



Council Offices, Almada Street  
Hamilton, ML3 0AA

Wednesday, 23 March 2022

Dear Councillor

## **Asset Transfer Panel**

The Members listed below are requested to attend a meeting of the above Panel to be held as follows:-

**Date: Wednesday, 30 March 2022**  
**Time: 14:30**  
**Venue: MS Teams,**

The business to be considered at the meeting is listed overleaf.

Yours sincerely

**Cleland Sneddon**  
**Chief Executive**

### **Members**

Josh Wilson (Chair), Maureen Devlin, Mark Horsham

## BUSINESS

### 1 Declaration of Interests

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#### Item(s) for Decision

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- 2 **Review of Case – Application CAT/21/0004 for Community Asset Transfer of Jock Stein Sports Facility, Hamilton** 3 - 202  
Report dated 20 March 2022 by the Executive Director (Housing and Technical Resources). (Copy attached)

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#### Urgent Business

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- 3 **Urgent Business**  
Any other items of business which the Chair decides are urgent.

***For further information, please contact:-***

Clerk Name:	Pauline MacRae
Clerk Telephone:	01698 454108
Clerk Email:	pauline.macrae@southlanarkshire.gov.uk

# Report

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Report to:	<b>Asset Transfer Panel</b>
Date of Meeting:	<b>30 March 2022</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Review of Case – Application CAT/21/0004 for Community Asset Transfer of Jock Stein Sports Facility, Hamilton</b>
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## 1. Purpose of Report

- 1.1 The purpose of the report is to present the information currently available to allow a review of the decision taken by officers on the following application:-
- 1.2. Summary Application Information  
Application Type: Community Asset Transfer  
Applicant: Blantyre Soccer Academy Scottish Charity SCO43613,  
Proposal: Disposal at less than market value  
Location: Jock Stein Sports Facility, Hillhouse, Hamilton  
Council Area/Ward: Ward 18, Hamilton West and Earnock
- 1.3. Reason for Requesting Review  
Refusal of the Application by the Officers' Community Asset Transfer Assessment Panel

## 2. Recommendation(s)

2.1 The Members' Asset Transfer Panel is asked to:-

(1) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so,:-

- (a) confirm the decision; modify the decision; or substitute a different decision
- (b) in the event that the decision is modified or a different decision substituted, agree the reasons and the detailed conditions to be attached to the decision notice

(2) in the event that further information is required to allow it to determine the review, decide:-

- (a) what further information is required, which parties are to be asked to provide the information and how this is to be provided
- (b) what procedure or combination of procedures are to be followed to obtain this information

## 3. Background

- 3.1. In the terms of the Community Empowerment (Scotland) Act 2015 and The Asset Transfer Request (Procedure) (Scotland) Regulations 2016, eligible community

organisations can make a request for transfer of Council assets via lease, sale or other rights.

- 3.2. Jock Stein Sports Facility and is made up of a sports centre, sports pavilion, 1 synthetic pitch, 3 grass pitches, a play area with play equipment and an external exercise area with exercise equipment. This is an operational facility leased to SLLC. (Appendix 1 – Aerial Photo, Appendix 2 – site plan)
- 3.3. Blantyre Soccer Academy, an eligible community organisation, submitted a formal request for Community Asset Transfer of the Jock Stein facility, the validation date for which was 24 May 2021. (Appendix 3, application form; Appendix 4, constitution)
- 3.4. Following the period of public and internal consultation, Blantyre Soccer Academy were provided with an opportunity to respond to representations made in the course of the consultation before finalising their business plan which was then placed before the Community Asset Transfer Assessment Panel on 19 and 25 October 2021 for consideration. (Appendix 5 -Business Plan)
- 3.5. The Community Asset Transfer Assessment Panel reached the decision that they were unable to recommend to the Council the community asset transfer. A decision Notice to this effect, explaining the reasons for the decision, was issued to Blantyre Soccer Academy on 16 November 2021. (Appendix 10 – Decision Notice)
- 3.6. Blantyre Soccer Academy have requested a review, by elected members, of this decision. It should be noted that the organisation also has the right to appeal to Scottish Ministers should the Members Asset Transfer Panel uphold the decision to refuse. (Appendix 11 – Request for Review)

