

Community Asset Transfer Request Notification

Regulations 6 and 7 of the Community Empowerment Procedure Regulations, set out arrangements for Public Bodies to ensure other people are informed when an asset transfer request has been made, and to advise how they can make representations about it.

Notice is hereby provided of an Asset Transfer Request received by Renfrewshire Council for [Ralston Community Sports Centre, Penilee Road, Paisley PA1 3AX](#)

Details of the request and how to make representations are provided below:

Community Transfer Body: [Kelburne Hockey and Community Sports Club](#)

Name of Asset: [Ralston Community Sports Centre](#)

Nature of Request: [Long-Term Lease \(50 years\)](#)

Date CAT Request received: [09 September 2021](#)

Status of Request: Validated*, 16 May 2022

Summary of Proposed Use:

Kelburne Hockey and Community Sports Club (KHCS) propose to upgrade the fabric of the Centre to protect its heritage, to invest in the facilities available and to increase the range of sports and activities available for the local community. KHCS will work with local schools to maximise the Ralston Community Sports Centre's contribution to educational attainment through providing access to the facilities and by providing coaching free of charge; and will involve communities more effectively in the management and operation of Ralston Community Sports Centre.

Representation

This CAT Request is open for consultation. If you wish to make a representation either for or against the transfer request, you must do so in writing, stating your name and address. Representations must be made within 20 working days of the notice being published. A copy of each representation will be given to the Community Transfer Body (CTB) and will be published on the Council's website (<https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>) along with any comment from the CTB. The final date to make representations for this request is **Friday, 1st July 2022**.

Representations should be sent to communityassettransfer@renfrewshire.gov.uk with the title "*Ralston Community Sports Centre CAT Request Representation*".

*Validation is the date at which all documents in relation to the CAT Request have been received.

All representations and responses are available to read on the Renfrewshire Council website: <https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>

Relevant Documents

The following key documents are attached to this notice:

- The official CAT Request Form (September 2021), redacted to protect sensitive or personal information.
- Kelburne Hockey and Community Sports Club's Updated Business Plan for Ralston Community Sports Centre (April 2022), redacted to protect sensitive or personal information.

For more information, contact communityassettransfer@renfrewshire.gov.uk or call 0300 300 0330.

This Notice is published by order of the Head of Economy and Development, Chief Executives' Services, Renfrewshire Council.

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.

You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.

You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.

When completed, this form must be sent to: -

**The Asset Manager Asset &
Estates Property Services
Renfrewshire Council
Renfrewshire House Cotton
Street
Paisley PA1 1TT**

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

PERSONAL AND COMMERCIAL SENSITIVE INFORMATION HAS BEEN REMOVED BEFORE DISTRIBUTION (Renfrewshire Council)

Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Kelburne Hockey and Community Sports Club

1.2 CTB address. This should be the registered address, if you have one.

Postal address:

XXXXXX

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: XXXXXX

Postal address: XXXXX

Postcode: XXXXX

Email: XXXXX

Telephone: XXXXX

- ✓ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement).*

You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is	
	Charity number is	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	In Process, due Oct/Nov 2021
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of the CTB's constitution, articles of association or registered rules.

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No

Yes

If yes what class of bodies does it fall within?

Section 2: Information about the land and rights requested

2.1 Please identify the land to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.

Ralston Community Sports Centre Penilee Road Paisley PA1 3AX Scotland

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN:- 123095976

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the land requested:

Proposed price:- £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – request for lease

What is the length of lease you are requesting?

50 years

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: XXXX per ~~month~~ year (delete as appropriate)

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

Break points to be inserted into the lease whereby the Community Transfer Body and Council may mutually review performance, decide whether to continue the lease for a further set period years, and consider if any revision of rent is appropriate.

In the event that the property returns to Council control, the Community Transfer Body will not be required to reinstate the property to original condition. For the avoidance of doubt, this refers to improvements that the Community Transfer Body may make to the fabric of the building, and the creation of new or improved features.

Kelburne are seeking grant assistance from Renfrewshire Council in the sum of XXXXX.

The XXXXXX sum will be applied to the capital costs for improvements to the outdoor pitch to change it to hockey and in return, this will be returned to Secondary & Primary schools free-of-charge for the purposes of hockey (training/matches) and also to Ralston Primary School for their day-to-day school curriculum use.

As part of the pending Linwood Onyx re-development fund of approx £1m of which hockey was a substantial part of around £600-700k for a pitch re-lay, we are hopeful that Renfrewshire Council will see this as an opportunity to support Hockey for Renfrewshire and the overall cost profile can be supported in this arrangement.

In addition to the 80% charitable rate relief available to KHCSC (as a charitable organisation undertaking charitable purposes from Ralston Sports Centre), we ask that Renfrewshire Council agree to provide “discretionary relief” for the remaining 20% (ie – no charge) for the term of the lease.

3C – request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

*This should explain the **objectives** of your project, why there is a **need** for it, any **development or changes** you plan to make to the land or building, and any **activities** that will take place there.*

Preface

In 2016 under the then administration, a new hockey centre was planned as part of the Paisley Sports Village in Ferguslie. With the new administration, this changed to an events centre at St.James which was ultimately shelved with the Hockey element transfer to the Linwood Onyx re-development proposal, which again was subsequently put on hold indefinitely due to the pandemic, with no end outcome in sight.

We believe the time is now right for Kelburne to create our own legacy for Hockey in Paisley and grow hockey organically across all of Renfrewshire SIMD Secondary schools with the provision of a dedicated pitch for Hockey for youth, Senior and International levels, putting Hockey in Renfrewshire back on the map where it belongs.

Part of entwining the social fabric with the sport of playing hockey under a Charitable Community organisation, is having social space alongside the playing space which broadens the community aspect of not just hockey, but other sports, fitness classes, health & well-being and social group events. This brings benefits Renfrewshire-wide for many sporting people and the local community.

However ultimately, the CAT we are undertaking is

- A re-generation of the Ralston Community Sports Centre as this is a centre that is in our own Paisley East Council area and is close to our current home at Whitehaugh
- Provides a pitch and a clubhouse which from many sports studies, provides the absolute best social/sporting social fabric to allow youth and sport to flourish
- Is in a location that allows easy trunk road access for secondary/SIMD schools, UWS University and our existing membership.
- Helps breathe new life into a centre that is run-down and is under-utilised in the broader scheme of what a Community Sports Centre should be providing - what better way to make the better use of an Iconic building, by returning it to the way it was intended to be used and to encapsulate everything that is good about the Community Asset Transfer process.
- Is the **best/lowest cost model** of everything discussed thus far on hockey.

- Allows Kelburne to specialize on the provision of Hockey for all Renfrewshire Schools and work better with Active Schools on primary school access
- Allows closer working with Renfrewshire Leisure in provision of quality pitches, hockey coaching and physical land/building assets that can be used for public consumption in other periods (eg summer/easter/mid-term camps etc)

It is worth noting that Kelburne still retain an interest in a hockey pitch at Linwood or Seedhill (in our own council ward) if this Ralston Sports Centre fails. We would continue to discuss and negotiate on any CAT opportunities with Renfrewshire Council officials on these 2 centres as part of the on-going process of bringing hockey back to Renfrewshire. However it should be noted that Linwood would be an entirely different business case since there are no clubhouse/facilities available at this centre, which makes an operation there less economically viable without a totally different business plan in place. We do think however that the Ralston CAT is a far more efficient and economically viable prospect than Linwood or Seedhill, is in our own Council area and is the No.1 candidate that Kelburne want to deliver Hockey on for Renfrewshire.

The objectives of our proposal therefore, for the CAT of Ralston Community Sports Centre are

- a) To acquire, manage and operate the Ralston Community Sports Centre for the benefit of the community.
- b) To upgrade and improve the fabric of the building and other resources.
- c) To increase the range of resources available at Ralston Community Sports Centre.
- d) To increase the variety of activities offered at Ralston Community Sports Centre.
- e) To work with local schools to maximise the Ralston Community Sports Centre's contribution to educational attainment.
- f) To involve communities more effectively in the management and operation of Ralston Community Sports Centre.
- g) To generate a financial surplus through the management and operation of Ralston Community Sport Centre.
- h) To use that financial surplus for improvements to the Centre and for other activities of community benefit.
- i) To reduce Kelburne Hockey Club use of other facilities and enhance our role as a community based club.
- j) To contribute to attracting national and international events to Renfrewshire.

This is a need for this for the following reasons

1. Because the present arrangements for Kelburne Hockey Club are unsatisfactory.

- Training and competitive matches are held across numerous venues in Renfrewshire and Glasgow, reducing our efficiency as a club and our ability to develop a brand identity associated with a single home location.
 - There are no hockey pitches in Renfrewshire which meet official Scottish Hockey league requirements. See [https://sportscotland.org.uk/documents/facilities/pitches_and_pavilions/100 - pitch types.pdf](https://sportscotland.org.uk/documents/facilities/pitches_and_pavilions/100_-_pitch_types.pdf) for details on specification.
2. Because Kelburne Hockey Club is unable at present to expand our offer and diversify the range of people with whom we work.
 - The lack of local, high quality, dedicated hockey facilities means that we cannot increase our activities,
 - It also means that we have limited opportunity to develop programmes to attract people from groups which are underrepresented in Hockey.
 3. Because there is limited potential for investment in improvements to Ralston Community Sports Centre under the present arrangements.
 - Local capital programme budgets are stretched, and priority has to be given to essential repairs and planned maintenance across the Council portfolio.
 - Renfrewshire Council has limited opportunity to raise funds and attract external resources for improvements to buildings in Council control.
 - Renfrewshire Leisure have run down the events at this centre and recent times, have consulted and almost closed the centre. We believe it can be rejuvenated for the benefit of more sports and increased the footfall using the centre across a wider range of the local community and beyond.
 4. Because there are a host of skills, talents and enthusiasm in the local community which could be drawn on to improve the fabric of the building, develop new activities, and raise funds. However, under the present arrangements, there is no opportunity to motivate local people and harness their abilities.
 5. Because local schools have limited opportunities to use facilities outside of schools for physical education.
 6. Because, under a different management model, Ralston Community Sports Centre has the potential to generate a financial surplus which can be used for community benefit.

We will change the building by improving the existing pitch to a Global-rated Artificial Turf pitch. See <http://www.fih.ch/media/13414987/fih-facilities-guidance-outdoor-hockey-facilities.pdf> for International Hockey Federation classification of pitch surfaces. In addition to the new playing surface, we would be replacing the existing and dated floodlights with new state-of-the art LED facilities for future use.

We will enhance the role of the building in the community by converting space to a high quality café. The area around Ralston Community Sports Centre is densely populated and relatively affluent, yet there are only three cafés within a mile's walk, with the closest being more than half a mile away.

We will immediately increase the activity taking place at Ralston Community Sports Centre by relocating all of our hockey training and competitive matches.

We will work with all Secondary and Primary schools to increase school use of the facilities, particularly those in the SIMD bracket.

We will actively promote the resources available at Ralston Community Sports Centre to a wide range of sports and community groups, and to local small business.

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

*This section should explain how the project will **benefit your community**, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.*

The transference of Ralston Community Sports Centre into community control will help deliver on the Renfrewshire Community Planning Partnership priorities of

- Our Renfrewshire is thriving: maximising economic growth that is inclusive and sustainable
- Our Renfrewshire is well: supporting the wellness and resilience of our citizens and communities
- Our Renfrewshire is fair: addressing the inequalities that limit life chances

The transference of Ralston Community Sports Centre into community control will enable a shift in how the centre is promoted, managed, perceived and used. Under community control the building will retain a focus on physical activity, but we will expand this to include other aspects of health and wellbeing.

