

Please note that the document linked to in this document has now been added as an appendix at the end.

KELBURNE HOCKEY & COMMUNITY SPORTS CLUB

RESPONSE TO RENFREWSHIRE COUNCIL CAT APPEAL REPRESENTATIONS NOV 2022

For the purposes of the response from Kelburne Hockey & Community Sports Club to the further representations received, a total of 10, please find attached below the following

1. Each 'Further Representation' correspondence which are contained in full within the Renfrewshire Council Document Link [HERE](#)
2. The Detailed KHCS response relating to each of the 10 documents received.

Further Representation 1

Further Representation 1

Euan Gray

From: [REDACTED]
Sent: 18 October 2022 17:40
To: MBX-Cat Review
Subject: Community Asset Transfer (CAT) of Ralston Sports Centre to Kelburne Hockey Club: APPEAL for REVIEW of Council decision

Categories: Green category

Dear Sirs,

I write to raise my objections to the APPEAL for REVIEW of the CAT application Council decision as submitted by Kelburne Hockey Club.

The below were my initial concerns having attended various meetings on the proposals.

Now having read their APPEAL for REVIEW response, none of my concerns appear to have been addressed appropriately.

On page 9 of their APPEAL for REVIEW doc, it notes that a contractor has quoted £32,000 + vat to improve the grass pitch drainage. Can Kelburne cover these costs and have they got an adequate contingency? Without having the contractor's report it is difficult to comment on the suitability of these works. But what happens if this does n't work, does the company guarantee the works or do costs just escalate when it fails? Does there come a point when Kelburne simply stop trying to fix the drainage and no-one can use the pitch?

There is nothing in Kelburne's APPEAL for REVIEW doc that addresses the Traffic Impact concerns of the residents.

.....
I am a Chartered Structural Engineer & Certifier of Design, living in Ralston for 18 years. I attended the Ralston Community Council meeting in May 2022 and the Kelburne meeting in June 2022 regarding the above proposals. I also took part in Kelburne's online meeting in 2021. But with particular reference to Kelburne's meeting of 6th June 2022, I was quite disappointed at the level of the proposed engineering CAT detail that was presented by the club.

It would appear that Kelburne have only carried out some initial site surveys mainly a topographical survey and a conditional survey of the building.

A topographical survey maps the existing land, boundaries and details all the features including levels. Engineers and Architects use this as a base type drawing to assist development proposals however, no reference was made to this survey during the meeting other than to note it had been carried out.

The results of the conditional survey of the building were discussed and it seems the building is only in need of some minor repairs. Kelburne also noted they had instructed an environmental survey to be carried out but this is solely to reduce future utility bills.

Therefore, it is very worrying that the two big issues for redevelopment of the site: **Grass Pitch Drainage and Traffic Impact on the surrounding roads have yet to be addressed in the CAT application**, despite concerns being raised by many residents during the Kelburne online meeting in 2021.

With regards to **grass pitch drainage**, Kelburne appear to have conducted an initial jetting of the drainage system and are now in the process of instructing a drainage survey. However, at time of the meeting it seemed they had little knowledge of the current drainage design and the problems the pitch has experienced over the years. They appeared to be hoping that a drainage contractor may be able to shed some light on these issues and help them find a solution.

To compound this issue, Renfrewshire Council have only provided Kelburne with 3 of the original Planning drawings from the 2008 refurbishment works. From previous experience, Planning drawings are likely to provide little detail with respect to the existing grass pitch drainage design. The drawings that are required are those of approved Building Warrant status.

The normal drainage design process for a redevelopment is to review archive design drawings, understand the existing drainage concept, carry out a full survey, work out where and why any problems exist and then re-design the drainage system to suit. At this point, it would appear that none of this has been carried out as it could not be presented to the residents. I am not sure if CAT applications need to obtain this level of detail at this stage in the process but without understanding these issues and following it up with initial engineering scheme design, it would be very difficult to accurately assess and cost any required drainage improvements to allow this pitch to be redeveloped.

This could potentially leave a large hole in Kelburne's business plan if costs are more than anticipated which may then prevent redevelopment of the grass pitch for football use as per Kelburne's current proposals.

During the meeting, Kelburne also confirmed that no **'Traffic Impact Assessment'** had been carried out as part of the CAT application for the redevelopment of the centre and the possible impact it may have on the surrounding streets. No detailed or professional assessment of existing flow, proposed increased traffic flow or the implications of entering, exiting and parking have been considered. This is in despite of the current car park being full at weekends from football activities and over spilling into the surrounding streets. Residents believed that this would only be made worse by the proposed number of hockey games / training for their 19 teams as well as accommodating away hockey teams and Kelburne's proposed football use of the grass pitch.

Kelburne noted that the 'old' vehicle access point on Auchmannoch Avenue would not be reopened but offered no reasoning as to how they came to this conclusion or if they may need to change their decision should it be the recommendation of a future traffic impact assessment. Reopening of this access would have a considerable material effect on the residents and traffic movements of this street. Therefore, if this is a future option it should be fully investigated at this stage when residents and the local authority can review and comment on its possible implications.

The only Kelburne traffic improvement proposal that was tabled at the meeting was to increase car parking by adding 10 more spaces near the grass pitch and to form this in Grasscrete (which will required drainage integration with the main system). They had no data to present to the residents that proved that simply adding 10 more car spaces would solve all the existing problems of accessing or parking within the site.

There was reference to removing the brickwork piers to the front of the Pavilion to provide 2 lanes for traffic but Kelburne did not know if these piers had listed building protection. Even if this proposal was acceptable to Historic Scotland, there has been no traffic modelling to prove that the existing single lane 90 degree 'blind' bend into the main car park at the centre could work with 2 lanes of traffic. Considerable alterations,

perhaps a relocation, of the existing pedestrian centre access path and ramp would be required if modelling proved this could be an option.

Again, without fully understanding these issues and following it up with initial engineering scheme design based on traffic modelling it is very difficult to accurately assess and cost any required traffic / car parking improvements. This could potentially leave another hole in Kelburne's business plan if costs are more than they anticipated which may then prevent Kelburne achieving their CAT proposals.

With reference to the 'Asset Transfer under the Community Empowerment (Scotland) Act 2015' Guidance for Relevant Authorities, Section 7.0: Helping community bodies to identify suitable assets, notes the following:

Section 7.30: Ultimately it is the responsibility of the community transfer body to ensure it has all the necessary and relevant information to develop its proposals. There is no requirement for the relevant authority to obtain information or commission reports to provide to the community body, which it does not already have. However, as a way of supporting them, the relevant authority may agree to share the cost of producing or commissioning new information, and provide assistance by providing information to surveyors, facilitating access to the site, and so on. Funding for project development work such as surveys may be available where the community body proposes to buy the property. It is less likely to be available for proposals for lease.

With reference to this CAT application, Kelburne confirmed that Renfrewshire Council had awarded them £10,000 to conduct the surveys they required to support their application. Therefore, at Kelburne's June meeting (long after the application had been lodged and when the deadline for objections was less than one month away) it was very disappointing that Kelburne had not fully utilised this fund to obtain the necessary surveys which would have allowed them to present and include scheme design proposals and accurate costs for the grass pitch redevelopment and traffic improvements for the centre.

As part of the CAT decision making process, the relevant authority has to consider if the applicant has the 'Ability to Deliver' their proposals i.e. if the planned activities can lead to the suggested outcomes. Without the due diligence of conducting all required surveys and presenting the residents with engineered scheme design, the local authority may question if Kelburne have the 'Ability to Deliver' this project successfully and make it sustainable.

Unfortunately, none of the required survey information for the two big issues for redevelopment of the site was available to the residents. Therefore, it is very difficult for them to make an informed decision as to how these CAT proposals will affect their community and impact their everyday movements.

Kind Regards



KHCSC Response to Further Representation 1

In answer to the queries raised by the resident who is a Chartered Structural Engineer.

(Reference email dated 18.10.2022)

A :- (comment received - quote for drainage works to the grass pitches)

The quote of £32,000 was based on 'Sand Slitting' to the existing pitches, based on the following...

Supply all equipment & labour to install 300mm x 50mm sand slits (backfilled with 225mm 2-6mm

gravel topped with 75mm sand c/w seed/fertiliser)

Sand slits installed at 1m centres

All arisings retained on site in temporary stockpiles for re-use within the site

Rates are made on the assumption that welfare facilities will be made available to our staff at no cost & that equipment will be stored overnight in a secure area provided by the client.

All for £2.65 per lin m (rates current at end of April 2022 & subject to increase)

The grass pitches are shown with a touchline dimension of 90m x 50m

Making allowance for a 2m run off around all four sides the area to be sand slit would be 94m x 54m

Total 5076m² per pitch

5076m² @ £2.65 per lin m Sub Total £13,451.40 per pitch x 2 pitches Total £26,902.80 + VAT

The quote was provided by a specialist contractor who has previous experience working on similar projects where local authority grass pitches have suffered from poor drainage. The quote was based on the assumption that a lateral drainage system is present below the existing grass pitches and that a positive connection can be made into the main lateral drain backfill, which is assumed as being approx.. 200mm from the grass surface. It is also assumed that the lateral drains have been installed using free drainage aggregates & that they have been installed to correct line and level.

B :- (comment received - 'I was quite disappointed with the level of the proposed Engineering CAT detail that was presented by the club').

A drainage CCTV survey was carried out by Metrorod of the existing RAW Culvert which runs below the existing astro pitch. This survey was carried out to confirm the route, depth and condition of the existing culvert to ensure that that the culvert would not be affected by the re-surfacing works for the new hockey pitch. To meet the tolerances and standards of the FIH testing criteria the new pitch build-up needs to be formed to very high standards using mechanical equipment which would require to traffic over the existing RAW Culvert below the pitch.

A topographical survey of the entire site was carried out in order to allow accurate information for the following to be prepared and assessed.

1. Tender drawings for the proposed hockey pitch.
2. Review of existing level information across the astro-pitch and the grass pitches.
3. Review of the existing parking area to maximise existing parking layout.
4. Review of the existing access and egress to the facility to improve the current arrangement.
5. Location of the existing site drainage in relation to the new works.
6. Allow accurate sizing for possible uses for the grassed area, with regards to hockey, football and other sports such as rugby, American football and shinty.

The non-disruptive Structural condition Survey of the Pavilion noted that the building was in very good condition with no defects, that would impact on the structural integrity or stability of the Pavilion. A detailed photographic survey of the Pavilion was also carried out to provide a visual record of the building's condition at the time of the survey.

Although structurally the Pavilion was found to be in very good condition, the survey did highlight numerous cosmetic issues as follows..

1. Water ingress to the ceilings (entrance area, rear hall) and rooflights which should be addressed in the short term (next 3 to 6 months) in order to prevent any deterioration in these areas.
2. Blockages to the drainage outlets of the external first floor balcony terrace area (which sits over the ground floor rear hall) with standing water present.
3. Cracking and weathering of the render, including 'hollow' sounding areas suggesting loss of bond to the substrate.
4. Cracking to copes and render on the stairwells, possibly due to water ingress through the joint in the cope / wall.
5. General poor condition of external stairwells (heavily covered in moss, very slippery).

The Report also refers to the SIKA Field Installation Condition Report, with reference that the recommendations in the SIKA Report should be implemented.

Following detailed research of the Pavilion's history it was found that the roofing system was a SIKA Sarnafil System installed in 16.09.09 (with a 15 year guarantee ending 06.09.24) by Miller Roofing Roofing.

The SIKA Report highlighted a number of recommendations, cleaning out of the gutters, existing felt repair to be removed before contamination spreads any further, remove and replace existing 'Sarnaplast / Bond AT.

A SIKA approved roofing contractor was contact to provide a quote to carry out the repairs to the Roof of the Pavilion.

Our first visit to the Pavilion (during Covid) was arranged with Renfrewshire Leisure (now Ren One) back in November 2011. It was noted during this visit that the balcony terrace had standing water with both drainage outlets and external hoppers completely blocked. The ground floor hall below the terrace area had buckets sitting on the floor collecting water dripping from the ceiling. This was also the case at the front entrance area with several buckets on the floor catching drips from the ceiling over.

The SIKA Report was carried out April 2021.

The Structural Condition Survey was carried out July 2021.

It would appear that basic maintenance and regular inspections of the Pavilion are not being carried out. For example, clearing of drainage outlets to the terrace area, cleaning out of the gutters to the flat roof system, repairs to the roofing system to maintain its integrity.

The above information was highlighted at the meeting on the 6 th of June 2022

C :- (comment received – Grass pitch drainage and Traffic Impact Assessment)

Grass Pitch Drainage

Despite numerous requests for record drawings and historic information for the 2009 works to the Pavilion, the site in general and the site drainage, Ren One and Renfrewshire could only provide very limited information, particularly in relation to the drainage for the grassed area.

The latest Scottish Water Record drawings were sourced directly from Scottish Water which indicated the main adopted drainage runs and the RAW culvert running through the site.

The original Planning Conditions (Ref. 07/0458/PP application date 03.07.2007), Condition no.2 states 'That the existing blaes pitch shall be replaced by a grass pitch prior to the commencement of use of the all weather pitch hereby approved.

Reason : To ensure that the existing facilities are improved in the interests of the amenity of the site. Therefore it is clear that the grass pitches were a Condition of the original Planning Approval and part of the overall works for the extension and refurbishment of the Pavilion and the installation of the astro football pitch that took place around 2009.

Following a Teams meeting with Renfrewshire Council (R.C.) Head of Environment and Facilities, KHC made a further request for information and we received an email on the 22 nd June 2022 containing a pack of information which included more detail with regards to the drainage and the works to form the grass pitches.

