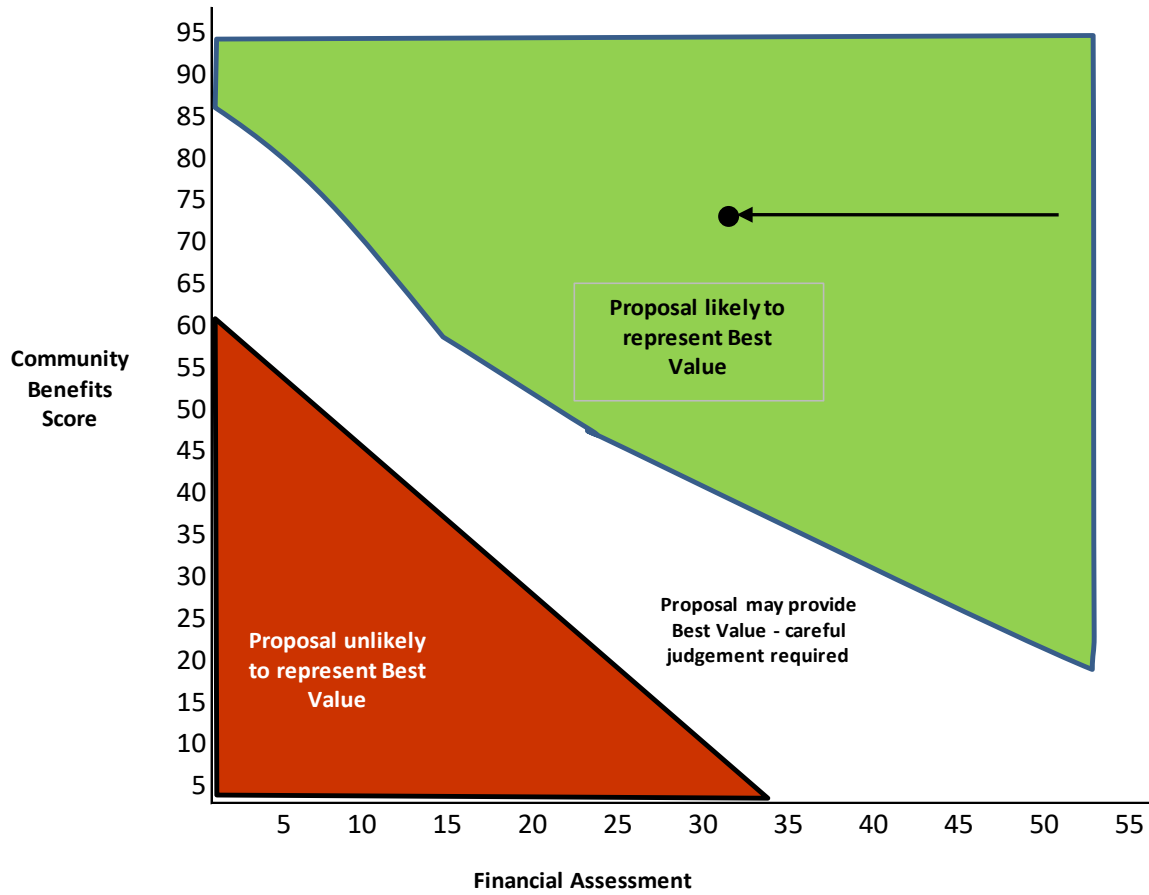
We have also had early talks with the Scottish Contact for the National Lottery Community Fund who have backed Showcase for several years in a number of projects and she again feels it will be something they can back through their capital funds. Further discussions will also be ongoing with the Robertson Trust, Sportsotland, and several local trusts who have supported Showcase in the past and can input substantial investment.

Once our final funding profile is secured we would also hope if needed to gain some additional support from Angus Council through the Capital Regeneration Fund as happened recently in Montrose as well as perhaps as also looking at Social Investment loans.

Moving forward we are also confident of developing a sound and sustainable income which allow the day to day running costs of the facility to be met as well as attracting wider investment from Social funders to support localised projects. These projections will follow in a comprehensive business plan.

<p><u>Scoring from Council Assessment</u></p> <p>Community benefit (Score out of 90) <u>72</u></p> <p>Financial Assessment (Score out of 52) <u>32</u></p>	<p>Proposed price as set by Community transfer body;</p> <p>£500 per year</p>
	<p>What are the rights you are requesting?</p> <p>N/A</p>
<p>Letters of Support received at application stage : 2</p>	<p>Letters of Objection received at application stage : 0</p>
<p>Letters of Support received at public consultation stage : 0</p>	<p>Letters of Objection received at Public consultation stage : 0</p>

The diagram below shows the outcome from the best value assessment based on the community benefit and financial assessment scores. This shows a score in the green area meaning the proposal is likely to represent best value.



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