The community café will attract new users – people who may not ever consider entering a ‘sports centre’. The café will be the first point of contact – an opportunity to engage people in further health and wellbeing activity. We will work with local providers of health and wellbeing services to ensure that they can use our café as a primary outlet for marketing of their services. We expect this to include posters and leaflets, but also to include occasional staff presence, taster sessions and drop-ins.

Although Ralston itself is a relatively affluent neighbourhood, the catchment area for the Centre takes in Paisley East and Hawkhead, two of the most deprived areas in Scotland. We will offer reduced initial hire rates to community groups based in these areas who are seeking to deliver work which helps reduce inequality in health and wellbeing outcomes.

Transference into community control will enable a more flexible approach to lettings policy and rates. As a community body, closely involved in the day to day running of the centre, we will have the ability to support new initiatives and fledgling community groups in a way that the more rigid lettings policy presently in operation may not.

Transference into community control will also allow us to invest in the Centre, and in the delivery of activity from the centre in a way that is not presently possible. This will improve the attractiveness and amenity of the Centre and increase the range of activities on offer.

Transference into community control will create opportunities for small business and social enterprise. The café area may be an opportunity for a local entrepreneur to take on a franchise with an attractive level of ready-made footfall. We will work supportively with local providers of dance, physical activity and wellness services to enable them to set up new groups in the Centre.

Restrictions on use of the land

- 4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

We are not aware of any restrictions on the use or development of the land and with this being a simpler 'pitch re-lay, Renfrewshire planning officials have confirmed that planning permission is not required.

Negative consequences

- 4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy,

We have identified no negative impacts on the local economy.

There are a limited number of cafés in the area, hence there will be no risk of displacement of existing café business.

There is no negative impact on local business from the relocation of all our Hockey groups to Ralston, or from the anticipated increase in the number of user groups and footfall into Ralston arising from increased activity at the Centre.

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

The business plan must demonstrate that the project is capable of meeting funding requirements. Business Plans should clearly identify:

- How the proposed use will support the delivery of the Council's community and corporate strategy:
 - Ensure inclusive reach into the community and be open to all.
 - Maximise opportunities for income generation to ensure sustainability, e.g. through social enterprise and the hiring of space and facilities
 - Demonstrate there is both a need and demand for the activities being proposed.
 - Establish how much space the organisation requires to deliver its proposals, and how they will make good use of the facilities.
 - Clear management structure demonstrating how premises will be managed on a day to day basis, and comply with current legislation affecting the occupation of premises

Following establishment of the **Kelburne Hockey and Community Sports Club** SCIO we will expand our purposes to the following:

- To promote the advancement of public participation in the sport of Hockey, the provision of coaching and competition opportunities accessible to the whole community.
- To advance, promote and encourage community participation in sporting activities;
- To establish an inclusive and accessible community club that provides opportunities for the local people to engage in recreational activities that promotes health, well-being, and social interaction.
- To advance community development and regeneration by:
 - supporting local people to identify and articulate their needs and act to address those needs.
 - Providing, maintaining and managing facilities which can be used for recreational and cultural pursuits in order to improve the wellbeing of the community.
 - Providing, maintaining and managing facilities which can be used by the community to assist the advancement of community development.
- To advance education, through the provision of coaching, training through life-long learning in relation to sport, fitness, community and related skills to

broaden the development of individual capabilities.

Our board is presently made up of **10** individuals. The board contains members with strong business and professional backgrounds in

- Construction
- Facilities management
- Bookkeeping
- Marketing
- Sports management and coaching

The establishment of the SCIO will be followed by an active recruitment process for additional trustees / directors. We will be seeking local people, in particular people with local connections in the communities immediately surrounding the centre.

Prior to taking on the lease of the building, trustees / directors will take up training in

- Health and safety for community groups
- Managing public liability
- Risk assessment (including COVID-19)
- Working with vulnerable groups

We will establish a suite of policies and procedures for the operational management of the building. We will purchase a license for appropriate software for managing bookings and for managing our invoicing and cashflow.

We will make appropriate use of the professional advice available through Engage Renfrewshire, the Development Trusts Association, Scottish Council for Voluntary Organisations and Renfrewshire Council Services.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

We have engaged with a number of users of the facility pre-and post covid and continue on this theme during the coming months and will forward results on through this process.

In the planning process for this proposal, Kelburne Hockey and Community Sports Club have engaged with the following stakeholders below. We also hold a full list of keep-fit, social and health events that was previously enjoyed at this bustling centre and would be contacting those small businesses to provide the necessary support to KHCS

Renfrewshire Council Elected Members (XXXXXXX)

Discussion on benefits to Renfrewshire Council of community asset transfer and our best opportunities of bringing hockey back to Renfrewshire.

Engage Renfrewshire (XXXXXXXXXX)

For support in achieving charitable Status awareness and setting up a suitable corporate body for asset transfer. To access support in business planning

Renfrewshire Council Officers (XXXXXXXXXX)

Monthly meetings with Renfrewshire Council Officers on going. Discussion focused on access to Community Empowerment Funding and information on present building conditions and management arrangements, and facility controls and guarantees in place.

Renfrewshire Leisure (XXXXXXXXXX)

Meetings and site visits. Discussion on levels and patterns of use and income and expenditure attributed to Ralston Community Sports Centre. Renfrewshire Leisure were extremely supportive as we carried out all the necessary Site surveys, however our request for user data by sports over the last 6 months have been fruitless, despite engaging Renfrewshire Council and local councillors for support. The lack of information has delayed our application which would have been more concise had we have received this information. It should be noted that we reserve the right to ask for any information provided by Renfrewshire Council in the process of assessing our business case that hasn't been provided to us before.

Historic Scotland (XXXXXXXXXX)

Discussion on implications of listed status of building regrading transfer and planned improvements.

XXXXXXXXXX Elected member Councillor for Paisley East

As our local Councillor in Paisley East, we continue with general discussions in seeking support of our objective in bringing back Hockey to Paisley East/Renfrewshire as was outlined by past Administrations and hopefully now with SNP local administration and a clear message that our Council looks after other sports as well as football.

Renfrewshire School Discussions

Secondary Schools

During our communication process, we have offered FREE use of the pitch to 11 Secondary Schools, 9 of which are SIMD schools (see attachment) and presented a hockey timetable and coaching set-up that allows every school to make use of the pitch for inter-Renfrewshire School matches, Scottish & Renfrewshire School Cups, internal school training and weekly coaching with approved Kelburne coaches. The design point of this is to grow hockey “organically” in Renfrewshire as these pupils then become club members and the sport of hockey grows even further in Renfrewshire. This has the potential to grow the number of hockey players in the hundreds across the schools who then can migrate from school/youth to Senior players in the years to come.

With the schools just back from their summer breaks, we have received letters of support from schools who have managed to catch up with mails which are attached. We will continue to consolidate our replies and attach to this process in the months ahead.

Renfrewshire Active Schools (A-S) (XXXXXXXXXX)

Currently we provide in-school coaching for A-S and recently provided facilities and coaching for a summer camp. Our design point is to use the same Secondary school set-up to send coaches to AS-identified primary schools and provide an advanced in-school coaching programme. As the resident school beside the pitch, Ralston Primary School will benefit from the opportunity of having after-school hockey and coaching as arranged.

Ralston Primary School (XXXXXXXXXX) Head Teacher

We have had extensive discussions with Ralston Primary and offered FREE use of the pitch during school term-time and for any after-school activities they require by arrangement. In addition, they will be allowed free use of the parking facilities for teachers where required and for parent drop-off. Essentially **this is identical** to the current local arrangement they have with Renfrewshire Leisure and with the addition of more coaching possibilities, this is a win-win for Ralston Primary and Kelburne Hockey Club.

We attended the parent-teacher council meeting on 14th September to further discuss our plans and support for the school and have attached a letter of support from Ralston Primary School. We felt that was a meeting that went well and we put forward many good reasons why this relationship would flourish together as a unit.

Ralston Community Council (XXXXXXXXXXXX)

We have attended a number of zoom calls with RCC and explained how our project would work and how the local community would benefit substantially from an increased use of the facility for Hockey, for internal keep-fit programmes and for many general health and well-being programmes. It was accepted by RCC that the facility was run-down in terms of participation numbers, membership and events/programmes being made available to the public. We confirmed we would be increasing the participation programmes for <20 p/wk pre-covid to 40+ p/wk with the Kelburne plans, and potentially much more as we re-design the internal room facilities to provide the best fit for demand.

RCC advised they wish to ensure that all local users, including football, were engaged and will continue with dialogue in the months ahead. They agree that there are many benefits in this proposal but appear to continue to want to keep an open mind because of the St.Mirren effect (lack of investment) at the Allanton facility and we have attempted to ensure they know that this is football, and hockey work differently. We will be attending the next Community Council meeting in October for a further up-date on our plans and more discussion will take place.

Ralston Active Joggers (XXXXXXXXXXXX, ActiveCommunities)

We have engaged in dialogue with the CEO and have advised that identical use of the facility for the ActiveCommunities programmes would be provided and where possible, we would hope to grow on that as the Active Communities grow. Their growth plans in the mental health & well-being area are advanced and we believe we can support these going forward. More dialogue will take place to support this organisation and compliment their own growth programmes in the future for the Ralston area.

Ralston Skills Centre (XXXXXXX)

We held multiple meetings with the Skills group and during our discussions it was apparent that the RSC model was identical to Kelburnes Jockey Hockey Model, both in terms of the time of their session and numbers. This was a challenge as it was important to try and provide the same level of service to hockey players as well as Skills players wanting to play at exactly the same time. The centre would also achieve huge benefit by almost doubling the number of youth players playing hockey or Skills/Football during this short time-window at this centre.

Ralston Skills current play for 1.5 hour on Sat mornings (9.30-11am), but only term-time. Kelburne Jockey Hockey plays from 10-11.30am on Saturdays and play 51 weeks per year and run Easter & Summer camps and work with Active-School camps.

In order to double the number of kids and protect both groups of players in a favourable way, Kelburne offered the following to Ralston Skills and Kelburne Jockey Hockey groups.

Friday evenings - 5.30 – 8pm availability

- half-artificial pitch to both groups or full-artificial pitch availability to Ralston Skills

Saturday mornings – 9am to 11AM

- half artificial pitch to both groups, and/or
- full grass pitch availability to Ralston Skills (what they used before) to allow them to use half and half artificial/grass, or all grass, to cover all their activities on a Saturday

We felt that to cover both groups, provide 2 sports and substantially increase the number of young players, this was a 50-50 split compromise for both groups as it allowed more youngsters at primary age to participate in the sports they enjoy most.

Ralston Skills acknowledged our offer and responded to advise they could not accept it as Ralston Skills coaches could not support Friday night coaching.

We will continue to work with Ralston Skills in the hope they can adjust their coaching set-up or make use and full-provision of the grass offer on Saturdays or Sundays. We will also work with any other primary-school age groups who wish to grow football or any other sports in this healthy environment.

Football Organisations

DETAILS REMOVED (Renfrewshire Council)

Local Community

Community continuity of service improvement

With our increase programmes to 40+ per week, this will substantially increase the footfall, local & from around Renfrewshire. We are aware of all local groups who use the facility before for fitness, social/singing/OAP groups, and health & well-being groups (eg Scottish Slimmers, Slimming World etc) and aim to contact all of these in due course to

start things off. We have additional contacts for more activities and more detailed discussions will take place in due course. Please see the attachment included in the pack for the type/number of organisations we would talk to during this process.

As a local community initiative, we aim to convert part of the internal reception area to become a Barista Café area and this would be available for non-members and everyone in the local area to visit and enjoy relaxation in a nice atmosphere in their own area. This facility is disabled-friendly and as a result, we would also be offering opportunities for care-home visits to broaden the appeal of our Community Sports Centre for everyone in the community.