In addition Renfrewshire Council had also by this point given KHC permission to instruct MetroRod to carry out a CCTV Drainage Survey of the Site and the full Report for this Survey was received 10.06.2022. Unfortunately the additional information received from R.C. and the Drainage Survey from MetroRod was received after the meeting held on the 6 th June.

The additional information contained the following information..

1. Sportslabs Drainage Layout for the site which included the area covered by the grass pitches, dated April 2007.
2. Renfrewshire Council Drainage Layout for the site, dated August 2007.

3. Bill of quantities which details the works to form the new grass pitches including associated drainage.

The MetroRod CCTV Site Drainage Survey (received 10.06.2022) confirmed the main drainage runs as per the information indicated on the above Sportslabs and R.C. Site Drainage Layout drawings.

MetroRod CCTV Survey

The drainage highlighted a number of faults, including silt and water in the line, reduced circumference in the pipe where the camera could not pass, cracks and debris in the line, cracking and attached deposits and what appeared to be dips in the line holding murky water.

The faults (based on the SRM Grading from the WRC) referred to in the Report ranged from Grade 3 to Grade 4.

Site Drainage Layout Drawings (Sportslabs & Renfrewshire Council)

The Site Drainage Layout drawings and the Bill Of Quantities document indicate the following..

1. Main outfall drainage runs, collector cut-off drains, lateral drainage runs waving coil drains and associated silt traps and manholes.
2. Excavation and earthworks, stripping of top soil, level and compact formation, deep rip of formation.
3. New pitch formation, sandy loam top soil, amelioration sand, fertilizer, Barenbrug grass.
4. Detailed maintenance schedule and aftercare specification.

Summary

The original grass pitch works were to a `high` specification, including the associated drainage works. It is apparent over time that a number of faults have developed within the existing drainage system and in the first instance these should be rectified and repaired where possible to ensure that the existing drainage system works to its full capacity as intended.

The regular maintenance of the grass pitch (as specified in the original Bill Of Quantities) is crucial to maintain the drainage performance and playing characteristics of the surface. Sand Slitting (as per quote received from Specialist Contractor referred to earlier) is one method which would improve the drainage of the existing grass, and this combined with the repairs to the existing drainage system should benefit the overall `drainage performance` of the grassed area.

Note

Having walked the grassed area several times after reasonable heavy periods of rain it is apparent that the grassed area, with the exception of several areas at the bottom of the embankment (nearer the perimeter of the site) actually drains fairly well with little or no areas of standing water or ponding present.

Traffic Impact Assessment

The Pavilion car park is currently insufficient to accommodate all users during peak times (evenings and weekends). There is an arrangement in place with the Primary School that the school car park can be used as an `overflow` car parking facility. The problem appears to be that the users of the facility currently park their cars on Penilee, Kinpurnie, Balfron and Dunchurch Road instead. There are currently no street parking restrictions on these roads.

It is apparent that users are either not aware or are reluctant to make use of the available parking provision provided by the school.

The Pavilion car park can accommodate 52 car park spaces, 4 disabled bay spaces and 2 coach

parking spaces.

The north side of the school car park adjacent to School Road can accommodate a minimum of 30 car park spaces.

The south west side of the school area has also been used previously as a parking area and this has been confirmed by a local resident who lived opposite the school for many years. This area could without easily accommodate a further 21 cars providing a total of 51 space.

As mentioned previously further parking provision could be provided within the site by using 'Grasscrete' or a similar approved system and the parking layout presented previously at the meeting indicated a provision for 10 space.

If all of the above spaces were fully utilised this would provide a total of 109 spaces.

The issue would appear to be not a lack of available spaces but a lack of awareness of where suitable parking spaces are located which seems to be down a lack of communication between the Ren One and the users of the facility.

If users of the facility got into the habit of making use of the parking provision within the school, this would have a dramatic impact of removing a large number of cars from the surrounding streets and alleviate the current concerns and complaints from the local residents.

Existing Access

A revised access / road entrance layout has been prepared by KHC with the intention of improving the access and egress of vehicles into the Pavilion car park.

The revised layout has been reviewed by a Road Safety Consultant with over 40 years' experience in Traffic Engineering including preparing Road Safety Audits.

The recommendations from this review included the following..

1. Remove large pillars on access road.
2. Remove / trim trees on the bend directly opposite the sports centre entrance.
3. The proposed additional parking would further reduce the need for on street parking at busy periods. This is a positive action proposed by the club.
4. KHC must encourage road safety. This can be done in conjunction with the local schools, police and Renfrewshire Council.

Comment ('19 teams as well as accommodating away hockey teams and Kelburne' proposed football use of the grass pitch).

There would never be a situation where 19 teams would all be present at the one time at the facility. Practically the parking requirement for hockey that would need to be accommodated on match days would be a maximum of 4 – 6 teams at any one time. Most team members generally travel together in cars in 2's, 3's and 4's and therefore the number of cars in relation to players would be lower.

Comment ('old vehicle access point on Auchmannoch Avenue would not be re-opened).

This access historically was used as an access for maintenance and grass cutting vehicles. Following discussions that were had at an early stage with the local Roads Authority with regards to the possibility of re-using this access it was decided that this option would no longer be considered.

The proposals that have been developed have concentrated on improving the existing parking provision and improving the current access layout into the Pavilion car park.

It is our opinion that we have made every effort to provide 'Engineering CAT detail' in our proposals and we are confident that we have provided solutions which would benefit and improve the current difficulties which are experienced by local residents and users of the facility.

KHC do not see any requirements for a Traffic Impact Assessment (TIA) as there is no change to the type of use. The main outdoor current use is for team sports. This unlikely to change the pattern or timing of parking at the sports centre. The indoor use would hopefully increase but to a level that was previously experienced in any case. In addition the members of the KHC would also have the option to use public transport, cycle or walk to the sports centre for those who live locally which would help to reduce the reliance on cars and their impact.

Finally, KHCSC would also add that it is entirely at the gift of Renfrewshire Council to build any specific legislation, development, road or parking standards, in to their formal documentation for KHCSC to comply with as part of our lease arrangement and we would be more than happy to collaborate in that regard

Further Representation 2

Further Representation 2

Euan Gray

From: [REDACTED]
Sent: 18 October 2022 20:10
To: MBX-Cat Review
Subject: Re: Kel burne hockey club
Categories: Green category

Apologies I must have done something in correctly ,I merely wanted to state my objection to the take over of the Ralston community centre by Kelburn hockey club.
I presumed, incorrectly that all I needed to do was include my name address and postcode.
Hopefully this is sufficient to register my vote?

KHCSC Response to Further Representation 2

This point is noted and we hope that in reading our community commitment & sporting coverage document attached in this [LINK](#), we hope this provides enough information to persuade this person of our good intentions for the improvement of the fabric of the current set-up at Ralston Community Sports Centre. We are currently a Community Club and in our new Proposal, we will continue this approach for many years to come.

Further Representation 3

Further Representation 3

Euan Gray

From: [REDACTED]
Sent: 20 October 2022 23:26
To: MBX-Cat Review
Subject: Ralston CAT transfer review

I [REDACTED] of [REDACTED] wish to add the following representation to my previous submission.

As a member of KH&CSC I must voice my support for the proposed CAT for Ralston community sports centre. Having played and coached hockey for over 30 years across the UK I must say the facilities that are available for hockey in Renfrewshire are extremely lacking and totally unacceptable. This is unbelievable considering the success Kelburne Hockey Club have had over the last 20+years. It seems that the priority for this council and its decision makers is to ignore minority sports. Thus, making their position untenable as a Councillor if they were to support this CAT, making their decision appear self-serving and narrow minded.

Ralston CSC is an asset of One Ren and has never been gifted to the people of Ralston, despite the general feeling of the local community. At the end of the day this centre is a business asset which is clearly not high up on the One Ren priority list due to the lack of recent time and money invested.

KH&CSC are committed to maintaining and improving the facilities at Ralston by returning the community life to the centre. Currently only open from 5pm-9pm weekdays this does not reflect the possibilities that could and should be offered to the local community. These possibilities could include a coffee shop, fitness classes, gym, and free access for local schools, this list only suggests a few of them.

As a coach at the club it's my opinion we are being held back by the lack of suitable pitches in Renfrewshire. I am also a parent of players at the club so I know first hand how the youth sections are affected by lack of local facilities.

We currently have a large number of youth players who are or have represented Scotland National squads at all levels U16, U18, U21, Seniors, and Great Britain in both the Male and Female squads. Without international level pitches in Renfrewshire we risk these youth players either quitting the sport or moving to clubs with their own pitch and clubhouse. This exodus has hit the club hard in recent [seasons](#). Our Senior Mens and Ladies teams require international level surfaces to train and play on multiple times a week, we currently have to travel from Renfrewshire to Glasgow City (Glasgow National Hockey Centre) which can prove difficult for local youth players, to access quality coaching and competitive hockey due to travel. These extended journeys not only prove difficult but reduces the ability of KH&CSC members to become Carbon Neutral.

Having reviewed the initial response from the CAP and the information supplied from the FOI request, it would appear the decision was based on emotions rather than looking at the facts and making the right decision. Seemingly bowing to the mob with very little actual discussion taking place. This shows a clear and obvious dereliction of duty maybe just to keep votes rather than looking at it from a business angle, which would ensure the longevity of Ralston CSC whilst also serving the community.

Yours

KHCSC Response to Further Representation 3

We thank the sender for their comments and we concur with benefits that they have outlined in their submission

Further Representation 4

Further Representation 4

Euan Gray

From: [REDACTED]
Sent: 22 October 2022 09:31
To: MBX-Cat Review
Cc: [REDACTED]
Subject: Objection to Community Asset Transfer

Dear Councillors,

I am disappointed to learn that Kelburne Hockey Club has appealed against the decision to deny the CAT of the Ralston Community Sports Centre to them. They must now be aware of the extent of the community's opposition to the transfer, and the strength of feeling of these objections.

Since the initial discussions, there have been major economic changes across the country, with substantial increases in the cost of fuel, domestic heating and general household bills. This makes the need for community facilities in the immediate vicinity of the neighborhood essential.

Access to facilities that don't require bus journeys is important, and provision of activities in a warm community centre can allow people to turn off home heating.

I ask you to take these points into consideration against KHC's appeal, and to keep the sports centre in the care of the local authority.

Yours sincerely,

[REDACTED]

KHCSC Response to Further Representation 4

At KHCSC, we are also disappointed on the CAT panel findings and we wholeheartedly agree with the correspondent on the need for more community facilities and a wider range of sporting opportunities being available to local community users.

In our proposal, the centre will be open from 9am to 9pm every weekday and to 5.30/6.30pm at weekends. These opening hours are much more than One-Ren currently offer today with a 5pm opening only available to local users and One-Ren have confirmed that these opening hours are fixed for the foreseeable future.

Our proposal also provides a wider range of sports and an increased number of opportunities for more Community-led groups to make use of the facility at a time that suits them. For example, more Seniors groups using the events room or gym during the day and the working population using the Gym or events area, or sports pitches in the evenings.

These are all highlighted in our Operational commitment document in the attached link [HERE](#)

We would be happy to discuss any matters concerning the operation should they wish to contact us on secretary@kelburne.com

Further Representation 5

Further Representation 5

Euan Gray

From: [REDACTED]
Sent: 25 October 2022 13:30
To: MBX-Cat Review
Subject: OBJECTION TO KELBURNE HOCKEY APPEAL



I strongly object to Kelburne Hockey Club's appeal in respect of them taking over Ralston Community Hub on Penilee Road.

This will be so detrimental not just for the young football club who use it but for all local residents who use it regularly for gym/keep fit/social reasons.

As this hub is located in Ralston, and, these council tax rates are high in this area, our views on retaining this asset within council remit for our own use should be upheld.



Get [Outlook for Android](#)

KHCSC Response to Further Representation 5

In our proposal, the centre will be open for longer hours of operation that exists today with One-Ren, who only open the pavilion from 5pm in the evenings.

Our opening hours are 9am to 9.30pm on weekdays and to 5.30/6.30pm at weekends. This provides a wider range of sports to participate in over longer opening hours periods.

The grass pitch will be renovated to allow football for all age groups to be play one, or any other sport (eg American football, rugby etc) for that matter that wishes to partner with us to ensure they have an added facility to play their sport on and the new artificial pitch will allow. This could include the young football team that the correspondent relates to depending and we would be happy to discuss this in more detail with the correspondent if they wish to get in touch on secretary@kelburne.com

Regarding the gym and events studio, these area open longer and the current prehistoric gym equipment will be replaced with state of the art equipment with our fitness group and would be available to all locals and members who wish to make use of it individually or in group sessions (eg spin, aerobics etc). The studio will also be used for more social groups (seniors, childrens parties, health groups, wine-clubs and so on) and some of the other rooms will be converted in to other social or small business rooms for use by locals and members. These are all highlighted in our Operational commitment document in the attached link [HERE](#)

Overall, the facility will be more widely used and will be a much more vibrant place to play sport in and to socialise in and help re-generate the current centre to a better place than it is currently.

Further Representation 6

Further Representation 6

RALSTON COMMUNITY COUNCIL

**Ralston Community Sports Centre CAT Representation
following an appeal by Kelburne Hockey and Community Sports Club
against the refusal of their CAT Application.**

The Community Council made a CAT representation in relation to the original CAT application by Kelburne Hockey and Community Sports Club (KHCS). The concerns raised in our first CAT representation are not alleviated by KHCS's review request and its responses to the previous representations.

1. KHCS continue to maintain that they can provide all-action, all-embracing facilities at the venue which we contend are unrealistic. We do not dispute that KHCS can run a successful hockey club but, believe the other wide range of proposals are no more than aspirational simply to improve the chances of successful applications to the Council and prospective funding sources.
2. The original plans were not supported by adequate secured funding. KHCS has not improved on this. The requested grant/loan of £300k from the Council is seen by KHCS as getting the project 'over the line', as occurred in another CAT application. 'Over the line' would suggest that substantial funding is already secured and a grant/loan by the Council will complete the required funding. On the contrary, only 12.5% of the funding required is secured (£75,000 in pledges and funds already raised by KHCS), and a further unsecured £526,500 is needed.
3. The KHCS plans are heavily dependent on grants from various sources. Presumably, funding sources would wish to grant funds to projects supported by the local community and may be less inclined to give funding to projects like this which face very strong local opposition – if KHCS admits community opposition in their applications, that is. In addition, such opposition could have an adverse effect on the viability of non-hockey activities which KHCS are keen to talk up in favour of their CAT application.
4. KHCS complain that Renfrewshire Council has not had proper regard for various benefits arising from their proposals e.g. regeneration, public health, social wellbeing etc. If the funding to implement KHCS's ambitious plans is not available, it follows that these benefits will simply not arise.
5. Staffing levels indicated in the KHCS proposals to operate the site on a seven-day basis (9 am to 9.30 pm on weekdays, to 6.30 pm at weekends) seem very inadequate. There appears to be unquantified dependence on CPD/Training personnel to fill the gaps and periods when only CPD/Training personnel would be in attendance. This is not a credible staffing plan for the ambitious level of activity KHCS envisage.
6. The Community Council believe that in the interests of fairness to all hockey clubs in the area, improvement of the facility at Linwood should be fully explored – this is already part of Renfrewshire Council's planned commitment to hockey and funding is available for this. The KHCS application is opportunistic insofar as the

target is a facility which has been severely affected by Covid but is still a functioning public amenity. It should not be handed over to a private club when an alternative identified facility at Linwood should be pursued.

7. A principal part of Ralston Community Council's remit is to make Renfrewshire Council aware of the opinions and needs of the community we represent. We are very clear that our local community are very strongly opposed to this CAT application. The Community Council and the local community are as one in seeing the best way forward for Ralston Community Sports Centre to have a post-Covid recovery in public hands accomplished by One-Ren in partnership with the Community Council raising the profile of the Centre in the community and beyond.

KHCSC Response to Further Representation 6

This is a view from the local Community Council which is not our view at KHCSC. Every Club must have aspirations and ours is to make this centre much more viable than it is today and provide a wider range of sport, social and health & well-being opportunities than currently exist today. These are all highlighted in our Operational commitment document in the attached link [HERE](#)

The current operation under One-Ren is time-restricted and these restricted hours are in-place for financial operational reasons as outlined before by One-Ren. The current One-Ren business case does not allow for additional expense to open for longer hours but our business case allows for more sports, more activities, a new Gym and Studio and a better experience for all locals and members alike.

All Charitable Organisations rely on grant funding on many kinds to start-up their operation and help maintain it in it's formative years until such times as it's more self-sustaining, and our Organisation is no different. If we were a 'private company' like RCC insist, then we would have our own private money sources to do likewise. But we aren't.... we are a charitable organisation registered under OSCR and have operated as a Community Club for the 53 years of our existence. It does no-one any favours by creating false impressions that KHCSC are out for private gain when quite plainly, for the last 53 years, we have not been out for private gain and not will we be in the future.!

We have applied for a £300k start-up loan, payable over the 50 year lease requested with Renfrewshire Council and we have made our representations to the Finance Director as part of our Business Case and this is a perfectly acceptable way to help a community club like ours start-up on our own, since the facilities are not available in Renfrewshire and as part of a Council working group in 2019 to create them. The Council have not yet invested as they had outlined before, therefore our proposal now is that we can do this ourselves under this legal Community Asset Transfer Process.

Regarding point 6, KHCSC have already made representations to Renfrewshire Council, with Councillors present at this recent (October) meeting, to discuss the overall state of funding for hockey in Renfrewshire and to discuss the current Capital Budget funding of £450k (for Linwood Onyx). The starting point in our discussion was that Renfrewshire requires 2/two fit for purpose hockey pitches in Renfrewshire and we intent to continue with our appeal as we believe we have a very good case for this facility

- Park-Mains does not meet governing body rules standards and is therefore eliminated.
- Linwood meets some of the governing body standards but only partially and therefore can only be used for local matches and not Regional or National games, hence why KHCSC are not permitted to play there. It's not something we have done through choice.
- The Linwood artificial carpet is also beyond it's current life-span and needs replaced and there is a £450k capital budget plan to do this but this has not been realised by the council from back in 2019 when KHCSC were involved in the council project plan. There has always been doubts on the intentions here since this capital investment has never been realised before and after Covid.
- Renfrewshire therefore currently only has 1 pitch for hockey when it needs 2/two in order to meet demand and to grow the game organically through state schools.

We very much hope that our appeal will be successful and we will get the opportunity to create this new vision for the Ralston Community Sports Centre

Failing that, our suggestion to Renfrewshire Council in our October meeting was that if RC did not support our CAT to provide a 2nd pitch in Renfrewshire, they are still required to provide two pitches as has always been the demand, and manage them through one-Ren process as normal 'council-funded' pitches. We highlighted in the October 2022 meeting, the pitch locations below

Pitch 1.. Retain and replace the Linwood carpet to make it playable for local & District games

Pitch 2.. Provide a 2nd pitch @ National/International specification with the following preferences on the location

Best Option 1 : Replace the current grass football pitch at Ralston Community Sports Centre with a One-Ren operated hockey pitch which compliments the existing artificial football pitch there today. **This provides TWO hockey pitches and satisfies demand.** The benefits of this are that it matches the original discussions with the hockey and football groups to run football and hockey side by side in one centre, but is funded by Renfrewshire Council and run by One-Ren. It also matches the Council policy of having sporting centres located at both ends in the East & West parts of Renfrewshire. IE Hockey in the West (Linwood) and East (Ralston). This would provide more revenue into the existing facility which could then facilitate longer opening hours than currently exist and protect the centre from closure.

Next best Option 2 : Construct a new hockey pitch at Seedhill Community Sports Centre as part of the new development plans being worked with UWS who are looking for improved local sports facilities for their students. **This provides TWO hockey pitches and satisfies demand.** The benefits in this are that it matches the Ralston benefits and also allows UWS to move their hockey operation from Glasgow to Seedhill, just like KHCSC would move there too. It also matches the Council policy of having sporting centres located at both ends in the East & West parts of Renfrewshire. IE Hockey in the West (Linwood) and East (Ralston)

Next best Option 3 : Replace the existing pitch at Linwood with a National Hockey surface which would mean all hockey representative games could take place there. **This only provides ONE hockey pitch and therefore demand is not met and teams will not get slots.** There was discussion around space for a 2nd hockey pitch beside this and the Council would investigate this matter as part of their deliberations. If two hockey pitches were available on the West side of town, this isn't perfect but it is workable as it would then meet the demand.

We agreed to provide more technical feedback on pitch costs to Renfrewshire council and they also opted to address the requirements and costs within their own infrastructure.

The staffing levels are more than satisfactory in our plans and we will have a variety of trained staff (at various levels and roles) available to run the Sports centre.

In a previous RCC meeting which KHCS were not invited too, they arrived at a series of new-additions that should be added to the RSC facility to make it more viable and allow the operation to open during the day as well as in the evening. Months later, RCC haven't as yet published those proposals and haven't had any meetings with One-Ren to put their case to them. Time is of the essence here. KHCS have been fully transparent with our plans as existing members of Ward 3 Paisley North-East & Ralston. We would strongly urge Ralston Community Council to share those plans with everyone they represent. Show everyone THEIR vision for Ralston Community Sports centre actually is, including how it can then be run as a viable business with One-Ren. The KHCS view is that the centre requires a very significant change of approach rather than just paper over the cracks.

Further Representation 7

Further Representation 7

Euan Gray

From: [REDACTED]
Sent: 26 October 2022 16:29
To: MBX-Cat Review
Subject: CAT Review Representation

Representation Re CAT appeal by Kelburne Hockey & Sports Club.

One of the reasons given for rejecting this CAT application was the lack of firm financial commitments to meet the costs of the project. Having read the Kelburne appeal documents, I cannot see how this situation has changed. Only a relatively small part of the costs will be put up by Kelburne themselves, the rest relies on the expectation of unconfirmed grants from various sources.

The other reason for rejection of Kelburne's application was concern for community cohesion in the light of overwhelming opposition locally to their proposals. This has not changed, irrespective of the spin put forward by Kelburne complaining about the way opposition emerged. The Community Council has a duty to ascertain the views and wishes of the community they serve, and that's what they did by holding meetings to determine this and advising residents how to make their views known. The strength of local feeling about this CAT, if successful, would impact negatively on Kelburne's image and affect participation in activities which Kelburne are putting forward as a key enhancement of their proposals.

It is very difficult to envisage how Kelburne will be able to fulfil the wide range of activities outlined in their presentation, particularly in the light of the very strong local opposition. It appears to be an attempt to secure a pavilion and an artificial playing pitch, with a lot of bells and whistles added on to sweeten their overall proposals. There are considerable problems in bringing the grassed area up to usable standard. It is all very well to say that grass is the SFA preference for football, but professional football clubs have the money and ground staff to ensure their grass is playable all year round - that is unlikely to happen here.

I believe Renfrewshire Council were correct in rejecting Kelburne's CAT proposal. The finance not secured and it is strongly opposed by the local community.

[REDACTED]
Paisley PA1 3JW

KHCSC Response to Further Representation 7

We believe that as residents in Ward 3, Paisley NorthEast & Ralston, we are allowed to put forward suggestions to benefit our own organisation and any other public organisation that exists today, and this we have done at Ralston Community Sports Centre.

Like all Charitable Organisations, there is a start-up reliance on self-funding as well as grant-funding, and our operation is no different. Our 10 year business plan has been addressed by the CAT panel, as well as the start-up budget to construct the pitch and renovate the pavilion.

We have made further representations to the Finance Director regarding the start-up loan and as part of our appeal and we await further developments.

KHCSC are not spinning anything other than putting forward what we believe we will achieve in our proposal and it is our wish that we get the opportunity to provide this at the centre and in the years to come, locals and members will see the benefit in what we can offer, versus what is currently offered at the centre.

We have formal quotations to renovate the grass and these will be enabled if we are offered the chance to run the facility. All quotations are available for any expert eye to review.

We're also sure it's of no surprise that the current operation appears to suffer from under-funding versus other One-Run run organisations which has resulted in reduced Pavilion opening hours, the football carpet not being replaced, and the grass pitch having zero-maintenance other than cutting the grass. Our proposal offers much more than that and our proposal can be reviewed again in our Operational commitment document in the attached link [HERE](#)

Further Representation 8

Further Representation 8

Euan Gray

From: [REDACTED]
Sent: 27 October 2022 23:47
To: MBX-Cat Review
Cc: [REDACTED]
Subject: Fwd: RALSTON COMMUNITY SPORTS CENTRE CAT - KHC appeal OBJECTION

To: CAT review Board

I understand Kelburne Hockey Club has appealed the decision against them taking the Ralston Community. I write to object once again to the idea that Renfrewshire Council would give away such a valuable community asset to a private club. For all the reasons I listed in my earlier email in June (below) - and for the many I probably undoubtedly have missed. Please do find Kelburne a home by all means but not by a wholehearted 'give away' of such a valuable asset - the ONLY green space left and ONLY football pitch in Ralston.

Apart from the primary and vital arguments of a football pitch full of players tonight, the same as it is used many nights & weekends each week, to which I will join them as a spectator on Sunday watching the young girls teams who now thrive similarly to the boys/youth & mens football, as I dropped off young family to the school Halloween disco tonight I was reminded yet again additionally what a vital health & safety access area this is to the school which gives some relief to the small School Road so often choc-a-block, lying at the bottom of a steep blind hill from Penilee/Hillington Estate/and M8 access - so steep from the blind summit that at the only Penilee Road crossing point, just recently put there at the exact same point at the bottom of said hill and the corner of School Road, has had to have a full anti-skid road surface laid for several meters - its purpose to try to minimise the risk of speeding drivers hitting pedestrians crossing (!), whilst at the same time removing the school crossing attendants who had been there at least 60 years. To have a private club would mean locked gates on the front pillars further down on Penilee Road and only opened and closed at their choosing - so EVERY DAY impacting on the health and safety risks of the Ralston primary & nursery children, not just the sports access for the community and school PE & sports. A school built over 80 years ago with one access when car numbers were tiny.

Additionally at least two of the shops on Penilee Road, recently revived, and one a Renfrewshire Award winner, are directly assisted in business customers by those & their families attending the sports field.

I thank councillors who courtesy responded to my earlier objection email, whatever political persuasion. Councillor Nicolson, oh dear, unfortunately your reply as the convener of a powerful decision making public body board, offers a behaviour which reflects in a telling way. It is true that I'm only from a resident family of 55 years, attending Ralston Primary and Paisley Grammar, when it had rugby fields, tennis courts, and my own sport - hockey pitches, then watching my family attend the same schools. Having only attended two packed-hall public meetings - we would have loved for your attendance and hearing your insights of the Renfrewshire Council position in relation to legislation, instead we could only hear the witness testimony of community residents as they expressed to the Community Council panel to take note and put forward for the community. Nonetheless at the first meeting though we had the SNP MP attending no less, 2 MSPs, and our Councillors of all parties - could they all have been wrong too when they all spoke? I also scoured the Renfrewshire Council website for relevant information, and finally where information could not be found, I then phoned the impartial Council Officers for additional facts which they willingly supplied.

The overriding point is - to take this historic, well loved, well used sports, football facility and give it away from the community to a private club for private use and DESTROY the football pitch would be nothing short of utterly scandalous.

Please include my objection.