Due to Covid, we have not been able to hold a face-to-face consultation with residents however we plan to undertake this in late September or October as regulations are relaxed and we can meet in the local Community Centre to explain our plans. Although it is not desired, we may have to have this meeting as a zoom call to local residents and announced accordingly.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

The proposal to improve the facility through the installation of a synthetic hockey pitch requires capital funding in the sum of XXXXXXXXX. The capital funding target has been produced following detailed discussion with

- Scottish Hockey (XXXXXXXXXX)
- Sport Scotland (XXXXXXXX)
- Pitch Manufacturers
 - Polytan Sales Director (XXXXXXXX)
 - Fairways Contracts Director (XXXXXXXX)
 - Sportex Commercial Director (XXXXXXXXXX)
- Pitch Construction, Legal, Financial Consultant, Build completion
 - MacConsulting (XXXXXXXXXX)
- Halliday Lighting (XXXXXXXX)

The table below presents a summary of the capital funding and proposed sources.

Source	Status	Sum
Member’s contribution	Raised	£XXXX
Works In Kind / Commercial Sponsorship	Under discussion	£XXXX
SportScotland Sports Facilities Fund	Full application to be submitted when building tenure secured.	£XXXX
Renfrewshire Council	Under discussion	£XXXX
Scottish Landfill Communities Fund	Identified	£XXXX
University of the West of Scotland Sports Investment	Under discussion	£XXXX
Renfrewshire Council Community Empowerment Fund	Identified	£XXXX
Total		£XXXX

The figures above show that the difference between the funds required, and the funds potentially available raise XXXX more than required.

The Sport Scotland Sport Facilities Fund (SFF) supports capital projects that create or improve places where people take part in sport and physical activity, and which provide opportunities for people to get involved in and participate in sport & physical activity. Awards of up to £100,000 are available for sports facility projects within club & communities, school & education or performance sport environments.

The Renfrewshire Council Community Empowerment Fund seeks project ideas that:

- Make good use of assets and have the support of local communities.
- Are capable of being viable and sustainable community enterprises.
- Complement existing services in an area by providing additional activity

The Scottish Landfill Communities Fund supports a range of priorities including 'To provide, maintain or improve a public park or other public amenity.' Eligibility for funding is dependent on the site being within a 10-mile radius of a licensed landfill site or transfer station. An eligibility check has confirmed that Ralston Community Sports Centre is eligible. The project must involve physical works needed to fulfil one or more of the objects of the fund. The majority of the funding must be for capital expenditure. Costs can include the costs of contractors/staff (including support staff – admin/finance), the costs of managing the contractors and/or volunteers and the purchase/hire of materials and equipment.

The Kelburne Hockey and Community Sports Club proposals for Ralston Community Sports Centre clearly are eligible for these funding opportunities, according to the guidance available for applicants.

The costs of rental, ongoing maintenance and activities will be met through the subscriptions, sponsorship and donations, pitch and building hire, and other trading activity as detailed in the business plan.

Section 7: Other Supporting Documentation

To enable the Council to fully consider your application, the following supporting documentation must be submitted as part of your application:

- A copy of your organisation's constitution;
- A business plan (that is proportionate to the nature of the asset transfer request);
- Audited accounts (or a financial projection where the applicant has been operating for less than one year);
- Annual reports (where these are available).

Applicants are advised to refer to the council's Community Asset Transfer Policy Guidance Note for Applicants for further details of what information should be included in these supporting documents.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name : XXXX
Address: XXXXXXXXXXXX,
XXXXXXXX
Date: 09-09-2021
Position: Club Secretary
Signature: *XXXXXXXXXX*

Name : XXXXXXXXXXXX
Address: XXXXXXXXXXXX,
XXXXXXXXXX
Date: 09-09-2021
Position: Club President
Signature: *XXXXXXXXXX*

Received
30/04/2022



Sandra Inrig

30-04-2022

Ralston Community Sports Centre

Community Asset Transfer

Business Plan

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Ralston Community Sports Centre

Community Asset Transfer

Business Plan

SOME INFORMATION HAS BEEN REMOVED FROM THIS BUSINESS PLAN TO PROTECT IDENTITIES AND COMMERCIALY SENSITIVE INFORMATION

Introduction

Kelburne Hockey Club propose a transfer of Ralston Community Sports Centre from Renfrewshire Council to **Kelburne Hockey and Community Sports Club**.

The business plan sets out how the proposals can be delivered and sustainably managed in the longer term and describes the contribution of the project to the community and corporate priorities of Renfrewshire Council

1: Business Proposal

The proposal is to set up **Kelburne Hockey and Community Sports Club** as a Scottish Incorporated Charitable Organisation and for **Kelburne Hockey and Community Sports Club** to lease Ralston Community Sports Centre from Renfrewshire Council for a period of 50 years at a rental of **XX** per annum.

Kelburne Hockey and Community Sports Club will manage the premises for community benefit and raise funds to improve and extend the quality and variety of resources and activities available at the Centre. Specifically, we intend to deploy the following areas below

1. Redevelop the existing pitch to a standard suitable for national hockey training and competition and relocate all training and matches to the new pitch.
2. Create a café in the Centre and run it as a volunteer-led enterprise until such times as a consistently high footfall is achieved. After this point we will conduct an options appraisal on the costs and benefits of alternative café provision arrangements.
3. Continue to work proactively with local community groups, businesses, and Community Planning Partners to develop an improved and increased offer of activities, focused on health and wellbeing, in the Centre.
4. Develop the amenity of the outdoor area in partnership with the local community and other stakeholders to maximise the benefit produced by the facility.
5. Provide a facility that benefits the entire hockey community of Kelburne and other Renfrewshire hockey clubs, the local community in provision of a wider range of sporting & social activities to take part in, the wider Renfrewshire community to make easy bookings, Charitable organisations who need an easy-to-book facility and local schools in deprived

areas who will get the benefit of free school hockey training as part of their preferred curriculum.

6. Improve the energy efficiency of the existing flood lighting and, over time, improve the energy efficiency of the whole building.

Kelburne Hockey and Community Sports Club further propose that XXXXXXXXXXXXXXXXXXXX
XX.

2: Background & Context

2.1: About Ralston Community Sports Centre

Ralston Community Sports Centre is located in Ralston, just outside of Paisley and adjacent to the communities of Penilee and Hawkhead.

The following facilities are presently available at Ralston Community Sports Centre –

1. 1 x full size synthetic football pitch incorporating 3 x 7-a-side pitches
2. Dance studio
3. Fitness suite/Gym
4. Changing areas/shower facilities/lockers
5. Car parking
6. Disabled access

Information from Renfrewshire Leisure, received in November 2020, suggests that present use of the building is low at around 10-15 hours per week (pre-COVID), almost entirely in the evenings, and that the variety of activity on offer is limited.

“The vast majority of attendees attend for the sole purpose of playing football. There are a handful who attend the gym. The number of fitness classes that RL operates from the facility is conservative, around 10 classes per week. There are some external hires – dance groups etc. Not self- fitness classes as that would clash with our own programme.”

2.2 About Ralston

Although historically independent of its larger neighbour, Paisley, Ralston in 2020 is more commonly considered as a suburban neighbourhood of Paisley.

It is part of the Paisley East and Ralston electoral ward of Renfrewshire Council. The following data is drawn from the Electoral Ward Profile published by Renfrewshire Council. The ward incorporates Paisley town centre, and the housing estates of Seedhill, and Williamsburgh, therefore data from electoral ward level may not wholly reflect the situation in Ralston itself, but gives an indication of the nature of the catchment area which is served by the Centre.

1. Over 17,000 people live in the area, in slightly more than 8,500 households.
2. There are more females (50.73%) than males (49.27%).

3. The area has a larger proportion of working-age residents but smaller proportion of young people compared with the Renfrewshire averages.
4. Almost 3% of the population have an Asian, Asian Scottish or Asian British background; 1% of people are Muslims, 0.5% Sikh and 0.2% Hindu.
5. A higher proportion of people can speak, read and write in Gaelic than across any other Renfrewshire ward.
6. 39% of people aged 16 and over in Paisley East and Ralston are single.
7. A similar proportion (68.9%) of working age residents are economically active as the whole of Renfrewshire.
8. The main industries are human health and social activities, wholesale and retail trade, and education.
9. Overall qualification levels are higher than Renfrewshire, and more females have higher qualifications than males.
10. Over half of all households in Paisley East and Ralston are purpose-built blocks of flats or tenement, and over one quarter of households are owned outright.
11. 63% of all households have at least one car or van, and the most common method of transport to work is car or van.
12. There are proportionally fewer deprived households than across Renfrewshire, but a higher percentage of these suffer the greatest level of deprivation.
13. 11% of people provide unpaid care.
14. 81%, of people believe they have 'very good' or 'good health'.
15. Over 45% of households are one person households, higher than the Renfrewshire equivalent of 38.6%. This may be a consequence of a higher number of single people living in the town centre.
16. There is a higher-than-average number of households that have no cars or vans (37.63%) compared to the rest of Renfrewshire.

The above demographic / socio-economic data provides an overview of the target market for this proposal. It is interesting to note the high percentage of local residents which report having good/very good health. Over 50% reside in in apartment-type dwellings and therefore do not have outdoor recreation space. This proposal will help to address this by providing an accessible outdoor facility offering. In general terms, our proposal provides further opportunities for the local community to engage in regular and affordable sports, health and wellbeing and social activities.

3: About Kelburne Hockey & Community Sports Club

3.1: Club Origins and History

Kelburne Hockey and Community Sports Club is a Scottish field hockey club. We currently use the Kelburne Cricket Club facility at Whitehaugh in Paisley as our main base. Our Gents Senior teams unfortunately have to play out of the National Hockey Centre in Glasgow, and youth teams at Linwood ON-X, and younger Jockey members play on grass pitches at Whitehaugh.

The Club was established in 1969 and currently operates from our base at Whitehaugh, PA1 3SF. The Club is managed by a volunteer Committee of 10 people, supported by a team of 29 volunteers. The Club boasts an income level of £XXXXX per annum and sustains a small profit each year to ensure the Club remains on a sound financial footing. We have many professional and working trades in our membership and this is one of the many good reasons why the Club base at Whitehaugh has been sustainable over the last 50 years.

We do not wish to make profit from land purchase, hence our request for a 50 year lease to secure our future and grow the sport of hockey across the whole of the Renfrewshire community and provide an improved pavilion and grass pitch facility that our local community can use and be proud of.

We are always extremely active in fund-raising and actively take part in activities in our own clubhouse, run an annual fete on our own group and always offer stalls at the Barshaw annual fair, in order to promote our Club and provide some financial benefits to our organisation. We intend to improve our participation in this area now we have received charitable status and we can spread our activities wider across business and charitable activities

88% of our members stay in Renfrewshire. Our present membership profile is as follows

Membership Type	Female	Male	Totals
Adult	34	82	116
Under 18	36	21	57
Under 13	37	26	63
Club Support / Officials / Umpires	15	14	29
Totals	122	143	265

3.2: Club Achievements / Track Record

Since our formation the Club has flourished from being overlooked to being the top hockey club in Scotland with very strong men, ladies and youth sections. This has been the result of many years of hard work based on a youth policy developing hockey skills at an early age. No other club has so consistently produced home-grown players of the standard Kelburne has in recent times.

The men's first team was the team of the 1990s, winning GB and Ireland Championship, four National League titles, Scottish Cup and European competitions. In season 1991–92 the club achieved the 'Grand Slam of Scottish Hockey' with all teams winning all Scottish Hockey Union competitions entered, which is unique and has not been achieved by any other club.