Regards
[REDACTED]

KHCSC Response to Further Representation 8

We would like to re-state that our KHCSC operation is a charitable-registered operation and not a private club run for personal gain for members & shareholders. As a club of 53 years, standing, we have always been community-based and we wish to continue in this theme for many years to come.

Our proposal continues to offer football on the grass pitch for all age groups, juniors & seniors, and we are seeking 'anchor tenants' to help create a long-term vision for many football clubs who struggle to find grass pitches to play on. In our proposal for a renovated grass football pitch, football can flourish again on the preferred SFA surface. We support that and if any club wishes a long-term arrangement at the centre, we would certainly be delighted in working alongside any club to support their aspirations as well as ours.

Regarding locked front gates etc, this is not the case, and the grounds will be available for any responsible walkers to come along and use them. Car-parking for the local schools on drop-offs and collection etc is already in our commitment and full support/use by Ralston Primary School is also guaranteed.

We aim to support all members of the community to make use of this facility as part of a community-led organisation. And we repeat again, we have no intention of locked gates to stop anyone from getting in to the sports centre – this goes against the grain of our current community club ethos.

Regarding local shops, we see no reasons why local shops cannot continue to flourish with our business proposal. Longer opening hours, more people going from different sports, which all adds up to business continuation as the facility works longer hours and the shops referred to are still there.

We have outlined again here below, in our Operational commitment document in the attached link [HERE](#) and this outlines all the community benefits that our proposal brings and we hope that this helps allay any of your fears on lack of access.

Further Representation 9

Further Representation 9

Representation on The CAT Applicant Appeal to Renfrewshire Council refusal decision.

It is difficult to see the basis of this appeal as there appears to have been no change in the reasons given for refusal - lack of confirmed funding to carry out the CAT Applicant's plans and the potential for a reduction in community cohesion if the CAT was awarded given the level of objections received to the CAT from local residents and current users of Ralston Community Sports Centre. In fact having spoken with some local residents this appeal has made some people even more against the CAT Applicant's proposal. Even the other 2 Renfrewshire hockey clubs are not in favour of the CAT Applicant's plan.

More generally it is difficult to see why this CAT application is being considered in the first place. Matters that any reasonable person would expect to be in place or resolved at this stage of the CAT process are not in yet in place.

FINANCES

Hardly any of the required money is actually in place even for phase one. If Renfrewshire Council awarded any more funding to the CAT Applicant be it a grant or loan there will be a significant number of Ralston Community Charge payers very unhappy further decreasing community cohesion.

DISBENEFITS TO CURRENT USERS OF RALSTON COMMUNITY SPORTS CENTRE

Current users of the astro pitch, many of primary age, would be displaced with no relevant alternative available to them if the CAT was awarded. Up to 1000 players use the pitch on average per week. The CAT Applicant questions this figure. The figure was provided by staff at the Ralston Community Sports Centre. Ralston Skills and the Paisley and District League use the pitch on Saturday and Sunday mornings and attendance can be between 400 to 500 for these 6 hours alone. The pitch is well used on weekday evenings too. The CAT Applicant claims there is pitch capacity in Renfrewshire. This is simply incorrect. There may be capacity at, for example, 10am on Monday mornings but current users need alternatives during weekday evenings and weekends. Youth football clubs including Gleniffer Thistle, St Peters and Evro have confirmed that pitch availability at these times in Renfrewshire is next to zero. The CAT Applicant claims two new pitches at Johnstone and Gryfe will increase capacity but this is misleading. These pitches are existing ones that are being upgraded. This CAT, if approved, would solve a problem for the CAT Applicant but create a new problem for current pitch users.

The CAT Applicant continues to say the grass area beside the current astro-turf pitch at Ralston Community Sports Centre is an alternative for current astro turf pitch users. This is wrong. There are significant drainage problems which would need to be addressed. Given this would require further funding it would probably be years before the CAT Applicant addressed this given it can't raise the funds it needs for phase one. Even when upgraded the grass area would not be floodlight so the training in darker nights that takes place at the moment would not be possible. Also grass can't take the same usage as astro so capacity would be reduced especially when it has rained. The grass would never be a like for like replacement. The fact that current pitch users would be displaced if the CAT Applicant was successful would make it harder for the CAT Applicant to access grant funding from other sources as would the high level of local opposition to the CAT Applicant.

RALSTON SKILLS

Ralston Skills would never work with The CAT Applicant as we do not trust it. So if The CAT Applicant is awarded Ralston Community Sports Centre Ralston Skills will close. This decision was taken a number of months ago by the current coaches at Ralston Skills.

Ralston Skills has used the area now known as the Ralston Community Sports Centre for at least 25 years. We used the grass when the Pavilion was boarded up and used the astro turf pitch when the Pavilion was updated and the astro pitch created some 12 years ago. When we used the grass we were the only organised group that did so. Even with just us using the grass it would become sodden after heavy rain.

So why do we not trust The CAT Applicant? Before The CAT Applicant informed Ralston Skills about its CAT we had no view of The CAT Applicant. It approached us in Spring 2021 to tell us it would rip up the astro turf pitch, replace it with a hockey pitch and run the Pavilion. It has never moved from this position to this day even when presented with alternatives, for example, to retain the astro turf pitch and build a new hockey pitch beside it. The CAT Applicant hasn't held any meaningful consultation. It has had one idea for the facility. All that has happened is The CAT Applicant has told local people what it wanted to do.

If The CAT Applicant had taken time to get to know the area around Ralston Community Sports Centre it would have quickly found out that Ralston Skills was a longstanding user of Ralston Community Sports Centre, a grass roots community sports group that had a significant footprint in the area and enjoyed significant local goodwill. With this knowledge a The CAT Applicant could have decided to get Ralston Skills onside quickly. But The CAT Applicant didn't take this approach. Instead it offered Ralston Skills the grass area beside its hockey pitch. Ralston Skills rejected this offer because it was not in the interest of the children attending Skills due to drainage problems. The CAT Applicant then said we should split Skills and run it on a Friday night combined with a Saturday morning on the new hockey pitch. This offer was refused because coaches didn't want to do Friday evenings and some of our kids would be tired on Friday nights as they are primary ages. The next offer was a Sunday which was refused as Skills has run on a Saturday for a quarter of a century. Finally after some time The CAT Applicant offered us a Saturday morning slot on the hockey pitch. This offer followed by offer made us believe The CAT Applicant didn't really want us in on a Saturday or it would have offered that immediately. Also we asked The CAT Applicant for a copy of its draft charity constitution and its financial plan for Ralston Community Sports Centre. Both requests were refused with no reason given. It also became apparent that The CAT Applicant had mis-represented facts about the hockey pitch at Onyx. At the public meeting in June 2021 The CAT Applicant told a local resident who asked if the majority of local residents objected to its plan would it withdraw. The answer was no. This means The CAT Applicant doesn't care about the views of local residents, a point re-enforced by this appeal given the level of objection to the first CAT. Putting all of these together has led us to conclude that we should not trust the The CAT Applicant. Ralston Skills has a wonderful local reputation. If we worked with The CAT Applicant that reputation would be in tatters.

FACTS ABOUT RALSTON COMMUNITY SPORTS CENTRE

The CAT Applicant provide figures for 2105 which claim to prove that Ralston Community Sports Centre is a drain on resources compared with other One Ren/RL facilities . The figures given are from 2015.

Through a Freedom of Information request we received the following figures from One Ren. In 2018 there was a deficit of £106,000 for Ralston Community Sports Centre with 85,000 user visits. This gives a subsidy figure of £1.24. In 2019 the deficit was £74,000 with 70,000 user visits giving a

subsidy of £1.06. Both figures are considerably below the £2.84 subsidy provided by The CAT Applicant for 2015.

Ralston Community Sports Centre compares with other facilities as below

Facility	2018 Deficit	2019 Deficit
Erskine Community Sports Centre	£300,000	£184,000
Ferguslie Sports Centre	£265,000	£235,000
Johnston Community Sports Hub	£281,000	£330,000
On-x	£352,000	£384,000
Ralston Community Sports Centre	£106,000	£74,000

These figures are proof that the CAT Applicant's attempt to portray the Ralston Community Sports Centre as a financial drain compared with other facilities is wrong.

The CAT Applicant claim the pre covid average classes run in the Pavilion were 19 per week. It then says it will increase this to 30 classes a week.

The truth is that there were around 35 classes a week run pre-covid.

RENFREWSHIRE SCHOOLS

The CAT Applicant claim there will be benefits to all primary and secondary schools by using the facility. Given The CAT Applicant has been working on the proposal for at least 2 years can it provide the CAT Review panel with the schools who have provided written confirmation that their pupils will, in school time or as part of an official school after school activity, make use of the Ralston Community Sports Centre?

POTENTIAL FUNDERS OF THE CAT APPLICANT

The CAT Applicant list two funders National Lottery and the Robertson Trust as likely contributors to it.

The CAT Applicant says it will apply to Grants for All run by the National Lottery for £15,000 per year over three years. The correct name of this funding programme is Awards for All and the maximum award is £10,000 not £15,000. Given the high level of objection it is highly unlikely the National Lottery (National Lottery Community Fund) would support the CAT Applicant. Here is text taken directly from the National Lottery Community Fund Scotland website

Applications should do at least one of the following:

- bring people together and build strong relationships in and across communities
- improve the places and spaces that matter to communities
- help more people to reach their potential, by supporting them at the earliest possible stage.

The Robertson Trust has three key strategic priorities – reducing trauma, poverty and financial hardship. It is difficult to see how any The CAT Applicant application to this fund would be successful given these priorities. Here is text taken directly from the Robertson Trust website which show how difficult it would be for the CAT Applicant to access funding.

We are most interested in funding organisations that can demonstrate how their work focuses on:

Poverty and trauma: by showing that they recognise the challenges people in their community are facing in their lives related to poverty and trauma, as well as how their organisation's work will respond to this and support them.

This is one of the most important considerations to us as a funder and will influence the level of funding that we are able to offer. In addition, we are interested in organisations that can demonstrate how their work focuses on:

Community: by showing how they engage their community in the organisation, for example on the Board or through volunteering; and that they listen to their community and respond to their needs.

Collaboration: by showing that they are aware of other groups and services in their area and are linked in with them.

Relationships: by showing that their work clearly has a relational focus and that this is reflected in their policies and governance, for example how they involve members or participants and that they apply a rights-based approach in their work (i.e. that they treat people with fairness, dignity and respect).

THE CAT APPLICANT CHARITY CONSTITUTION

It is difficult to clearly understand which community the asset is being transferred to. The new charity constitution states it has been established a community defined as the hockey club, local residents and user groups. But it is only adult hockey club members who have voting rights. The two other identified beneficiaries may join the charity as associate members but have no voting rights. Although there is provision to co-opt up to five trustees to add skills not present in current trustees the Charity Board of Trustees has an in built majority of hockey clubs members, i.e. 10 members. The co-opted members could be local residents but equally could not be. So could the CAT Applicant explain the rational of excluding two of the charity's beneficiaries from having voting rights and define exactly what community they wish the asset to be transferred to? Could it also confirm the postcodes of the current Board of Trustees of the charity please? There will be some potential grant funders who will see the current constitution as a problem that would discourage them from awarding grants to the CAT Applicant.

CAT APPLICANT HANDING SERVICES TO OTHER ORGANISATIONS

The CAT Applicant would hand the running of the gym and dance studio to a private firm. It has had discussions with at least two people asking them to run its proposed Barista Café on a for profit basis. It claims an "anchor" body could run the grass section at the facility but has yet to find one. Is this really what the Community Empowerment Act was passed to achieve?

ST PETERS

This is an extract from the CAT Applicant's appeal document

As a comparison, St-Peters FC are applauded for their organisational work by the Community Council and others, yet they operate an identical SCIO process to Kelburne as they wish to have their own pitch for Scottish football league entry reasons. We see no difference between St.Peters and our Club in the spirit in which we nurture young sports people through their formative years, yet St.Peters is

being portrayed as a good organisation when our identical organisation is derided by others to suit their own agenda

Nobody in Ralston, the Community Council, Ralston Skills or current users have ever mentioned St Peters. St Peters have not applied for a CAT in Ralston so their business is none of our business. The CAT Applicant is really talking nonsense here.

ALTERNATIVE TO BENEFIT ALL HOCKEY IN RENFREWSHIRE

This exists at the On-X in Linwood where the CAT Applicant could work with

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Local resident and Chair of Ralston Skills

KHCSC Response to Further Representation 9

Ralston Skills use the RSC for 1.5 hours on Saturday morning in school term-time and we are fully aware of the standing they have in the local community as some of our own KHCSC parents send their kids to their skills sessions before and now. They are a respected organisation for what they provide at RSC for young kids that want to play sport, and this is the same ethos as we have at KHCSC for our young kids that want to play hockey and enjoy the benefits that Easter & summer sports camps bring.

For that reason, we want to grow the number of youths using the new centre and want to keep Ralston Skills at this centre. Yes, for sure we had difficulties in agreeing scheduling as Saturdays are the busiest day of the week and ultimately we arrived at the solution which was RS on the same time window as before, Jockey-Hockey pushed out and 1 late morning Senior match removed to accommodate both sets of Juniors. This is a good solution and accommodates everyone but RS still currently do not want to take this option up but we hope that over time they change their position as we see their vision as very similar to ours.

We have covered Finance in our previous correspondence response and we will continue this theme of funding the start-up through the CAT Panel appeal process, working closely with Renfrewshire Council to support us on our long-term lease/loan application.

Football pitch capacity, before our own KHCSC proposal, has always been an issue and through our investigations and discussions with One-Ren Leadership team, we understand that football on grass and artificial surfaces, is covered within the One-Ren Estate, whereas it is clear that Hockey is not covered within their estate. We also know that the provision of artificial surfaces will grow with the new developments coming on board in the coming years (Eg Johnstone, Gryffe, new Paisley Grammar, Seedhill & UWS improvements and so on), whereas nothing has happened for hockey. We believe this requires more work within football and One-Ren to maximise the “bookability” of the current 12 artificial pitches (and growing) available in the One-Ren organisation.

The topic of funding is always likely to generate discussion and the provision of FOI information from RS to balance against the 2014-15 Renfrewshire Leisure Accounts (the last time that separate facility costs were provided legally) is worthy of a more detailed discussion within Renfrewshire Council, One-Ren, and the ILE Board/Panel created to look at our Appeal.

We know from the Renfrewshire-Leisure booking system prior to Covid that it was running at an average of 19 classes per week – information taken straight from their website at detailed level down to organisation, booking, day of week and times. The KHCSC proposal provides significantly more than this which means more sporting opportunities, more social opportunities, more health & well-being opportunities, more Gym time, more event time for seniors day-time groups, childrens birthday parties and so on.

The absolute key emphasis however should be on asking One-Ren to state the very current financial position of the RSC versus other Centres like Seedhill, O-NX and Erskine. One-Ren have all this information at hand and the very fact that financially this centre will not be opened during daytimes in the foreseeable future demonstrates that there are differences between RSC versus other centres that are open. We would urge One-Ren or Renfrewshire Council to explain this in more details to everyone in Ward 3 North-East & Ralston, so that we all fully understand why the centre only opens in the evening.

In this submission, RS claim that KHCSC did not provide a copy of our (legal document) Constitution, yet they continue to offer substantial comment on our Constitution in their submission, which is a direct contradiction in terms. ? We can confirm that their initial request in 2020 for a copy could not be supported as this document was still at OSCR for formal review and once validated, only then could we circulate this legal document. Only RS can substantiate why they now comment on the Constitution document not being available to them when they have it in their possession and have commented on it.

Regarding our Constitution and our Proposal, we are very clear. The Club will run with a variety of differing memberships available to everyone and included in this, the very important part of being able to 'walk-in' and use the Gym or book the Studio exists for all Renfrewshire residents and locals and this is contained within our Operational commitment document in the attached link [HERE](#) . In short, any member of the public can book a Gym, Studio or Pitch slot using an open-access state of & local residents, versus residents from outside Renfrewshire.

Regarding provision of a quality sport service, we will re-kit the Gym with state-of-the art equipment which will provide much needed comfort for all our Gym users. Our Gym-specialist SK Fitness who already exist as a quality organisation, will provide this service for us and within their programmes, support & the art booking system, and just like the One-Ren system, it will have tiering that recognises Renfrewshire assistance will be provided for group sessions, individual sessions, self-training walk-in sessions, Seniors sessions and as a partnership, these session will only work when we are providing sessions that meet the needs and demands of our members & local residents. The knowledge of what is required has already been undertaken and will continue to evolve as the business grows. In short, as a much more nimble & dynamic organisation, we are able to tailor all classes to the needs of those who are asking for them. We wont be fixed to any set-programme that One-Ren have to offer all users across all their centres today.

We really do hope that we can retain Ralston Skills as part of our Saturday morning set-up and should any future expansion be desired, we are able to accommodate this too. Currently RS only want to provide term time Saturday morning sessions @ 1.5 hours but we are there to support any changes to this in the future.

On the final note that KHCSC should be seeking a Linwood Option, we find it very surprising that as a Ward 3 Paisley North-East & Ralston organisation already, Ralston Skills and trying to force KHCSC out of our own area, whereas we wish to play and stay in Ward 3 rather than to another area of Paisley. We very much want to remain as part of the Ward 3 and point this part of the discussion to the October 2022 meeting with Renfrewshire Council as outlined in our Further Representation feedback to Ralston Community Council.

Further Representation 10

Further Representation 10

Euan Gray

From: [REDACTED]
Sent: 27 October 2022 00:07
To: MBX-Cat Review
Subject: Ralston Community Sports Centre -KHC CAT Objection

CAT Review Committee Services,

I am a local resident

[REDACTED]

Further to Kelburne Hockey Clubs appeal to the decision of there CAT Refusal.

As I resident I have looked at KHC responses to the 'uncertainty of funding' and 'impact of the community opposition to the CAT request'

I object as KHC have still not proved the funding, as Renfrewshire Council has not agreed £300k of funding for this and have not planned to.

Grant Funders in principal -

Sports Scotland still has it on there website that they do not fund any application that the Community is against. For KHC To say they have an agreement if the CAT is successful therefore it is still not an agreement and £100k is 20% of the money needed for its business plan.

Due to KHC appeal I am now able to see the business plan with KHC figures projected.

Therefore if after the 3-5 year grants from other providers have been used it does not show how they are going to make an income to support the Centre.

The business plan does not stand up to scrutiny initially and still doesn't.

I object to the facility lease being 50 years when predominately the Council leases are normally 30years.

This CAT has raised many objections from local community and still does but the Ralston Community Council had arranged meetings with OneRen to have meetings for 'a vision' for the Centre but have been stopped due to the Appeal. The Community want the Centre to be a success for both the community and OneRen.

I object to this appeal from Kelburne Hockey Club since they have not justified the financial figures in there business plan as I've pointed out above.

I object to the CAT as it still does not take into account the Community objections, the narrative of the subsidy come from Figures given from 2014-15 not applicable now.

There was a feasibility study paid for by a grant that was given by Renfrewshire Council which has never been produced for this facility- not all paperwork being put forward.

As a resident I object to this CAT and think that a partnership between users and OneRen would be a better use of the facility and the Community is engaging already with the community council.

I object to the facility being changed to a Hockey pitch that does not bring it up to International Standard as all internationals played at the moment are still on water based pitches. The hockey pitch upgrade would only be a slightly better standard from what is at the Onx just now!
A potential waste of money and no benefit to International players at this time. KHC would not be bringing international games to Renfrewshire in the near future.
Other Hockey clubs in the same league with Kelburne Hockey Club play on water based pitches and a few have upgraded there pitch but they are still water based pitches.
Ralston Community Sports Centre should stay as is and upgrade the Onx pitch to a water based pitch for all 3 hockey teams in Renfrewshire to play on, that would bring in the potential for international games in Renfrewshire.

Many Thanks
Kind Regards


Sent from my iPhone

KHCSC Response to Further Representation 10

We have covered Finance earlier in our submissions and have continued to put forward our request for the Finance Director to discuss the opportunity of a £300k loan to KHCSC over the 50 year period.

The purpose of the 50 year lease request is quite simple in that it generates a certainty of a long period for hockey to flourish in Paisley rather than in Glasgow where we currently have no choice but to play.

Unfortunately the point we are making on the provision and standard of Hockey pitches in Renfrewshire, has been mis-understood. If we can explain more below to hopefully help.

If only Linwood was up-graded, then the 3 existing Clubs together in Renfrewshire could not all exist at that one pitch from a fixtures perspective. The demand in Renfrewshire requires 2 Hockey pitches and teams from these 3 clubs would miss out.

Every Council should provide competitive sporting facilities that match governing body standards. In the case of Hockey leagues, the Linwood pitch only very partially meets those standards. KHCSC cannot play 80% of it's games there for those very reasons and the only way this can change is if A) KHCSC create our own pitch (IE our current Ralston CAT) or B), Renfrewshire Council provide 2 pitches at acceptable standards. We met recently with Renfrewshire Council and re-affirmed the position that Renfrewshire hockey demand requires 2 pitches. Our submission is that we retain Linwood and ADD another pitch.

Either support our own CAT plan as Renfrewshire council have not supported/provided hockey in previous years, or they invested and provide that 2nd pitch at another local site. We continue to work positively with Renfrewshire Council on our CAT and should that not prevail, we have also confirmed we would continue to work in their project teams to support them in providing a technically suitable 2nd pitch which would then allow ALL hockey teams in Renfrewshire to play all games in Renfrewshire.

The added bonus is that, International games & training could take place on the 2nd pitch, Masters (VETs) matches and training can take place there, MIXED hockey can be played there during summer months off-season, and so on – the list is endless.

Scottish Hockey are also in the middle of hosting International tournaments at Club Venues and only recently in Oct 2022, two International Tournaments were held at Uddingston's home pitch in Glasgow.

This shows that whilst Kelburne have hosted 3 International tournaments in the last 30 years, there is fantastic opportunity for much much more to take place in our home town.



Kelburne
Hockey Club

Appendix 1

Kelburne Hockey & Community Sports Club



Ralston Residents Consultation
Ralston Community Centre 6th June 2022



Kelburne Hockey Club

www.kelburne.com



@Kelburne1969



KHC were formed in 1969 and recently celebrated their 50th Anniversary. The Paisley club may have started from small beginnings but it has created a fantastic history that is unequalled by any other Hockey club in Scotland. Scottish champions 13 years in a row, represented Paisley, Renfrewshire and Scotland at European level on numerous occasions. Provided many players at all age levels to the Scotland Hockey National squads and had participants in the GB Olympic Squads who started their hockey careers as young kids playing on the grass with Kelburne. The clubs contribution to sport in Paisley over the years has been outstanding and its recipe for producing elite level hockey athletes un-matched.

As with all sports things change and adapt and hockey is no different. Several of the top Scottish hockey clubs now have their own hockey astro pitch facility and in some cases some clubs are now looking at their second or even third replacement pitch.

Since the introduction of Astro-turf pitches for hockey in the 80`s and 90`s KHC have been working with Renfrewshire Council in the hope that a suitable hockey facility could be provided for KHC in Paisley. Despite some of these plans progressing to detailed designs each time they have fallen at the final hurdle. Prior to the pandemic the most recent proposal with Renfrewshire Council was for the re-development of the existing facilities at the Linwood ON-X to include for an International Standard hockey pitch. Our understanding is that due to the Pandemic funding is no longer available to create the multi-sports upgrade of the facilities at the ON-YX.

Why here, Why Ralston – Chairmans remarks



Kelburne H.C.

For KHC to stay at the forefront of hockey in Scotland and for it to be on a level footing it has to be able to, as a minimum, provide the same level of facilities for its members as other clubs currently do.

To that end KHC decided to take matters into its own hands and go down the route of a CAT.

KHC have not been able to play their hockey in Paisley for many years. KHC currently train and play all their games at the Scottish National Hockey Centre at Glasgow Green a round trip from Paisley of approx.. 36 to 40 miles. This centre is also under threat of closure.

A new pitch facility with the Sports Pavilion as a base would make a huge difference in being able to attract and retain new young members to hockey and provide them with social interaction and the opportunity to feel part of something bigger within the Ralston community.

Why here, Why Ralston – Chairmans remarks



Kelburne H.C.

The Pavilion is under-used

The Pavilion, Pitch and Grass area are not being maintained or benefitting from any general up-keep that should be taking place.

The 3g pitch is at its end of life – it's 13 years old and the average life is 12 years for a pitch of that type

We believe that under this CAT, we can do things differently to increase the use of the facility. As a regular user has stated before, the Centre needs a New Vision - one that could involve a full scale or hybrid asset transfer. We also believe the same - that the current model for this Sports centre has not worked for a number of years and that Kelburne Hockey & Community Sports Club can provide a new direction for Ralston Community Sports Centre

We also believe the CAT will allow a wider cross section of the Ralston Community to access and regularly participate in activities at the facility and we will share these with you tonight.



About KHCSC

- Organisation of 53 years old (est 1969)
- Reputation in Scottish Hockey as a top Club for young player development, excellent demographic split (Ladies/Gents/Juniors) and international recruitment
- Progressive Club - recognized in Renfrewshire Active Schools for young player development / coaching
- Membership numbers – circa 270 members. Wider Gender mix
- Current base in Glasgow (Glasgow Green Hockey Centre)

Our Charter

- Advancement of public participation in Hockey
- Advance, Promote, & encourage multiple sports
- Establish an inclusive & accessible Community Club
- Maintain & manage our facility for recreational and cultural pursuits and well-being of the community
- Support other Charitable organisations with a need for an open facility to further their own charities needs
- Advance education through the provision of coaching, & training through life-long learning on sports, fitness and community related skills

Grass Roots Inclusion , Community, Enjoyment, All Ages



Kelburne H.C.



Social
Inclusion



Success



Taking Part – having
fun - participation

Summer Camps

Jockey Development



Junior / Youth
development

Personal Development

Enjoyment with peers



Coaching

Keeping Fit

Party-Time



Staying
Healthy

Celebrate

Winning



Player Development



Kelburne H.C.



Scottish National Leagues Winners - 13 in a row
European Champions – Various years



Elite Athletes
Scottish Internationalists



European Cup
Winners



International Class Athletes - Representing Scotland in Delhi
Commonwealth Games – Kilt, Competition, Chris Hoy
GB Hockey Squad



Cup Winners
Celebrate Success

Success, achievement, Broad Gender Base



Kelburne H.C.

Alan Forsyth - Kelburne Junior & Senior, coach

Internationalist playing for
Scotland & Great Britain,
Professional player in England
and now moving to Holland



[2018 Interview : Alan Forsyths hockey
career, starting on the grass at
Kelburne Hockey Club](#)

[Sample of a home-grown Kelburne
team winning the Scottish Cup in the
final seconds of the match](#)

Kenny Bain - Kelburne Junior & Senior, coach

Internationalist playing for
Scotland, now professional
player in Holland



[2018 Gold Coast Interview with
Kenny Bain – his family connections
and hockey at Kelburne](#)

[Alan Forsyth & Kenny Bain at
Glasgow Green national Hockey
Centre](#)

Emily Maguire Kelburne Junior & Senior, coach Ex-Scottish and Gt.Britain Internationalist



[All about Emily Maguire](#)

Laura Wrightson- Carlton Kelburne Junior & Senior, coach Ex-Internationalist playing & coaching & teaching



[Kelburne Ladies play-off final
versus Inverleith](#)



Section 1



2010 Aerial

Section 2 Building Survey Detailed Pics

1.0 Introduction

Goodson Associates were appointed by Kelburne Hockey Club to carry out a structural condition survey of an existing building located at Ralston Community Sports Centre, in the town of Paisley, Renfrewshire. The building is an existing sports facility, and is currently in use.