After a gap, the current Kelburne team of the mid-2000s are emulating their predecessors and were the Scottish Hockey Union team of the year in 2005 and 2007, also winning 5 National Leagues, 4 Scottish Cups, 2 Scottish Hockey Union European Playoffs, European Hockey Federation European Cup in Austria and European Hockey Federation European Club Championship in Switzerland. 2006/07 was

an outstanding season when the team completing their domestic season as 'Undefeated Team of Scottish Hockey' with an unprecedented 100% perfect record with all games won. Current and past players continue to make up the bulk of the Senior Scottish Men's squad.

3.3: Governance

The structure of the Kelburne Hockey and Community Sports Club consists of:

1. The Board - who hold quarterly meetings and manage the activities of the organisation; for example, the board is responsible for monitoring and controlling the financial position of the organisation.
2. the (Ordinary) Members - who have the right to attend and vote at members' meetings (including any annual general meeting) and have important powers under the constitution; in particular, the members appoint persons to serve on the board and take decisions on changes to the constitution itself;
3. Associate, Group or Day members, which will consist of members of the local community and Renfrewshire wide population who will be allowed to make bookings to the benefit of their own membership, or as individuals, to use the facility for furtherance of their own sporting/social requirements. These groups are not eligible for voting rights and costs will be affordable and in-line with local Council facility charge

A sliding scale of affordable membership costs is available to all members of the Community, recognising young people, students, unemployed, seniors, long-term discount bookings, short-term on-the-spot bookings and other identified activity groups that need financial support. Flexible payment procedures (annual or monthly) are available to all members

Kelburne Hockey and Community Sports Club will continue to ensure membership remains affordable as part of the development of the Ralston Community Sports Centre as a community-led and managed facility. The Club is managed by a Board of Trustees which consists of:

1. President / Chair
2. Vice-President;
3. Secretary;
4. Treasurer;
5. Director Of Hockey;
6. up to 9 additional trustees chosen from the relevant membership categories at AGM;

The board is accountable to the members through an Annual General Meeting and through constitutional provisions to hold special members' meetings.

A Community Asset Transfer Sub-Committee has been set up to oversee the overall process of transfer and lead on the organisational transition. The sub committee is made up of

1. XXXXXX - Club Secretary / Communications
2. XXXXXXX - previous manager of Clydebank Community Sports Centre
3. XXXXXXX : Senior Structural & Civil Engineering Design Technician - Goodson Associates

4. XXXXXX : Managing Quantity Surveyor - Balfour Beatty
5. XXXXXXX : Commercial Manager - Balfour Beatty
6. XXXXXXXX - President & Active Schools contact
7. XXXXXXXXX – Treasurer

3.4: Reporting Structures of new Club organisation

With the new facility in place, the structure of the Board will be expanded to include an additional 5 trustees and within each professional trustee responsibility area, a series of sub-committees will undertake suggestions agreed in collaboration with the Trustees & Board, and these will be undertaken and deployed by the respective sub-Committee for each respective task.

3.5: Stakeholder Engagement (top level)

The board have spoken to all of the below mentioned organisations with a view to informing them of our proposal, seek there advice & guidance and take on board any additional activities they think that we should consider in our process as it goes forward. We continue to have dialogue and open to suggestions brought forward to us now and in the future.

Renfrewshire Council Elected Members (XXXXXXX)

1. Discussion on benefits to Renfrewshire Council of community asset transfer.

Engage Renfrewshire (XXXXXXXX)

2. For support in achieving charitable Status awareness and setting up a suitable corporate body for asset transfer. To access support in business planning

Renfrewshire Council Officers (XXXXXXXXXX)

3. Monthly meetings with Renfrewshire Council Officers on going. Discussion focused on access to Community Empowerment Funding and information on present building conditions and management arrangements, and facility controls and guarantees in place.

Renfrewshire Leisure (XXXXXXXXXX)

4. Meetings and site visits. Discussion on levels and patterns of use and income and expenditure attributed to Ralston Community Sports Centre.

Historic Scotland (XXXXXXX)

5. Discussion on implications of listed status of building regrading transfer and planned improvements.

XXXXXXXXXXXXX Elected member Cllr Paisley East

6. General local support for proposals.

Sports Scotland (XXXXXXXXXX)

7. Discussions on securement of appropriate level of funding to support the start-up construction operation and to ultimately become a key stakeholder in our hockey & community sports facility.

University of the West of Scotland (UWS – XXXXXXXXX)

8. We currently have a working with UWS with players at our club. Our new initiative is to create a partnership where we both benefit together in this new centre

Renfrewshire Secondary Schools

9. Clarification of our offer of FREE Hockey for Secondary schools in SIMDH Status, to grow their sporting portfolio and bring more young people in to the sport of hockey in Paisley.

Renfrewshire Active Schools (XXXXXXXX)

10. Discussion on arrangements presently in place for Hockey coaching in Renfrewshire, including hockey development within the curriculum both in school and at Ralston Community Sports Centre.

Ralston Primary School (XXXXXXXX Head Teacher)

11. Discussion on maintaining present school use of Ralston Community Sports Centre and opportunities for future use. Model of partnership with Ralston Primary School may be used to develop further partnerships with other primary schools.

Paisley East Community Sports Hub (XXXXXXXXXX)

12. Sharing of sporting ideas and clarification of the sporting model we wish to introduce at the Ralston Community Sports Centre.

Ralston Community Council (XXXXXXXX)

13. Discussion on implications for community on proposed asset transfer and for Community Council social media to increase community awareness of the proposals.

Active Communities Jogging Buggies (Active Communities)

14. Discussions on present use of the centre and potential for future use & growth to meet their demand. Follow up meetings to be arranged, awaiting response to our recommendations

Ralston Skills Centre (XXXXXXXX)

15. Discussion on opportunities for joint work and for participants to transfer between Ralston Skills Centre young people's fitness group and Kelburne Hockey and Community Sports Club

Various Football Clubs

16. Discussion on opportunities for joint work and for participants to transfer between football organisations and Kelburne Hockey and Community Sports Club. Clubs involved : Gleniffer Thistle, Alba Thistle, Ralston Skills, Pro-Evo Soccer. A number of other clubs who use the Centre were invited but declined or ignored the requests

ROAR Renfrewshire

17. To develop/increase utilisation of daytime space for older adults to grow their engagement with sport, social and health & well-being initiatives

Active Communities (XXXXXXXX)

18. To develop an understanding of requirements for their jogging buddies group to ensure we maintain the same arrangements in the future, and to assist the growth of their portfolio regarding other social space requirements to complement their Station Seven organisation in Johnstone.

4: The Business Case

The business case for Kelburne Hockey and Community Sports Club taking on Ralston Community Sports Club is based on the following factors

1. Ralston Community Sports Centre is underused and has untapped potential. The Centre occupies a key space in the centre of Ralston, and has untapped potential as a community resource, but locals report that the majority of users travel in from other areas. **The redevelopment and redefining of the Centre will realise its potential to contribute to the quality of life and range of opportunities within Ralston.**
2. Information from Renfrewshire Leisure, received in November 2020, suggests that present use of the building is low at around 10-15 hours per week (pre-COVID), almost entirely in the evenings, and that the variety of activity on offer is limited. **Kelburne Hockey and Community Sports Club taking over management of Ralston Community Sports Club will increase the number and variety of users.**
3. Information from Renfrewshire Leisure suggests that there are no well-defined plans for future investment in the building. **Transference to Kelburne Hockey and Community Sports Club will both allow the building to be managed by an organisation dedicated to making that single building sustainable, and which has the opportunity to attract external resources unavailable to the council for maintenance and improvements.**
4. Despite, or perhaps because of, its proximity to Paisley, Ralston has few public, community or private sector resources. There are no cafes no public houses and none of the kind of facilities that allow people to meet, to interact and to create a sense of community. **Our plans to operate a café from Ralston Community Sports Centre will offer a valuable social space in Ralston from which new community activity can be developed.**
5. The grounds around Ralston Community Centre are undeveloped and unused as a community resource. **Kelburne Hockey and Community Sports Club will develop partnerships with other community and voluntary organisations to make positive use of this space for community benefit.**
6. Renfrewshire Schools have few opportunities to play Hockey as part of the curriculum or as extra-curricular activity. **We have offered to schools at FREE cost for day-time lets during term time.**
7. Kelburne Hockey and Community Sports Club is historically associated with Renfrewshire. The present training and competition arrangements diminish the Renfrewshire association and risks the club identity drifting into other authority areas. Renfrewshire Council have an interest in returning and retaining Kelburne Hockey and Community Sports Club to Renfrewshire. **The acquisition of dedicated training, playing and clubhouse facilities will enable Kelburne to return to, and remain in Renfrewshire.** This also allows for other Renfrewshire Hockey Clubs (Anchor Gents & Ferguslie Ladies) to make good use of this National facility
8. Having training and competitive matches scattered around a variety of locations has a negative effect on our cohesiveness as a club, our ability to develop young players and reduces our opportunities to have a long term positive impact on the communities where we play. **Consolidation of Hockey club activities in one location will lead to improved performance, better youth development and progression, and a greater sense of the club as whole community organisation.**

The business case for Renfrewshire Council XXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX, is based on:

1. Earlier Renfrewshire Council plans for the redevelopment of the Linwood ON-X had been costed in excess of £1m with approximately XXXXXX worth of development for hockey resources. These plans have not been implemented. The Kelburne Hockey and Community Sports Club proposals for Ralston allow Renfrewshire Council to achieve a comparable quality of hockey resource for around half of the investment. It also frees Renfrewshire Leisure / Council of the ongoing maintenance costs, allowing Renfrewshire communities to obtain the long term benefit for a one-off investment.

4.1: Activities and Activation

At present, the majority of activity at Ralston Community Sports Centre is provided by Renfrewshire Leisure (now One-Ren). The restrictions associated with COVID-19 have limited the range and frequency of activity at Ralston. However, prior to COVID-19, we were aware of the following activities taking place:

1. Pitch
 1. Football (artificial grass)
 2. Ralston Community Games
 3. Ralston Primary use (FOC to school) of artificial pitch and grass areas during school term
 4. Active communities & Walking/Jogging groups use
2. Building (average of 4 activities per day on weekdays)
 1. Clubbercise,
 2. Ballroom fitness,
 3. Core de Force,
 4. Dancefit,
 5. HITT/Gym Circuit,
 6. Metafit,
 7. Metafit-Buggy Friendly,
 8. Pilates,
 9. Ralston OSC Youth Club,
 10. Tone,
 11. Weightwatchers,
 12. Zumba

Following transfer to Kelburne Hockey and Community Sports Club , attendance will immediately increase at the Club through transferring all of our Hockey training and home competitive games to Ralston and make provisions for other local Hockey Clubs to have use for training & matches

We do not intend the building to simply be a Hockey Club however, but an opportunity for Kelburne Hockey Community Sports Club to progress our aims to be a valuable resource for the Community.