The inspection took the form of a non-disruptive survey carried out from ground level.



Photograph 1 – General View on Pavilion

The building is a Category A listed building (as designated by Historic Environment Scotland). It was constructed in 1937, with a major extension and refurbishment taking place in 2009. Refer to Appendix 3 for information on the listing of the building

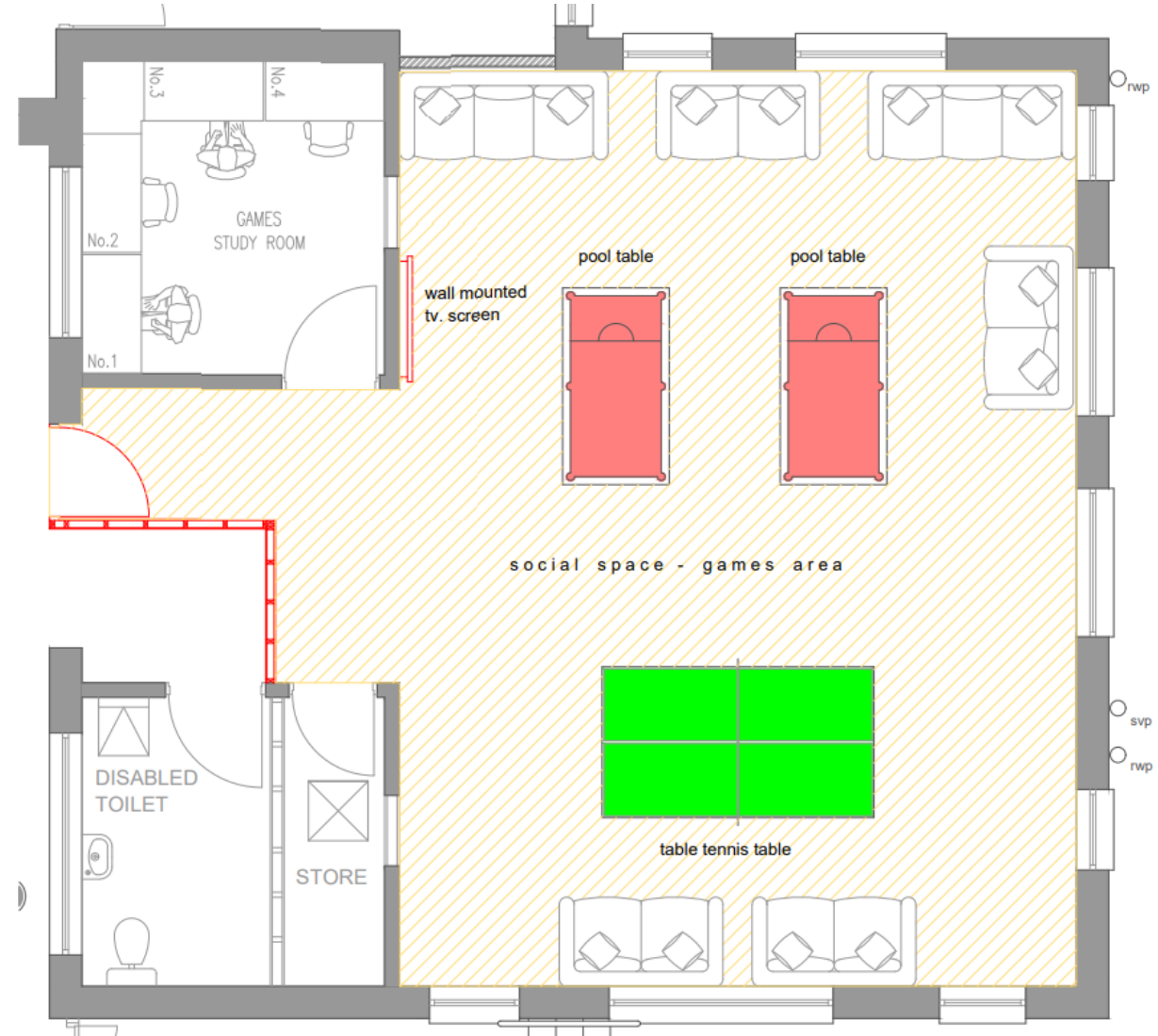
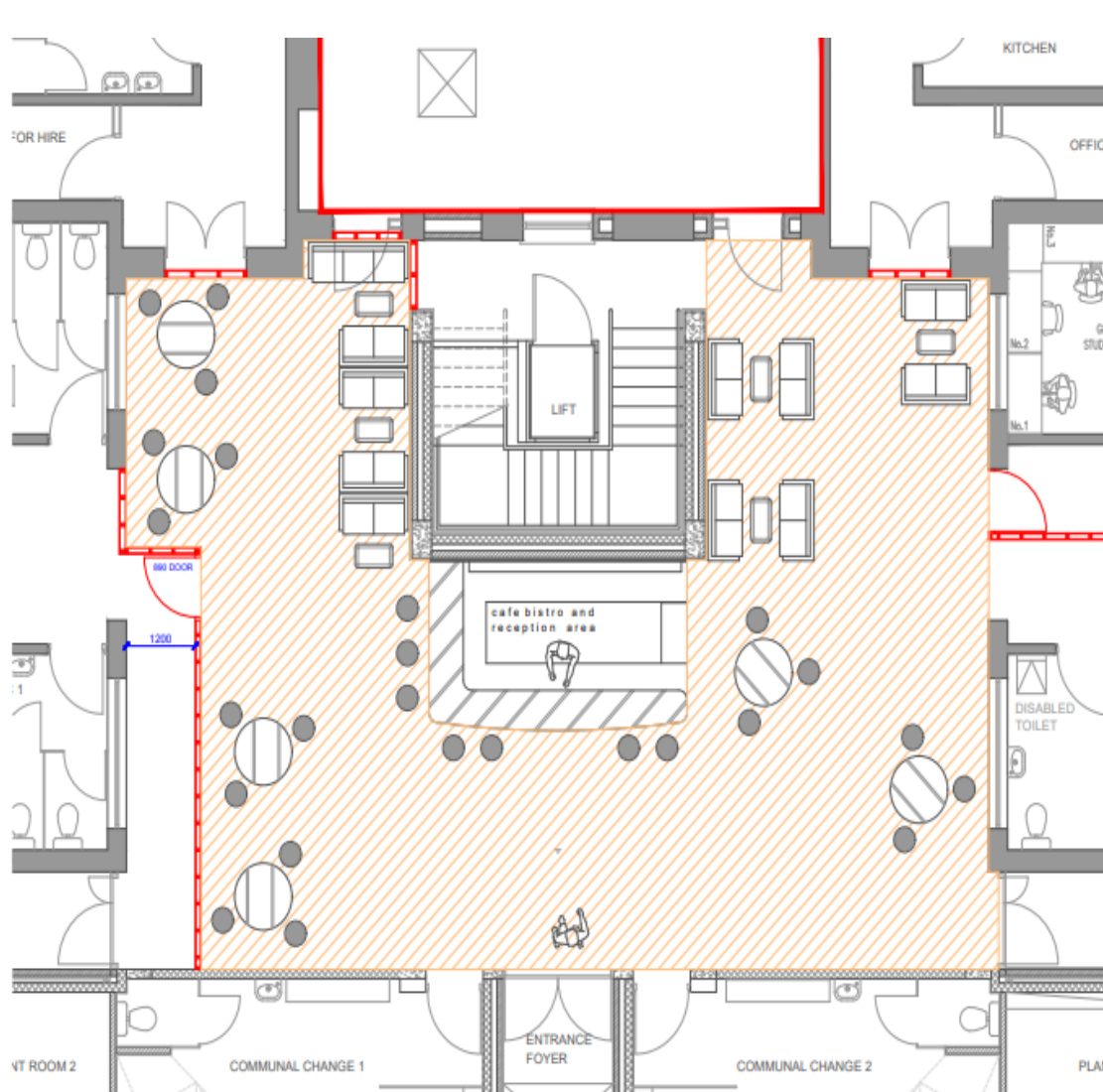
2.0 General Notes

The building is currently occupied and operated by Renfrewshire Leisure, and is currently heated, wind and watertight. During the inspection the building was found to be in generally very good condition, with no structural defects noted.

3.0 Minor Water Ingress

An area of water ingress was noted on the ceiling in the single storey entrance area. This is concentrated around the rooflights which are set in an area of flat roof over.

Section 4 – Café & Social Space close-up



Section 6 – New Pitch Details - Allows ALL levels to be played on one pitch/one surface

:- Please refer to the attached slide for pitch proposal.

To meet the criteria of the Scottish Hockey Governing body to allow elite level hockey to be played & take part in the National league competitions the pitch surface has to be to FIH National standard or FIH Global.

This would under current FIH guidance be as follows :-

FIH National :- sand dressed synthetic turf

FIH Global :- non-filled short pile synthetic turf

Both of the above classification are subject to on site FIH field testing.

Neither of the above would use `rubber crumb infill`.

KHC have brought a sample of one of the pitch manufacturers carpets if you would like to have a look at it.

Two specialist pitch Contractors have each provided KHC with a quotation for the full installation & re-surfacing of the astro-pitch to the above specification.

One using a carpet & shock-pad system from Polytan & the other using a carpet & shock-pad system from Edel.

Section 6 – Pitch Lighting



EXISTING ABACUS 15m HIGH LIGHTING COLUMNS



EXISTING GATE 1 (3.18m HIGH x 2.95m WIDE)

PROPOSED UPGRADING WORKS TO EXISTING 3G PITCH FLOODLIGHTS (TO ACHIEVE A LIGHT LEVEL OF 350 LUX)



NFL 1 - INDICATES EXISTING FLOODLIGHTING TO BE UP-GRADED FROM HALIDE TO LED SYSTEM
REFER TO HALLIDAY LIGHTING DRAWING - PROJECT No. 2129 - Drawing No. HL32129

METHOD STATEMENT (HALLIDAY LIGHTING REF. No.2129 Dated 15th January 2021)

1. ISOLATE SYSTEMS AS REQUIRED
2. LOWER EXISTING ABACUS NEAR 15m COLUMN
3. ISOLATE AND REMOVE THE EXISTING PHILIPS OPTIVISION 3.2 KW METAL HALIDE FLOODLIGHTS
4. CUT COLUMNS DOWN TO 13.5m TO ACCOMMODATE THE ADDITIONAL WEIGHT AND WINDAGE OF THE LED FLOODLIGHTS
5. REPLACE COLUMN BRACKETS AND T BARS
6. RE-FLEX COLUMNS WITH NEW 7 CORE FLEX
7. INSTALL DRIVERS AT BASE OF COLUMNS
8. INSTALL 16 NO. PHILIPS 500 - 1.5 KW LED FLOODLIGHTS
9. INSTALL 4 NO. PHILIPS 518 - 1 KW LED FLOODLIGHTS
10. AMEND COLUMN CUT-OUTS AS REQUIRED
11. AMEND PULLER SWITCHES AS REQUIRED
12. TEST AND COMMISSION



EXISTING ABACUS LIGHTING COLUMNS
N.B. EXISTING LIGHTING COLUMNS ORIGINALLY INSTALLED BY HALLIDAY LIGHTING

- Future up-grading of existing floodlights to a modern LED system to
- Substantial reduction in light spill to surrounding properties
- LED system currently suggested provides substantial improvement in lights spill as well as energy costs

Section 7 – Car Parking & Traffic Management

Existing Car Parking Capacity :- Renfrewshire Leisure have confirmed that they constantly receive phone calls from residents complaining about the issue of people who are using the facility parking on the streets when the Pavilion car park is full.

The Pavilion car park is insufficient to accommodate all users during peak times (evenings & weekends).

There is an arrangement in place with the Primary School that that the School car park can be used at weekends. This does not appear to be well used or widely known to users of the facility who regularly park on Penilee, Kinpurnie, Balfron & Dunchurch roads instead.

There are no street parking restrictions on these roads.