Secondary & Primary Schools

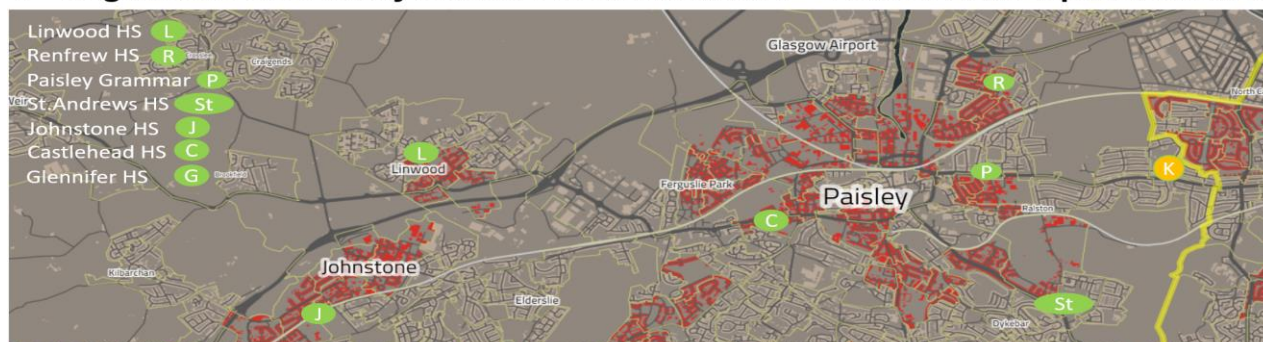
Kelburne Hockey and Community Sports Club have an established track record working closely with Renfrewshire Schools to maximise FREE access to Hockey for young people and to enhance the curriculum. Our coaches presently offer coaching in schools as part of the curriculum, and our coaches also support the Renfrewshire Active Schools Hockey League. Kelburne Hockey and Community Sports Club presently contribute 12 hours coaching per term time to Active Schools and we work in partnership on an in-house coaching basis.

The impact of our partnership with Schools will be significantly enhanced by having a dedicated local hockey pitch to which all schools will have access at no cost. In addition to free access we carry out the following

1. all day (to 3pm) FREE access to Ralston Primary School which replicates the Renfrewshire Leisure system operating today, including pre-arranged after school coaching
2. to other Primary Schools identified as SIMD status via Active Schools, have offered provide in-house coaching on term-time coaching agreements made via Active Schools.
3. For the 9 SIMDH Secondary schools in Renfrewshire, have offered provide FREE access to the pitch and free after-school coaching as arranged with the respective school Hockey contacts.
4. Free access to the Secondary schools is provided to play “Renfrewshire Cup” inter-club matches, the Scottish Schools ‘Aspire Cup’ and other identified training days needed

	Primary		Secondary	
	Non SIMD	SIMD	Non-SIMD	SIMD
Training	Ralston Primary	All schools as identified by Active Schools	Gryffe, Park Mains	Paisley Grammar, Castlehead, Glennifer, Johnstone, Linwood, St.Benedicts, Renfrew, Trinity High, St.Andrews
Renfrewshire School Matches	N/A	N/A	Yes as above	Yes as above
Cup Competitions outside Renfrewshire	N/A	N/A	Yes as above	Yes as above
Coaching	In-House / Pitch	In-House / Pitch	Pitch	Pitch
All-Day School use (term time)	Ralston Primary	N/A	N/A	

7- Target SIMD Secondary Schools in Renfrewshire – Lowest 20% Deprivation Area



We have received **positive feedback** where the Head of PE in each of the following Secondary schools has offered support for our proposal and their intention would be to use this facility for their internal team matches, Renfrewshire and National Cup matches, and joining of an after-school Hockey section at the Centre during school terms. Schools who have responded with a support confirmation so far are listed below

Yes (SIMDH area) : Paisley Grammar, Castlehead High School, St.Andrews Academy, Johnstone High, Gleniffer High and Renfrew High School

Yes (non-SIMD) : Gryffe High School, Park Mains

Still to confirm : Linwood High, St.Benedicts and Trinity High

Active Schools

We have delivered, and continue to deliver, hockey programmes to Primary Schools for over 25 years now and as part of this proposal we are able to expand and grow our coverage across more schools with on-pitch and on-campus hockey coaching, as required working with the Active Schools contacts in each respective area.

Community engagement on sports, health & well-being and social activities

Building on our Community engagement activities undertaken as a part of the development of the Sports Centre transfer, are going to implement the next phase of our programme of works to promote the Pavilion to be aligned more to Community and Voluntary Organisations and also to a wider range of small business enterprises in the specialized areas listed above.

Rather than simply market the Pavilion as a space for hire, we are actively building and extending our reach at partnership level with other organisations to ensure that using our centre not only helps them deliver better on their business objectives to deliver more services to more clients, but to also increase and broaden the scope of fitness and other services that we are providing our community. This expansion & growth will bring closer community direction, assist our Hockey & Community Sports Centre in reaching new levels, will increase our footfall levels than the current experience and provide an improved feeling of community spirit in and around the centre.

The range of potential developments is limited only by the aims and imagination of potential users.

Prioritisation and a clear focus on the potential of the building is made as a resource for fitness, health and wellbeing. Feedback through our consultation activities has highlighted that the wider range of the following options should be part of the overall customer experience that are arranging in the areas below

1. Encouraging new fitness classes and activities, led by local private individuals, small self-employed fitness businesses or community organisations.
2. Attracting small businesses focused on physical and mental health, e.g. physiotherapy, counselling, etc.

New, additional, activities expected include

1. Pitch Area – Phase 1

1. Football (grass areas only) - possible MUGA introduction (add ££ investment reqd)
2. Working with UWS and Renfrewshire Council to deploy the sports proposal detailed earlier in this application across 2 East-end sports centres for 4 sports
3. Hockey Pitch (artificial grass)
4. Ralston Skills (primary age) skills & football - continues on Saturday AM as before
5. Ralston Community Games (continues)
6. Ralston Primary use (FOC to school) of artificial pitch and grass areas during school term as before (continues) – confirmed and accepted by Head Teacher XXXXXXXX

7. Multiple Charity Based Events where 'large space' is required – being charity registered means we attract a wider "sharing" community group of like-minded Orgs
8. New Sporting 'Partnerships' with minority sporting Clubs looking for long-term grass areas (eg archery, walking groups, cricket etc)
9. Outdoor Dog training classes
10. Outdoor Exercise / Boot Camp groups
11. Walking Hockey and Walking Football

1. Pitch area - Phase 2 (potential 2024-25)

From recent engagement and consultation feedback received from the local Community and other Community Groups, the following are areas provide future potential for growth in community use and with the existing grass area being under-utilised we aim to release that space and consider these areas these when Phase 1 is bedded in

1. Garden Woodland walkways with easy access (school / old age / care home use)
2. Dementia gardening
3. Community Allotments

2. Building

1. Additional Clubhouse Activities / organisations
 1. Barista Café / snack bar for Members & local Community use – sit-in and enjoy local sport
 1. School drop off / collections (parents), teachers & staff use
 2. Free Local community use through the day – no membership required
 3. Care-Home / Disabled groups arranged visits (as disabled access already available) - given this facility already has disabled access – it will be available on an as-required basis to all special-needs groups.

Our model will comprise of the following strands (see next section for more detail)

1. Fitness type classes (KHCSO organised and self-help classes, and small-fitness business user led groups)
2. Health & Well-being Groups
3. Seniors Groups Classes
4. Social Groups – Youth & General

Examples of classes

1. Increased Activity Classes : Zumba, Pilates, Yoga, Metafit, Clubercise and many more classes that will be added and increased in volume
2. Additional Classes (new) ; Junior Ballet, Bridge Club, additional Youth Social Club events, Drama Class, Ralston Playgroup, General keep fit groups, Garden Group meeting, Angling Club, Wine Club, Gin Club, Slimming World, Scottish Slimmers, Singing groups

Occupancy & Capacity of Centre

The expected timetable for Pitch & Activity Room Occupancy is shown in Appendix 2 (Pitch timetabling example) and Appendix 3 (on-line booking process samples)

We have engaged with an established & experienced market leader in Facility Management and Booking Software organization (Sportskey.com) to allow us to professionally manage and market bookings available for all indoor & outdoor activities. The demand for hockey is well established and based on our own track record of managing and operating Kelburne Hockey Club. From our current

base, we manage an income stream in excess of XXXXXXX across a similar breadth of membership categories we offer today. We would replicate our Management processes from our current base to our new base and expand the breadth of our operation by adding more suitably experienced Trustees to our Board who will assist in the growth and provision of a much wider range of activities to our members and the local community. These Trustees are ably support by a range of sub-Committees working in their specialized area to deliver the task outlined to be deployed.

The business model anticipates we expect to hit circa 80% capacity on the Artificial turf within 2-3 months and 70-80% capacity within 6-12 months for Clubhouse activities.

Our primary focus will be on maximization of day-time lets to spread utilization throughout the day as we anticipate evenings will be extremely busy at the centre on the pitches and in the Clubhouse. Class events we expect will be busier than previous years at the Centre which has been subject to various closures in the clubhouse from 2016 due to lack of take-up of activities by local and Renfrewshire users. The model for Classes will be different than the model chosen previously by One-Ren. Creation of our user groups will come from the following areas

1. Fitness (Studio & Gym)

1. Self-organised local resident groups who want to return to the centre
2. Self-organised new groups who wish to take up the opportunity of using the centre
3. Self-employed Fitness Instructors with booked space who bring current & local clients to their groups
4. KHCS employed Fitness Instructors who will deliver weekly classes to residents to help general fitness and Vitality groups
5. Focus on Seniors Fitness Groups (day-times) and adult/youth groups in evenings
6. Hockey Fitness sessions
7. Self-employed Personal Trainers - block booking of space in Studio, Gym and Pitch areas for 1on1 or smaller groups to offer services requested and agreed
8. Spot-Hire and group bookings are all welcome in the Gym

2. Seniors/Socials/Youth Groups (focus on Day-time activities for Seniors)

1. Self-organised local resident groups who want to return to the centre
2. Self-organised new groups who wish to take up the opportunity of using the centre
3. Activities would take place in the Café area, new social rooms or Studio as required
4. The focus in these groups is very much centred on Community well-being and support

3. Health & well-being groups

1. Organisations who need space to manage activities for their members (eg Slimming World etc) which also provide community benefit
2. Any Charitable group or any organisation who needs safe space for any special needs for members in their groups.

We are confident that we have a dynamic and nimble organization to manage our business in this flexible manner which provides the local community with a wider and improved selection of fitness and participation opportunities.

Prior to Covid-19, One-Ren were operating at a weekly number of classes of 19 throughout the year. In our proposal we will reach 30+ classes per week, for our members and local community, with the new proposal we have declared. The exact type of classes will be determined at a later date after residents consultation.

A “footfall table”, “first 24 months seasonal I&E” and “10 year I&E” is highlighted below. These numbers are based on known hockey numbers from current experience, Renfrewshire Leisure numbers (with our expected growth numbers), local dialogue with experience in the local Ralston & Paisley East area, and established business from other areas who are need expansion space for their business and bringing clientele with them. These are summarized from our detailed Business Case and our Financial projections.

Evidence of Demand

Market Analysis (Hockey)

1. From 2014 to 2019 across Scotland, a 90% growth was recorded by the Governing body Scottish Hockey, with an additional 13,000 players registering to play hockey.
2. Additional growth is also registered in Scotland of ‘Masters Hockey’ (known before as ‘Vets hockey’) across 15 different age groups of Gents & Ladies teams from O35s upwards.
3. Hockey in Renfrewshire has grown but marginally. Hockey capacity is seriously limited with an entry-level pitch only available at Linwood which is currently also used by football and in a seriously bad state of repair.
4. A dedicated state of the art pitch and FREE hockey gifted by Kelburne to our SIMDH schools will eliminate capacity restriction and allow significant growth to take place across Renfrewshire and replicate the growth experienced in other areas in Scotland.
5. The demand is there, as evidenced by almost all Secondary schools indicating to Kelburne that they wish to utilise the Hockey pitch at this centre, and Kelburne current pitch hire demand means we are always using a Hockey pitch through the entire Saturday of every week in the season.
6. Recent Renfrewshire council studies (with KPP) show that hockey is the 2nd largest team sport in Renfrewshire, behind football, and that sufficient pitches have not been made available.