Existing Council Site Layout Drawing :- Car Parking

- 52 car park spaces
- 4 disabled car park spaces
- 2 coach car park spaces

Existing School Car Park

- 3 disabled spaces marked
- 27 possible spaces (refer to attached slide for layout)

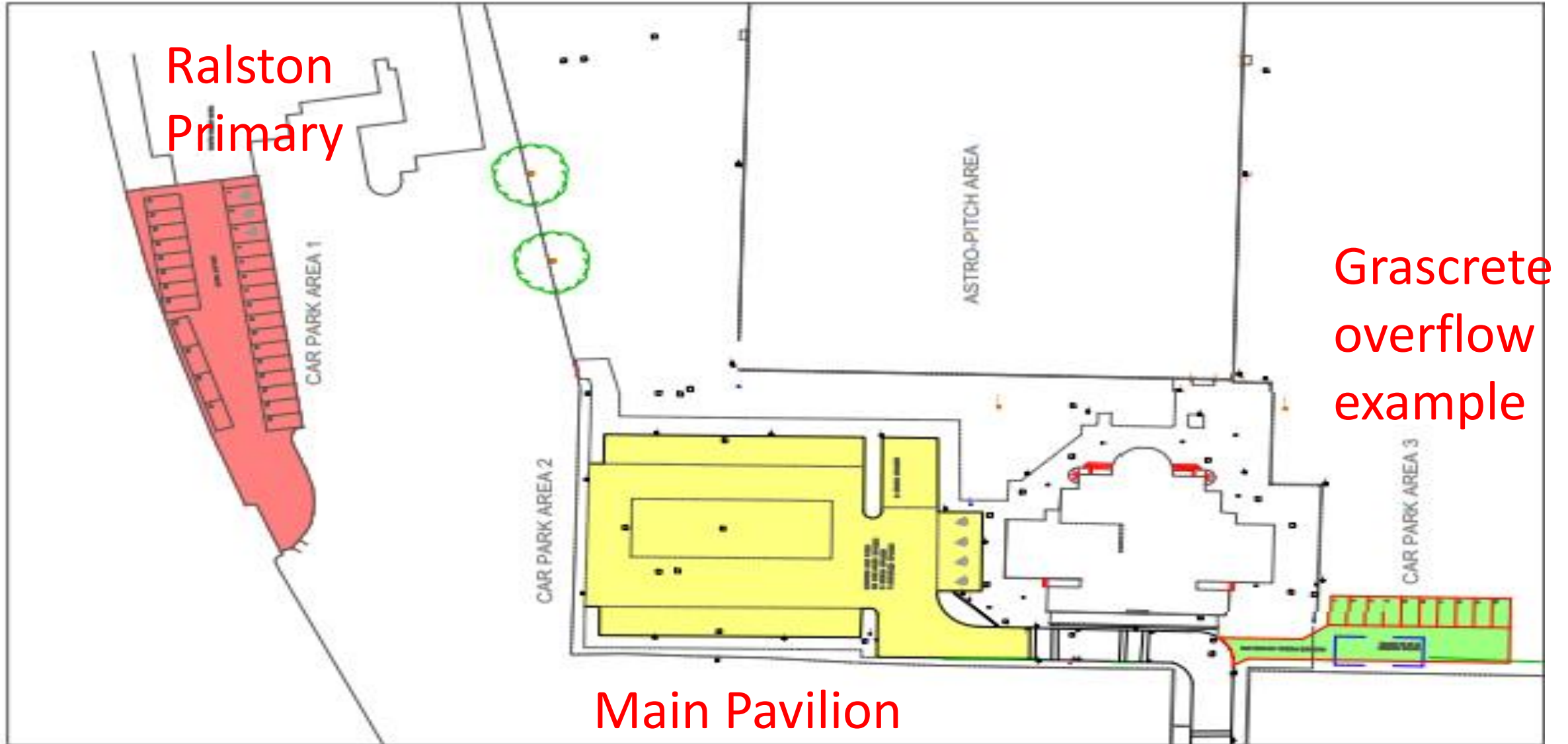
Total = 86 spaces possible

Overspill Car Park - Grasscrete System **

10 car park spaces (refer to attached slide for layout)

****** Example of how additional short-term parking could be added by using a system such as grasscrete and this is only an example.

Section 7 – Car Parking & Traffic Management



Pavilion

- A-Grade listed building – requires constant care & attention, regular inspections and repair work carried out timeously
- Doing nothing will bring significant additional cost of repairs on a building of this nature
- Issues currently on the following areas
 - Roof (leaks to be fixed)
 - Exterior facings erosion
 - Blocked drains (patio area)

Grass Pitch Improvement works

- CCTV Drainage survey (6th June) to confirm condition and extent of drainage system
- Subject to above, Specialist contractor to review & confirm if previous Method statement and quotation still applies
- Improvement to the Grass pitch still feasible
- Schedule of future maintenance works needs to be adhered to

Artificial Pitch (Ref prev ETSC slide)

- A typical synthetic pitch of this type has a 12 year life-span
- The current pitch is almost 13 years old

Parking Issues

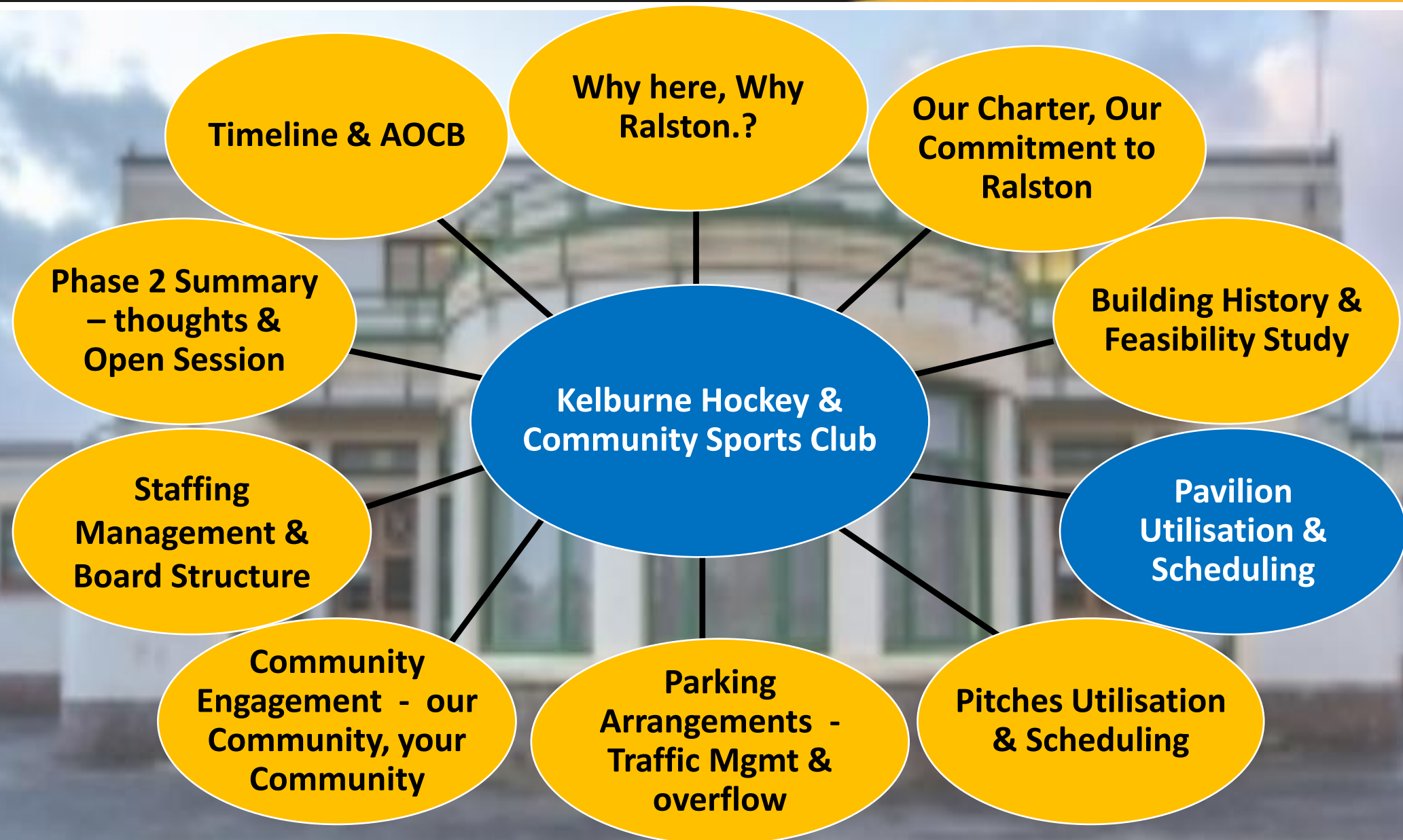
- Sat & Sun Capacity issues (football)
- Inconsiderate drivers - parking in front of properties whether space available inside the grounds or not

Solutions being considered

- Re-alignment of existing car-park to maximise space
- Overflow car-park construction
 - Grasscrete overflow car-park
 - Improve driver use of School
- New 'Respect' signage
- All Away teams will be sent parking maps in advance
- Staff will work on busy days to ensure all drivers park where they should

Traffic Management Solutions

- We will employ a road-safety Consultant to review existing traffic management and road signage in place, to provide a solutions report to Renfrewshire Council on KHCSC behalf (acceptance, planning permission etc)
- We will continue local level consultation with neighbours to be aware of the full experience of traffic congestion periods and build these into our Consultant reviews.



KHCSC working in partnership with



About SKFitness & Suzanne Harrison-Kerr

- Suzanne & SKFitness background
- Group & 1on1 sessions – various Gyms
- PT Group classes – Ranfurly Castle Golf Club
- Promotes Fitness & Healthy Life style
- Connected to Ralston area for over 30 years
- Motto : Let's make a difference in Ralston
- Passionate about improving local fitness and healthy life-style choices
- Commitment to provide classes that suits the population of Ralston
- Commitment to provide variety and flexibility to activities for local & Renfrewshire residents

Gym Partnership Arrangement



KHCSC
partnership
with
SKFitness



**Suzanne
Harrison-
Kerr**



Provision of a
wide-range of
quality fitness
classes



Tailored to suit
INDIVIDUAL &
GROUP reqmts
for local
residents



Classes based on
survey &
known market
demands



Local
surveys for
other
classes



Availability
of fully-
trained PTs

- Small Fitness Group Classes
 - Flexible Gym Space set-up
 - Open to local residents and public
- Individual/personal fitness
 - Personal keep-fit open to all
 - Dedicated area - half of gym
- PT 1on1 or 1on2 Training Sessions
 - Using Flexible Gym space
 - Open to local residents and public
- New Fitness equipment provided
- Dietary Fitness Plans
- Outdoor bootcamps on artificial turf

Gym Timings & Scheduling

Mon – Fri : 9am to 9.30pm

Saturday : 9am to 6.30pm

Sunday : 9am to 5.30pm

Participation Options

- Local Resident drop-in (PAYGo) or
- Local Resident Mbrship (Mthly) or
- Small Group open blocks or
- PT 1on1 session blocks
- Flexible On-line booking system available to the public
- Priority for local Ralston residents

Class samples

Spin	1on1 PT	Small Group PT general fitness	Circuits
Vitality	Mature Movers	Aerobics	Stretch & Tone
HITT	Kids fitness & Healthy Lifestyle	Fit for Golf	Fit for ANY specific Sport



Other Classes based on members feedback. Please keep sending ideas in

Studio Timings & Scheduling

Mon – Fri : 9am to 9.30pm

Saturday : 9am to 6.30pm

Sunday : 9am to 5.30pm

- Organisations or Organised Groups seeking space & facilities
- Self-Help local groups looking to start-up or extend their current facilities
- First Priority to Ralston residents groups

Health & Well-Being

Slimming Clubs
Ralston Jogging Group
Yoga Classes
Pilates Classes
and many more

- **Organised Groups**
- **Self-help local Groups**

Seniors Clubs

Book Clubs, Art Club,
Creative Writing Club,
Angling Club,
Walking Football and Walking
Hockey (Outdoor play, indoor
social) and more

- **Organised Groups**
- **Self-Help local Groups**

Social Groups

Youth Clubs, BB/Scouts,
Small Dance groups, Singing
Groups, Children Clubs
Childrens Birthday parties
Use of NEW Social Space in
addition to Studio

- **Organised Groups**
- **Self-help local Groups**

Individual Groups

Seniors & ASN Groups Café
visits, Mental
Health/Activity Groups

- **Organised Groups**





Weekdays – Mon – Friday

Time	Booker	Purpose	Comments	Criteria
0900 – 1500hr	Ralston Primary	School PE, keep fit, coaching, sportsdays	Local key access	FREE TO USE – no charge
1500 – 1700hr	Secondary High Schools	Training/coaching, Aspire Cup/League matches		FREE TO USE – no charge
	Active Schools	Sports Camps		FREE TO USE – no charge
1700 - 1900hr	UWS / Walking Hockey / Walking Football	Various timed activities through the week		
1900 – 2130hr	Senior / Junior Hockey Training UWS Training Other Club training	Training, Fitness, Tactic, Stamina sessions	Various KHCSC and other Renfrewshire Hockey Clubs	Membership Fee
Lights out 9.30pm				



Weekends – Saturday

Time	Booker	Purpose	Comments
0900 - 1045	Local Skills Group	Skills training	
1045 - 1200	Jockey Hockey	Junior KHCSC kids 6-12yrs	
1200 - 1830	Seniors Hockey	All teams, Ladies & Gents league / cup matches Other Clubs	Comprises a mix of players across - Gents & Ladies Teams - Junior players mixed in Senior Teams
Lights out 9.30pm			



Weekends – Sunday

Time	Booker	Purpose	Comments
0900 - 1030	Local Skills Groups Primary School Age Groups	Training / other sports X-Pitch training & fitness	
1030 – 1400	Jockey Hockey Festivals	Junior KHCSC kids 6-12yrs	
1400 - 1830	Masters Hockey OR	All teams, Ladies & Gents league / cup matches	
1400 - 1830	Multi-Sports participation	Other sports - Futsal - Walking football, hockey - Other identified sports	Subject to Footwear requirements (dimple- soled shoes)

Lights out 6.30pm

- In our Business Plan - KHCSC are fully open to discuss with individuals from the Community, groups of Football Clubs, about the use of this area, or pass ownership to any other group who wishes to asset transfer this area. This is stated in our Business Plan lodged with Renfreweshire Council
- KHCSC are seeking an “anchor tenant(s)” for the renovated grass pitch and open to detailed discussion and information sharing to get the maximum use possible for this area.
 - Football, Rugby, American football or any other field sport
 - Full or part-year arrangement/discussions
 - 11-a-sides or agreed smaller-sided (9 or 7-a-side) pitches
- Engagement with UWS on sport provision strategy (on-going discussions)
 - Hockey & 2nd Sport at Ralston possibilities
 - American Football (UWS & Others)
- Weekends, Weekdays, Days, Evenings
 - Maintained & Free to use for local kids - Goals, Lines etc



Community Engagement & Consultation – our Commitment



Kelburne H.C.