Sporting/Capacity Statement

Weekends (artificial)

7. With our existing number of teams playing home/away each week, capacity of the pitch is very close to 90% from 11AM to 6pm.
8. Any spare capacity is available to be used by other established Clubs in the area (Ferguslie Ladies and Anchor Gents).
9. Other spare capacity is allocated to less regular training schedules for International and Masters Hockey age groups.
10. Certain time restrictions for Saturday league games (time windows of play) will mean that a 2nd pitch will be required by Kelburne lower teams which will be spot-hired from one-Ren or Glasgow Life on an as-required basis.
11. Off-season will see more capacity allocated to International & Masters Squads, Mixed Hockey festivals, Social hockey festivals for men or ladies, Charity events and other small skill level sports that require free space to carry out their activities.

12. Mornings at weekends will be allocated to Junior Age groups from 9AM to 11.30AM on Saturdays and more time on Sundays for 4 hour Junior Hockey festivals which sees clubs from all over the central belt taking part.
13. Mornings at weekends also Other Skills groups who expressed previous interest in using the artificial turf for Primary school football skills of Primary School age

Weekdays (artificial)

14. School-term days are allocated FREE to Ralston Primary School to use for their class/PE activities – this has been arranged with the current Head Teacher, Jillian McGown
15. Some weekdays will see spot-hires as arranged for UWS or School matches although these 9-3pm activities will be rare.
16. Allocations to SIMDH Schools are FREE from Kelburne as we wish to see the sport of hockey flourish and we will get the benefit in seeing our youth numbers grow in to Senior hockey teams
17. 3pm to 5pm is allocated to After-School hockey and UWS hockey training/matches, with the majority of Secondary schools already indicating they will make use of the facility
18. Other 3-5pm times will be allocated to hockey & football for Seniors, under governing body organisations for Walking Hockey, Parahockey (under Scottish Hockey control) and Walking football
19. Evenings are allocated to Kelburne, University of the West of Scotland, all other Renfrewshire clubs, International & Masters groups for the purposes of training and some re-arranged matches

NB : See Appendix 2 for a typical booking schedule week

Grass pitch availability

1. Allocation will be made in partnership with UWS to play their sports on the grass pitch on a block booking partnership basis arrangement
2. Football Clubs are allocated space and all of this will be managed by our simplified on-line Sportskey booking system (block bookings and sport hire bookings)
3. Allocation will also be made in summer months to all charitable organisations who need space for a large outdoor event, Ralston Community Council and organisers of the Ralston Community Games, Active Communities events and any other local organisation needing large space for their organisations purposes

Income Streams

1. Hockey and Football pitches will be let out at affordable rates in relation to the current Renfrewshire Council pitch rates. As a Community Club, it is in our interests to look after our members and make playing hockey a pleasurable experience without having issues on cost/playing affordability.

2. Hockey pitches are close to capacity in the evenings and weekends and attract significant income
3. Free weekday pitch allocations to Schools allows an effective use of down-time space as these young players will ultimately become Junior & Senior players and provide long-term financial growth for our membership.
4. International & Masters Teams brings 'reputation' and revenue to the Club which will drive the positive Image of the centre and ensure that other organisations will use the facility
5. Kelburne have hosted 3 European Championships in the last 20 years. We aim to host them going forward and this pitch has the 'International Pitch Rating' to allow International tournaments to be hosted here, thereby bringing much-needed revenue in to Renfrewshire and enhance the sporting base and reputation that Renfrewshire is recognised for
6. Clubhouse activities will grow and bring revenue into the Club to allow us to re-invest in different classes and keep prices at an affordable level in keeping with other Renfrewshire Council operations. Kelburne have 50 years of experience in managing a club and increase revenues at our base to maintain and grow at our current base just 1.6 miles away

Strategic Partnership

1. Kelburne have proposed a formal strategic Partnership with UWS which will bring revenue and increased footfall to the centre. Part of this proposal allows UWS to use the hockey facility (currently they have to travel to Glasgow) for matches & training, use the clubhouse, and with planning, may offer staffing as part of their work placement educational programmes (a process replicated at Peffermill Playing Fields with Edinburgh University) and use the Business rooms for studies and Café & social space created in the renovated reception area.
2. Kelburne have approached Renfrewshire Council and One-Ren to make them aware of the proposal we have put to UWS. This proposal allows Renfrewshire Council to fulfil the UWS sporting needs of retaining 4 sports in the PA1 transport corridor, presuming the pending sale of the Thornly Park Campus to Miller Homes gets the final blessing of the Renfrewshire Planning authorities. We believe this will help fulfil the needs of UWS, Kelburne, Renfrewshire Council and One-Ren parties concerned at the best and most affordable cost for all.
3. Sportscotland have our application which is held awaiting the outcome of our consultation process with Renfrewshire Council, the parties above and current users. They will re-engage with us when this is established and we are confident they will support our proposal in the wider picture of supporting & growing hockey across Scotland and growing this centre in overall footfall terms.

4.2: Retaining Present Benefits

All of the above will be developed with a view to ensuring that the existing arrangements are not unnecessarily affected. Floodlights will not be switched on after agreed council closing times. We will retain the function of the car park as a drop-off and pick up point for Ralston Primary School and the path and gate to allow children to access and egress the school playground from the car park and provide ecological parking/transport solutions for overflow-parking on the busiest days of the week (normally Saturday)

Impacts on Existing Users & KHCS Actions

Car Parking

During discussions with local residents in our first Residents call, we were made aware of the well-known issue of football off-road parking on the main-Penilee Road and illegal areas inside the complex at weekend mornings. When we finalise the weekend footfall numbers, our intention is to review the opportunity of creating an overflow car-park area to the right of the pavilion in order to take cars off the main streets, stop blocking neighbours driveways and keep them in the Sports Centre where they belong. Primarily we see the overflow car-park only being necessary on weekend days and based on footfall plans we see coming through. We will undertake the construction exercise at the same time as the pitch construction with our on-site contractors or as directed by Renfrewshire Council during our discussions. We have researched various ecological and visual-friendly solutions like Grasscrete car parking with associated drainage and attached a link which provides more information for officials to review. Please see attached for more information, this is one of the solutions to be addressed in the months ahead

<https://civiconcepts.com/blog/grasscrete>

Floodlighting (artificial turf)

This was mentioned by a number of residents and confirmation was provided that as part of our construction plan, all pylons would be reduced in height, state of the art LED floodlights would replace the existing out-of-date structure. Light spillage tests have been completed and confirmed by our approved contractor as less spillage than the existing lighting structures (see Appendix 5)

Football (artificial turf)

It was recognised that there would need to be adjustments on football where the grass would be renovated and more usable by teams, however evening/floodlit training would not be available to football users. In our submission to Renfrewshire Council, we intimated the following mitigation factors

1. One-Ren statistics and KPP pitch feedback show there is an over-abundance of pitches for demand, with a slight imbalance on pitch type (artificial vs Grass) and this could be rectified at Seedhill (1 mile away) and other pitches at close proximity (eg St.Andrews etc)
2. The UWS sale of Thornly Park means that the net profit from this sale is to be used by One-Ren to build football, rugby, American football pitches at Seedhill or other locations as demand suggest – discussions are already underway inside RC and One-Ren
3. 4 new pitches are being built by Renfrewshire Council currently at St.James
4. We suggested in our original application that the multi-purpose Hockey (and football) pitch at Linwood be converted to football and provide a 1-for-1 replacement for the Ralston Pitch
5. Ralston Skills (Primary school age) would be allocated use of the pitch as normal and at the same time on Saturday mornings
6. Studies of bookings at Ralston show that a small % of these bookings are from local teams, with the majority coming from PA2 and PA3 areas of Paisley, and even outside Renfrewshire.

With the combination of more capacity at nearby Seedhill and a replacement at Linwood, this offers a shorter distance for teams in these areas to get to the new pitch

7. New pitches are currently under construction at Paisley St.James and the pitches will be available to be hired before any new pitch is changed at Ralston Community Sports Centre.
8. In the new few years, additional capacity will be available at the new Paisley Grammar in the same PA1 ward. The timing of this availability will most likely match any timing of a CAT handover of this pitch to KHSC
9. There are currently 59 football pitches and 1 sub-standard multisport hockey pitch in the One-Ren Estate. Hockey requires support and all new pitch builds across Renfrewshire are all being made for football. This CAT allows hockey to be centralised for all clubs and all schools and will allow the sport to flourish and grow.

In our original KHSC application, we outlined our support for football at the centre to be constructed on the site of the grass football pitch, should funding become available, and we have made provisions for this land to be gifted back for this to happen, providing a willing and able provider is secured. KHSC will honour this offer if requested.

Gym

We are aware that the current (low spec and aging) equipment is owned by One-Ren and this would most likely be offered at a low cost as part of the CAT should it be approved. Our intention is to get more information from One-Ren to make a final decision, but part of this decision may come from local Residents feedback and final/annual footfall numbers. We are aware that current utilisation is extremely low (current spot-checks shows utilisation at around just 20%). Ultimately however, the use of the upstairs Gym will either be for that purpose or be used for another more voluminous & popular activity in this specific room that residents & members have requested.

Operating Hours

There is an existing planning condition on the use of the car park today (Ref 07/0458/PP), restricting use of the Car park from 9AM to 10.30pm daily. The KHSC intention is to honour this in full with start times of 9AM daily and stoppage times of pitch "lights -out" at 9.30pm on weekdays and 6.30pm on weekends, well within parameters outlined.

Barista Cafe

Our proposal is based on our track record of providing similar café facilities on the current Kelburne Site and we would initially replicate this and provide a small Barista Café area in the reception of the Club (See Appendix 6) which would provide coffee/tea and cake selections for our members, visitors & residents.

Phase 1 of our operation would see this start-up at weekends only to avoid users having to travel to other areas for their refreshments. Weekdays would initially be covered by a small number of vending machines to cater for those who want an energy drink, water or a refreshing coffee/tea.

Phase 2, if demand allows, would be to introduce the same weekend Barista functionality into weekdays which will be addressed after a 6 month phase in period. The business case does not depend on Phase 2 being a success for a successful CAT to take place

KHCSC have no intention in competing with the small number of local businesses – our only requirement is to provide an on-site simple but quality service to our members, visitors and local residents who wish to visit any time to meet and enjoy some social space together.

Operational Planning & Resources

Experience

We are currently based at the Kelburne Cricket Club at Whitehaugh in Paisley. We have been resident there for over 50 years and our active members are experienced in the day to day running of that facility. In many ways the use of these existing grounds and clubhouse at Whitehaugh mirror the proposed operations at Ralston. Whitehaugh caters for multi sports (cricket, hockey and squash) and is used by others in the local community, eg for bridge, darts and as a social function venue. The running of Whitehaugh includes the management, care and maintenance of the sporting grounds, the pavilion itself and the operation of a bar with catering. The operations at Whitehaugh are undertaken using a blend of paid staff and volunteers.

In addition one of our longstanding members has recent experience of managing the community sports hub in a salaried position in Clydebank. This member is part of our operations committee. We have visited this facility a number of times and some of our operational plans are benchmarked on this successful model

Resource Management

Staff

We propose to manage the Ralston Community Sports Centre using a mixture of paid staff and our established volunteers group.

To ensure a successful transition to the operation of the facility Kelburne Hockey and Community Sports Club will employ the following staff over a phased period – in line with the planned increase in footfall / usage of the facility XXXXXXXXXXXX

1. **1 x Centre Manager;** XXXXXXXXXXXX This person will have experience in running a small sports centre, with responsibility for the day-to-day operations of the centre, using his immediate connection to specified Trustees for additional support when needed
2. **2 x Pavilion Operations staff:** 2 Staff working across different shifts XXXXXXXXXXXX XXXXXXXXXXXX The role will be concierge, front of office, booking administration, general centre operations and looking after the café/changing room area to keep it clean and tidy, especially during change-over of lets.
3. **1 x Grounds Maintenance person** XXXXXXXXXXXX The role will entail all ground maintenance including - cutting grass, sweeping pitch, maintenance of fencing, landscaping, rubbish bins, monitoring ground, security of pitches etc.
4. **1 x Cleaner:** XXXXXXXXXXXX

All R&Rs are held in a centralized secure source for use by the Board as required.

All staff are fully costed in our financial projections. It is envisaged the principal position of Centre Manager **REMOVED – COMMERCIALLY SENSITIVE**.

Volunteer positions will be filled by our existing group of many club members (current and new) as experience grows in the support community we know and love at Kelburne which we have enjoyed for the last 50 years. In addition, Kelburne Hockey and Community Sports Club will continue to work with local support agencies IE Engage Renfrewshire and Invest in Renfrewshire Employability Team, to promote vacancies and share volunteering opportunities.

Café

Rationale & Evidence

The plan to operate a small café within the Ralston Community Sports Centre will offer a valuable social space for members and users of the centre. The demand for its provision is evidenced by our experience of providing similar catering at Kelburne's Whitehaugh site when the facility is being used by members for sporting purposes. Simple refreshments and snacks are extremely popular with members and their parents or guardians before, during and after sport. We know this is similarly true where members commonly use the café at the venue that we currently use for home games (the National Hockey Centre at Glasgow Green). From researching similar community sports hubs within the wider Glasgow area we understand they see equivalent or greater demand and are a successful part of those centre's operation.

Delivery Model

Our delivery model **REMOVED – COMMERCIALLY SENSITIVE**.

Financial

Our financial projections are based upon the number of covers we can reasonably expect based upon our experience of demand at Whitehaugh and Glasgow Green from members and users of the facility. Although we anticipate demand will increase our financial planning does not rely on this additional income in the short to medium term.

It is proposed that the café is located in the central atrium of the centre. This space is currently only used as a reception area and, given the shape and location of the central stairwell, is unsuitable as a space to let for other activities. The work required to alter this space to accommodate the proposed café is minimal and is as indicated on the draft plan (see Appendix 6). The cost to do so is modest and included in the start-up renovation budget.

4.3: Contribution to National and Regional Strategic Priorities

Business Impact

Opportunities for local business will be created through the improvement programme we are implementing. Unlike local authorities, **Kelburne Hockey and Community Sports Club**, will not be subject to the same procurement restrictions and may favour local business while still seeking to achieve best value.

There will be an opportunity for new or expanded enterprise in the café, and in the provision of classes and other activities in the Centre.

Environment

There will be a contribution to achieving Net Zero carbon emissions target through the reduced use of private fossil fuel vehicles for Kelburne Hockey and Community Sports Club members. Our calculations show a conservative estimate of 5,052 fewer miles travelled by private vehicle from locating all Hockey Club activity to Ralston.

The delivery of this project have an impact on the following outcomes from the Scottish National Performance Framework.

Communities

We live in communities that are inclusive, empowered, resilient and safe.

The community asset transfer of Ralston Community Sports Centre will contribute towards the achievement of the following targets:

1. The number of assets in community ownership.
2. Percentage of adults who rate their neighbourhood as a very good place to live.
3. Percentage of adults who report feeling lonely “some, most, almost all or all of the time” in the last week.
4. Percentage of adults who agree that, in their neighbourhood, there are places where people can meet up and socialise.

These targets will be achieved by:

1. Developing Ralston Community Sports Centre into a community-led and managed facility for the delivery of community-based sports and leisure activities
2. Improving the quality of provision of community sports / health and wellbeing activities within Ralston and across Renfrewshire.
3. Providing an accessible community space where people can meet and develop their social networks through participation in health and wellbeing activities.

Economy

We have a competitive, entrepreneurial, inclusive and sustainable economy.

The community asset transfer of Ralston Community Sports Centre will contribute towards the achievement of the following targets:

1. Number of local businesses bidding for and obtaining contracts.
2. Number of jobs supported.

These targets will be achieved by:

1. Promoting contracts and business opportunities through local agencies such as Renfrewshire Chamber of Commerce, Renfrewshire Council Business Growth Team
2. Ensuring vacancies are advertised through Invest in Renfrewshire employability channels

Education

Children and young people are well educated, skilled and able to contribute to society.

The community asset transfer of the Ralston Community Sports Centre will contribute towards the achievement of the following targets:

1. Percentage of young adults (16–19-year-olds) participating in education, training or employment

This target will be achieved by:

2. Providing opportunities for pupils from 11 Renfrewshire Secondary Schools to engage in sports development programmes.
 1. Establish a base in each School in partnership with Led Hockey organiser
 2. 1st Step for coaching programmes that pupils can take part in and be certified
 3. Additional support, guidance and mentoring from established Kelburne coaches to support young up-and-coming coaches in schools
 4. Provide the base, working with Active Schools, to offer RSSE placement opportunities for students to develop hockey/sporting knowledge and skills inside a Club environment
 5. Coaching up-skilling : CPD Courses, Coaching pathway development, Bronze/silver/golf accreditation
 6. Seamless continuity from school to Club
 7. Operational set-up will take 3-6 months to put in place

The UK Government Department for Culture, Media and Sport CASE1 programme draws together evidence from a variety of sources on the impact and value of sports. Findings for sport show that young people's participation in organised sport improves their average numeracy, by 8% and that participation of underachieving young people in extra-curricular learning activities linked to sport increases their numeracy, on average, by 29%, and their transferable skills by 12-16%.

Health

We are healthy and active.

The community asset transfer of the Ralston Community Sports Centre will contribute towards the achievement of the following targets:

1. Healthy life expectancy.
2. Percentage of adults meeting physical activity recommendations.

This target will be achieved by:

1. Increasing the provision of community-based sports and health and wellbeing activities within Ralston and the wider community
2. Providing progression routes for children and young people to access sport and to continue to develop skills

Enhancing opportunities to progress in sport from Club level through regional level to International level. The opportunities from this are extremely beneficial in areas such as health & wellbeing, development of skills and progression routes through sport and the creation of a clear pathway create through to the highest level of your chosen sport.

The CASE research noted that sport creates substantial long-term economic value in terms of avoided health costs and improved health-related quality of life, and that sport has a positive and quantifiable effect on perceived wellbeing.

20 Minute Neighbourhoods

Despite, or perhaps because of, its proximity to Paisley, Ralston has few public, community or private sector resources. There is 1 small cafe (The Kitchen) two small grocery stores, no public houses and

1 <https://www.gov.uk/guidance/case-programme>

none of the kind of facilities that allow people to meet, to interact and to create a sense of community, other than 2 private organisations (Ralston Golf Club and Ralston Bowling Club)

The Programme for Government 2020 commits the Scottish Government to working with local government and other partners to promote and create 20 minute neighbourhoods in Scotland. 20 minute neighbourhoods are places that are designed so residents can meet their day-to-day needs within a 20 minute walk of their home. At present Ralston is far from a 20 minute neighbourhood. The diagram below shows the outcomes from the realisation of a 20 minute neighbourhood.

Return on Investment

Research for the British Heart Foundation² found that the effects of physical inactivity in Scotland cost the NHS around £77million a year – or £14.60 per person.

Cost benefit ratios for physical activity developments show significant value for money. The Sport England report ‘Social and economic value of sport and physical activity’ concluded that

“for every £1 invested in community sport and physical activity in England (financial and non-financial), £3.28 worth of social impact was created for individuals and society in 2017/18.”

The recent Scottish Government report states that “social connections make a strong contribution to our personal and collective wellbeing in the present, and in the future” and notes that “Welcoming places and opportunities to meet new people” are key to community cohesion, wellbeing, and how positively people rate the places where they live. Therefore, the benefits are expected to be wide-ranging, and well beyond those of hockey and sports related activities.

5: Community Representation & Engagement

Community Consultation Process

Kelburne have engaged with various stakeholder groups who are highlighted in the early part of this Section. We will continue to engage with local residents and users regarding improving the facility in terms of utilisation of the Pavilion and the outdoor space. The activities we have mentioned will play a huge part in the rejuvenation of the centre with KHCS on the ground and right at the heart of this. Below is a re-cap of the organisations and summary discussions undertaken to date:

Consultation with local residents

As part of preparing for community asset transfer of the Ralston Community Sports Centre, the Club has carried out a number of community consultation and engagement activities as outlined below and these activities are ongoing.

1. Community newsletter – On 14th Sept 2021, the Club delivered 1,000 leaflets through residents letterboxes surrounding the sport complex, inviting them to an on-line zoom call to provide an initial outline to what was contained in our proposal for the new facility.
2. Online Zoom meeting – On 27th Sept 2021, the Club invited members of the local community to an online meeting (Covid regulations) with the purpose of sharing plans for the development of the Ralston Community Sports Centre as a community-led and managed asset. This was done on the Club website and through the Ralston Community Council

² Costing the burden of ill health related to physical inactivity for Scotland,

facebook page. There was a Q&A session at the close of the meeting and an offer of private follow-on questions by email was given to members present. The Club committed to a follow-up meeting immediately after the next steps were communicated back by Renfrewshire Council. 15 emails were received from residents after the meeting and responded to with feedback required.

Ralston Community Council held their own meeting on 4th Oct 2021

Additional face-to-face discussions were undertaken on various dates with residents wishing to talk.

3. Overall, our proposal communication has been shared over multiple communication channels (email, zoom, letters, leaflets and f2f) to inform residents with as much information as possible at that time.
4. On Sat 30th April 2022, an up-dated Community Newsletter was delivered to 2,000 homes in Ralston. In this communication, we asked residents to share what pavilion classes, sports classes, hobby group, sports and social groups, would like to join us on this journey of revitalising this centre to a more dynamic and more widely used Community asset.
5. Following receipt of feedback from these newsletters and general feedback from Renfrewshire Council XXXXXX, further meetings with residents will be arranged in the Community Centre at end-May/beg June in order to up-date residents in the progress of our application and to demonstrate further details behind our latest plans.

The Club acknowledges that some residents may not be satisfied with our plans and we have communicated that we are always open to discuss any concerns with residents face-to-face or in writing as they prefer. Furthermore, in our up-coming May meeting, we will publicly state that our 5 new Trustees will be advertised to the wider Community in order that we can guarantee a wide range appropriate skills from the Club AND the surrounding Ralston area can be included both on the Board as Trustees, and as part of local sub-Committees with local volunteer tasks being undertaken. Any assertion that residents won't be listened too or won't be able to contribute to the new organisation will be remedied with these organisational structure plans, and that they are fully involved and can help our business delivery better and more sustainable local solutions together.

Consultation with local community groups

Ralston Community Council – XXXXXXXX & RCC Board

1. Discussions with RCC have been cordial as we sought their support as a good conduit into the local community. We have discussed our proposals at 3 previous Board meetings and sent 4 up-dated proposals for them to discuss internally before our previously arranged calls. Meetings at that time unfortunately had to be by Zoom/Teams due to the pandemic regulations on meeting face-to-face being prohibited. RCC held a Community Meeting to present the Kelburne proposals however despite our requests, they rejected our request for an invitation to the meeting to present our own case and answer questions directly. Since that meeting, we have provided an official response to all of the questions raised at the Ralston Community Council meeting (published on their facebook page) and our response to the questions raised was circulated on their Facebook page and attached here in Appendix 8. Our view was that allowing us to be present at their meeting would have allowed for us to answer questions there and then, however we continue to have regular dialogue to share

plans.