Free use by
Ralston
Primary

Free use by all
Renfrewshire
High Schools

Free to use by
local charities
and churches

Increased Board &
Trustees comprising
KHCSC & Local Residents

Free use by
Active Schools

Grass / Pitch Café with
seating area for
members/visitors

Responsible dog-
walkers welcome
at KHCSC

Joggers &
Runners
welcome

KHCSC Fete

Ralston
Community
Games

Social Hub for local
Community Groups

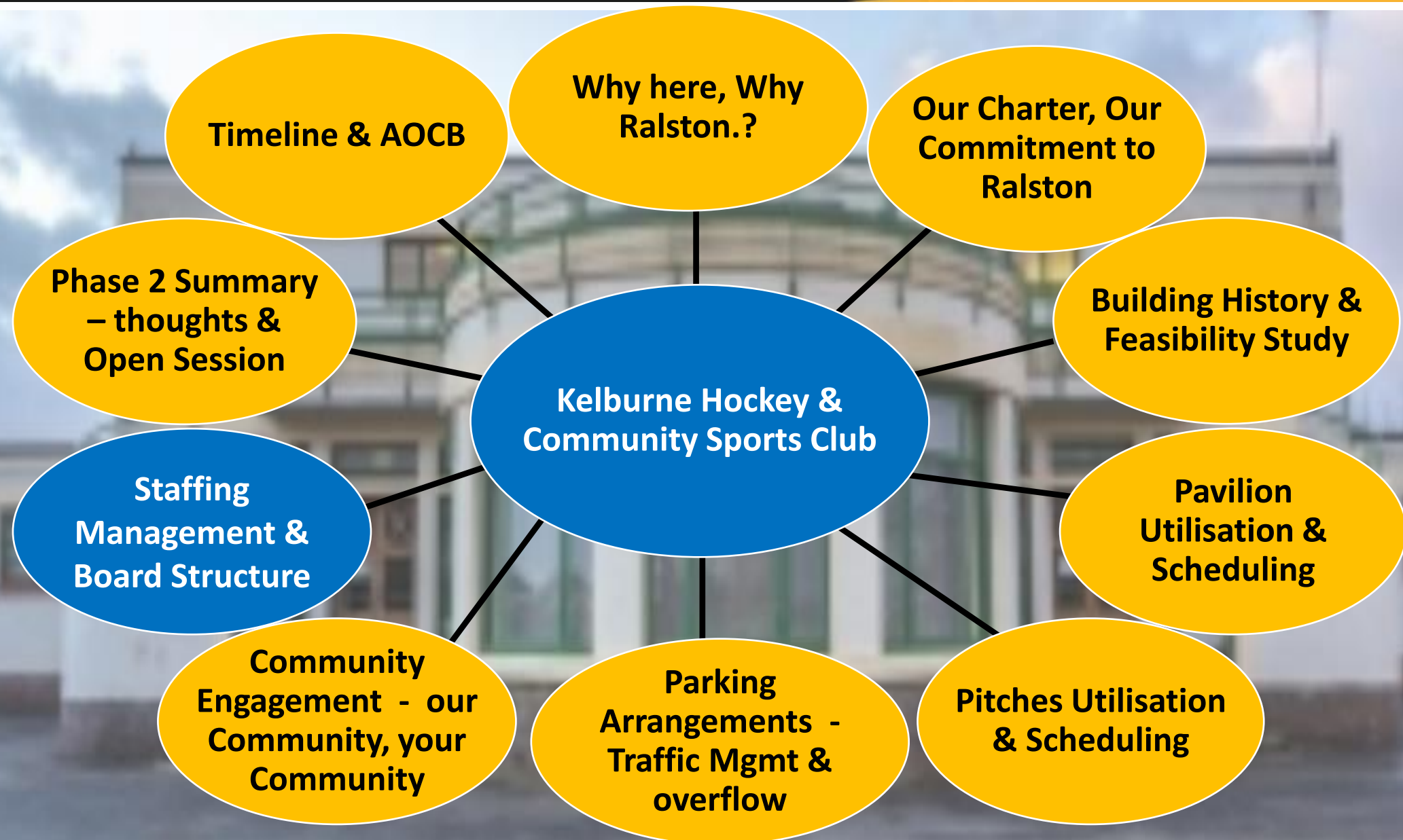
Café visits for
organized ASN
groups

Community
Notice Boards

Provision for local
kids on renovated
pitch (goals/lined)

**Your Ideas - ALL
Ideas welcome**





KHSC will employ the following Staff to help run the operation along with appointed Trustees and Sub-committees.

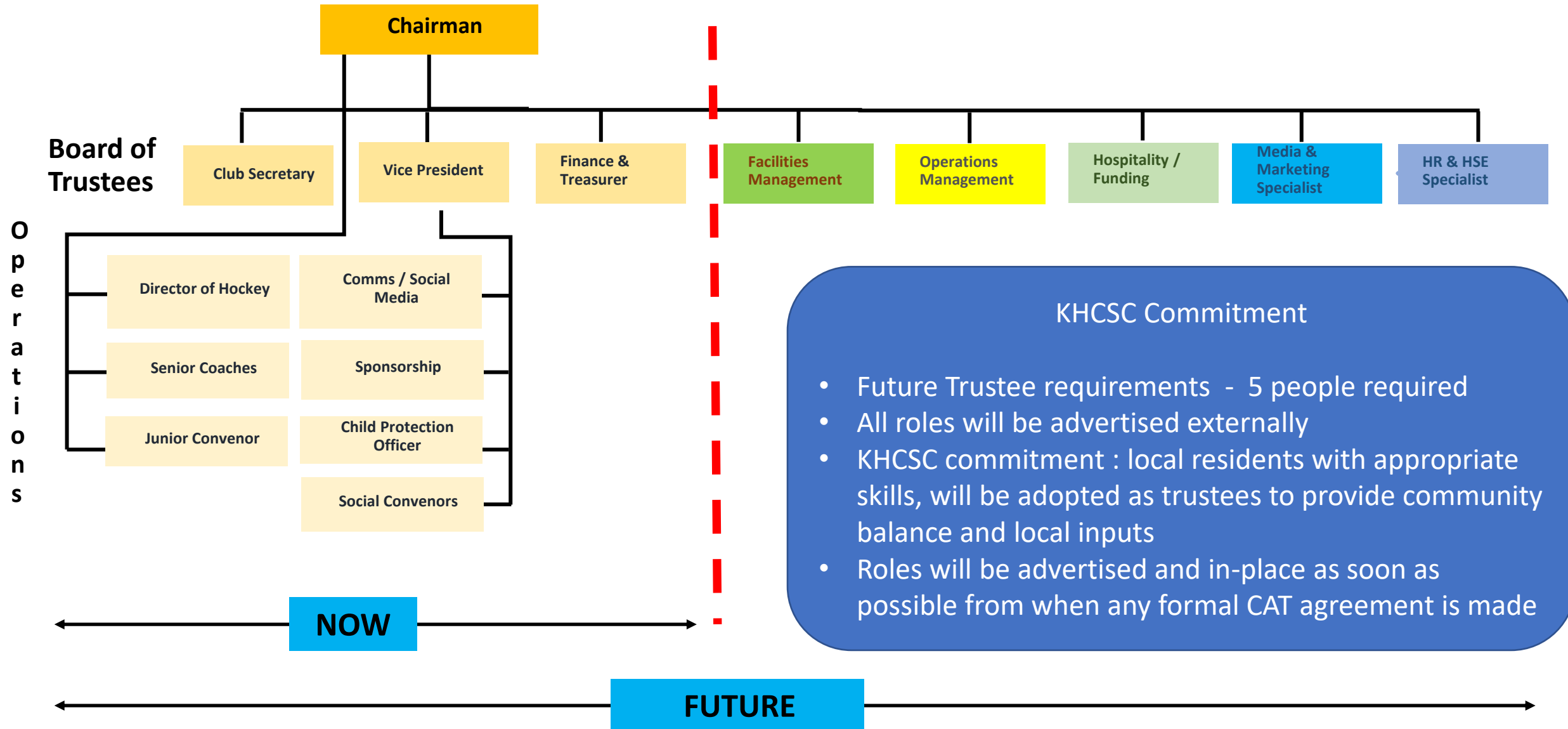
- 1 x Centre Manager (9-5pm Mon-Fri, weekends as required)
- 2 x Pavilion Operations Staff (shifts)
 - Concierge, front of office, booking administration, general centre operations, looking after café/changing room area to keep it clean and tidy
 - Back-up working pools covering absence, vacation etc
- 1 x Grounds Maintenance person
 - Maintenance, pitch sweeping, fencing, landscaping, bins, monitoring of ground, security of grounds
- 1 x Cleaner

It is envisaged that some of these roles will be funded in the initial start-up years from various grants from large Charitable bodies and Council/Government funded Work Placement Schemes (equivalent) until we become self-sufficient after 3-5 years, with limited reliance on these schemes required

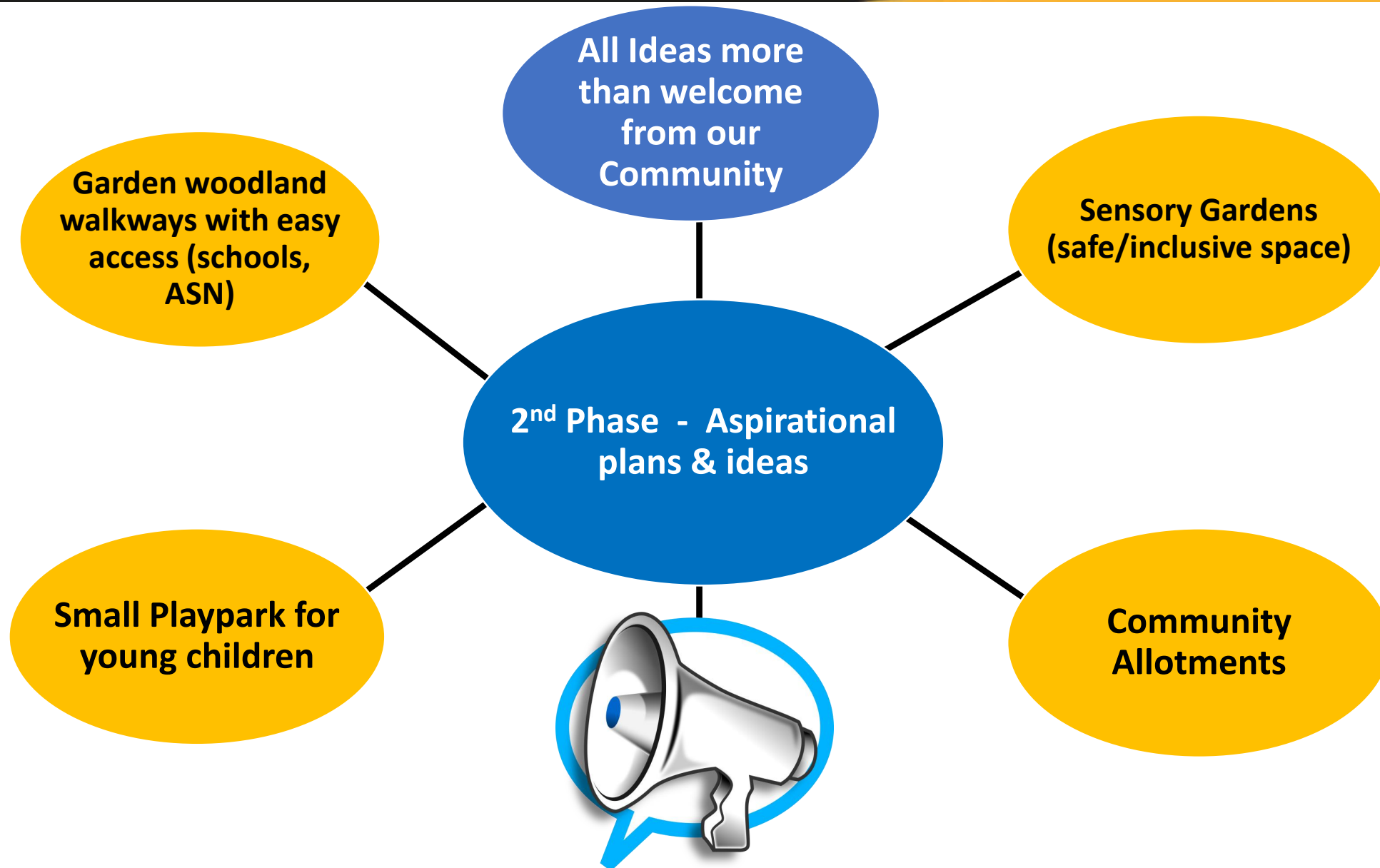
KHCSC Board – now and in the future



Kelburne H.C.









Kelburne H.C.

KHC Proposed Development - High Level Programme																																		
2020				2022												2023												2024						
Activity / Milestone	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Phase 1 (Pitch, Clubhouse, Car Park)																																		
1 Develop business plan / feasibility / select site																																		
2 Create CAT body / Register as Charity etc																																		
3 Establish Principal Funders; RC & Sports Scotland - 'in principle'																																		
4 Prepare plans & spec - sufficient for CAT & planning																																		
5 Prepare detailed plans & spec - for construction																																		
6 Funding Applications																																		
7 KHC - Fundraising																																		
8 Prepare CAT submission - check and co-ordinate application/committee dates																																		
9 Submit CAT Application																																		
10 Submit planning application - Pitch & Pavillion																																		
12 Procure Contractor - Pitch																																		
13 Construction - Pitch																																		
14 Procure Contractor - Pavillion																																		
15 Construction - Pavillion																																		