Ralston Skills – XXXXXXXXX

2. Various discussions on ring-fencing Saturday morning football on new artificial pitch were held between February 2021 and September 2021 and we have (in Oct 2021) time-tabled Ralston Skills current Sat AM playing times on to our new timetable for Saturday morning. The Skills group communicated to us in late 2021 they were considering other Options and from then, have cut communications with Kelburne and started a social media campaign, informing the community that they would not be able to play at the centre if Kelburne were awarded the honour of adopting the centre as a hockey base. These facts are untrue as Kelburne have indeed time-tabled the same time for Ralston Skills and the evidence is attached for Renfrewshire Council perusal (See Appendix 8). We have continued to keep all options open in that hope that Ralston Skills will take up this option and come back to the table to discuss with us. We see Ralston Skills kids as a hugely integral part of Kelburne running a successful youth operation for multiple sports at the Ralston facility and will continue to have dialogue with them to participate and enjoy this facility

Ralston Primary School

3. XXXXXXX currently have an arrangement with Renfrewshire Council to use the Pitch during School hours and the car-park for drop-offs. We have met (2 x teams call) with the Head Teacher XXXXXXX and have formally offered the same arrangements as they enjoy today. We expect to provide additional coaching for the School as they need it as part of their current curriculum and develop this in to a feeder club for Juniors and Senior teams over a number of years.

Consultation with the wider community

Paisley East Community Sports Hub

4. multiple meetings and presentations on our proposals and to discuss football opportunities – we have been open and transparent regarding our plans for hockey and to support other sports at the centre where possible

11 Secondary Schools in Paisley (9 of which are SIMDH).

5. Until the date of this report, 8 of 11 head PE Teachers have expressed formal support for the FREE hockey we have offered their schools, for coaching and training and school competition matches. These 11 schools are Paisley Grammar, Castlehead High School, St.Andrews Academy, Johnstone High, Gleniffer High and Renfrew High School, Linwood High, St.Benedicts, Trinity High, Gryffe High and Park Mains High School

Active Schools – XXXXXXXXX

6. We are already engaged with Paul and provide Hockey coaching support on-site at various Primary Schools. Our new model will grow the volume of our support as part of our normal practice and this will provide an increased number of new members to our current playing set-up.

Active Communities – XXXXXXXXXX

7. Initial project awareness conversations took place and we have recently written to the active communities group – our proposal to their jogging buddies group is maintained and we hope to discuss more with them during May with a view to potential growth of existing users and classes at the centre than is there today

Gleniffer Thistle football Club

8. to discuss potential partnership on grass pitch – Monthly meeting were held between February 2021 closed with no agreement made – **PRIVATE**

Renfrewshire small fitness & well-being classes/businesses

9. When we finalise the classes to be implemented at starts-up, we will advertise with known providers of services in Renfrewshire (eg Personal Trainers, Fitness Instructors etc) and allocate to services accordingly. We already have PTs and FIs in our Club, know the business extremely well and had a number of meetings to discuss formats for our Pavilion. We are very comfortable at providing classes at all the necessary levels at the Centre. Please see the Pavilion information in Section 4 Business Case – “Community” for more information on class structures

Consultation with Community Representatives – Activity undertaken with community representatives and elected officials includes:

10. XXXXXXXXXX – providing us with general advice & guidance
11. Paisley East Ward Councillors : XXXXXXXXXX – local support and discussion to share ideas and information. XXXXXXXXXX has refused all meeting requests to meet us

Consultation with Local Strategic Partners

Renfrewshire Leisure (One-Ren)

12. XXXXXXXXXX – provision of information support on RL activities, footfall numbers and pricing structures. The provision of numbers has been challenging however we continue to work with One-Ten to get more information to help compare in our application.

Sportscotland (XXXXXXX)

13. COMMERCIALY SENSITIVE

University of West of Scotland XXXXXXXXXX)

14. Multiple MS Teams calls on partnership/stakeholder arrangements (see Appendix 1) We currently have a working relationship with UWS where their players also play at Kelburne in our National

and District Leagues and we have regular dialogue on growing to a formal partnership. Following the pending sale of Thornly Park Campus and transference of funds to Renfrewshire Council to invest in sport for UWS and Renfrewshire, the sporting landscape for UWS will change. UWS require Hockey, Football (11 and 5s), Rugby and American Football to be continued in the same PA1 transport Corridor for all 4 sports. We are aware that real estate is available (Seedhill) for 3 of the sports however Hockey is not available within the cost limitations of funds available (circa £300k). Our proposal, which in principle is one that UWS are comfortable with from our discussions, is that 2 of the UWS sports can be supported at the preferred Seedhill Campus and as part of the CAT, Kelburne would timetable all UWS Hockey requirements and the 4th UWS sport on the (renovated) grass pitch. The overall budget requirement for this would be approx. one-quarter of the (circa XXXXXXX) funds being released by UWS to Renfrewshire Council to satisfy their 4 sports across the 2 centres of Seedhill & Ralston. We would ask that Council planners & officers working on this project consider this and where possible, liaise with UWS and Kelburne to discuss and hopefully make this plan a reality in the months ahead. In this proposal, UWS would become a Stakeholder with official hard-banners situated at Ralston and many additional contracted benefits realised on top (eg coach training, coaching, player improvement, work placement, educational opportunities) which satisfies and in real-terms grows the UWS portfolio for their sporting curriculum. It should be noted that whilst UWS have confirmed they will most likely book the new hockey pitch anyhow, this proposal does not need to stand on the formal partnership proposed. However, without knowing all of Renfrewshire Councils plans on development on the East end of Paisley, we believe that with the current financials available to us, this is a very good financial and logistical fit for Renfrewshire Council to invest in 4 UWS sports (Hockey, Football, Rugby, American Football) at the east-end of Renfrewshire

6: Market

In any business plan, it's important to show that there is sufficient market for the product or service to justify the investment. In this case, the business available from the Hockey Club is sufficient in itself to cover all the ongoing costs of the centre, including setting aside funds for planned repair and replacement of resources. Therefore, any further business from other markets may be regarded as a financial bonus, and an addition to the community benefit of transfer. It may be noted that the fact that the building is sustainable on Hockey business alone allows us to offer no cost access to schools in SIMD areas.

Additional Markets

Individuals from Ralston and environs.

Estimations of an appropriate catchment area for a sports and community facility vary. Given the importance of the 20 minute neighbourhood idea, we have used the idea of 20 minutes walking distance – or approximately 1 mile – as an appropriate radius for community benefit. The map below shows a radius of 1 mile from the centre. That aside, we aim to backfill capacity not realised locally with established businesses outside the area that require space, which allows local residents to piggy-back on additional classes available.

In real life, the scale of the market will be greater as people will travel greater distances for activities which are not available elsewhere.

Community and sports organisations.

1. Anchor Hockey Club,
2. Ferguslie Ladies Hockey Club,
3. Scottish Masters Hockey,
4. Ralston Community Centre,
5. Active Communities,
6. Ralston Skills,
7. Claire Gibson Physiotherapy,
8. University of the West of Scotland,
9. Active Schools Sport,
10. Glasgow School of Sport

Community Planning Partners.

As previously noted, we plan to continue to work in partnership with Renfrewshire Leisure to maintain a similar level of provision from Ralston Community Sports Centre after transfer to Kelburne Hockey & Community Sports Club.

We will also proactively market the availability of the facility to NHS Greater Glasgow & Clyde, University of the West of Scotland and other Community Planning Partners.

As previously noted, we intend to make the facility more easily available to local schools. The table below shows the number of pupils at schools within 3 miles of Ralston Community Sports Centre.

Schools within 3 miles

Secondary Schools	No. of Pupils
Paisley Grammar	830
St Andrew's Academy	1448
Castlehead	718
Subtotal Secondary School Pupils	2996
Primary Schools	No. of Pupils
Ralston	389
Williamsburgh	393
St John Ogilvie	207
Gallowhill	240
St Catherine's	187
Todholm	411
Newmains	381

St Charles	393
Lochfield	260
Arkleston	274
Subtotal Primary School Pupils	3135
Total All Pupils	6121

Local small business.

Yell.com shows seven private sector physiotherapist businesses located within 2 miles of Ralston Community Sports Club. The same database shows 13 dance schools, including several which operate over multiple sites. It also shows 25 providers of counselling and advice, some of which are voluntary sector. All of these may be able to expand their business activity in Ralston Community Sports Centre.

Other comparable facilities

Penilee Community Centre is managed by Glasgow Life on behalf of Glasgow City Council. There is a community gym on site, which costs £2.80 per day, £7.00 per week, £11.00 fortnightly or £16 for 4 weeks. The centre also offers an I.T suite, which is open to the public and is free of charge, once registered. Although in another local authority, Penilee Community Centre does provide some services similar to those provided by Ralston Community Sports Centre. Ralston Community Sports Centre has a much broader offer however and is envisaged as taking a more holistic approach to community health and wellbeing. As a result, we do not think that there is significant overlap or duplication.

7: Capital Funding

The proposal to improve the facility through the installation of a synthetic hockey pitch requires capital funding in the sum of £XXXXXX. The capital funding target has been produced following detailed discussion with

1. Scottish Hockey (XXXXXX)
2. Sport Scotland (XXXXXXX)
3. Pitch Manufacturers
 1. XXXXX Sales Director (XXXXXX)
 2. XXXXXXXX Contracts Director (XXXXXXX)
 3. XXXXXXXX Commercial Director (XXXXXX)
4. Pitch Construction, Legal, Financial Consultant, Build completion
 5. XXXXXXXX (XXXXXXX) Sports Consultant)
6. XXXXXX (XXXXXX)

Start-up Operation

Pitch Construction & Clubhouse (minor) refurbishment

COMMERCIALLY SENSITIVE.

Building Costs

We plan to spend circa £XXXXXXX to renovate the Reception area to become a Barista Café/Social space to be used by members, visitors and residents alike.

We are in dialogue with XXXXXXX from Historic Scotland and provided an assurance that we truly value this iconic building and fully intend to up-keep this facility to the standards required. XXXXXX has always made himself available to talk to us in this regard and we have professional in our organisation who can support this from within their industry.

TABLE REMOVED – COMMERCIALLY SENSITIVE

These figures show that the difference between the funds required, and the funds potentially available raise £more than required.

It is anticipated that, between now and the date of transfer, a greater sum will be achieved through member contributions and other fundraising. We have commenced various grant funding and primarily this will be used to fund staffing/coaching salaries at the outset. We have a reasonable degree of confidence that the funds will be successfully raised, and that even if one application is unsuccessful or raises a lower than anticipated sum, the plans will still be achievable by expansion of our existing volunteer group and other grant funding support.

We have included our 10 year annual revenue and expenditure forecast under Section 6 Revenue Forecast. We have also included monthly forecast for the first 24 months to more closely show our operation and highlighting seasonal fluctuations together with their impact on cashflow.

The forecast operational costs of the facility are based upon specific information on Ralston Community Sport Centre provided by Renfrewshire Leisure together with estimates based upon similar heads of expenditure identified in the running of Whitehaugh, which we have been doing for 50 years now, and other community sports facilities within the greater Glasgow area.

Business Operational Financial Plan

We have included our 10 year annual revenue and expenditure forecast under Section 6 Revenue Forecast. We have also included monthly forecast for the first 24 months to more closely show our operation and highlighting seasonal fluctuations together with their impact on cashflow.

The forecast operational costs of the facility are based upon specific information on Ralston Community Sport Centre provided by Renfrewshire Leisure together with estimates based upon similar heads of expenditure identified in the running of Whitehaugh, which we have been doing for 50 years now, and other community sports facilities within the greater Glasgow area

8 : Revenue forecast

Further detail on the data sources and methods of calculation for these sums is available on request.

Please see the summary tabular information below relating to our proposal and we are happy to discuss any elements of these figures in detail.

TABLES REMOVED – COMMERCIALLY SENSITIVE