#### **4 Process to be followed**

- 4.1. If the Members Asset Transfer Panel decides there is sufficient information contained in this report and appendices (Inventory of Documents – Appendix 16) to determine the review, the following statutory matters should be considered when making a decision.
  - (i) the reasons for the request;
  - (ii) any other information provided in support of the request (whether such other information is contained in the review or otherwise provided);
  - (iii) whether agreeing to the request would be likely to promote or improve: economic development; regeneration; public health; social wellbeing; or environmental wellbeing.
  - (iv) whether agreeing to the request would be likely to reduce inequalities of outcome which result from socio-economic disadvantage;
  - (v) any other benefits that might arise if the request were agreed to;
  - (vi) any benefits that might arise if the council were to agree to or otherwise adopt an alternative proposal (in respect of the land to which the request relates);
  - (vii) how such benefits would compare to any benefits such as are mentioned in (iii) and (v);
  - (viii) how any benefits such as are mentioned in (vi) above relate to other matters the council considers relevant (including, in particular, the functions and purposes of the council);
  - (ix) any obligations imposed on the council, by or under any enactment or otherwise, that may prevent, restrict or otherwise affect its ability to agree to the request;
  - (x) such other matters (whether or not included in or arising out of the request) as the panel considers relevant.

4.3. If the Members Asset Transfer Panel decides it has insufficient information to determine the review it should decide what further procedure is required. If further information or representations are required the Panel should decide what information it needs, from whom this should be requested, and whether this should be obtained by means of written representations, a hearing session, or some other method (such as a site visit).

## **5. Notice of Review – Statement of Reasons for Requiring the Review**

5.1. In submitting their Notice of Review, the applicant has stated their reasons for requiring a review of the determination in respect of their application. (Refer Appendix 11).

5.2. Blantyre Soccer Academy have stated a preference to address the Panel as part of the review.

5.3. Members will however be aware that it is for the Panel to determine how a case is reviewed.

## **6. Information Available to Allow Review of the Application**

6.1. The following information is appended to this report to assist the Housing and Technical Resources Sub Committee in its review of the decision taken by officers:-

(i)	Aerial Photograph	Appendix 1	Page 7
(ii)	Site Plan	Appendix 2	Page 9
(iii)	Asset Transfer Request Form	Appendix 3	Pages 11 to 24
(iv)	Blantyre Soccer Academy Constitution	Appendix 4	Pages 25 to 39
(v)	Business Plan, October 2021	Appendix 5	Pages 41 to 70
(vi)	Community Use Agreement	Appendix 6	Pages 73 to 83
(vii)	District Valuer's Report	Appendix 7	Pages 85 to 113
(viii)	List of Representations 2021	Appendix 8	Pages 115 to 144
(ix)	Summary of Representations 2021	Appendix 9	Page 145
(x)	Decision Notice	Appendix 10	Pages 147 to 148
(xi)	Request for Review	Appendix 11	Pages 149 to 152
(xii)	E-mails referred to in Request	Appendix 12	Pages 155 to 163

## **6. Notice of Review Consultation Process**

6.1. 37 further public representations were received in the course of the 10-working day period from the date on which notification of the request for a review of the case was given. These are listed at and attached as Appendix 13- Pages 165 to 183.

6.2. The Asset Transfer Assessment Panel's observations on the asset transfer request are attached as Appendix 14 – Pages 185 to 194.

6.3. The applicant had the opportunity to comment on the further representations received. Comments from the applicant are contained in the submission attached as Appendix 15 – Pages 195 to 198.

**Danny Lowe**  
**Executive Director (Housing and Technical Resources)**

20 March 2022

## **Link(s) to Council Values/Ambitions/Objectives**

◆ Accountable, effective, efficient and transparent

- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities

### **Previous References**

- ◆ None

### **List of Background Papers**

Scottish Government Community Asset Transfer Guidance for Local Authorities

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Tony Finn, Area Manager, Community and Enterprise Resources

email: [tony.finn@southlanarkshire.gov.uk](mailto:tony.finn@southlanarkshire.gov.uk)

Appendix 1









HOUSING & TECHNICAL RESOURCES  
ESTATES

O.S.Map	NS6955NW	Ward	Drg. No.	42_2283	Rev.
Title No.	HAM511-1	A.R. No.			
Client Ref.	JEF	Job Code	PDS	Survey Date	2
Drawn/Date	AMcW	Checked		Issue Date	24/06/21

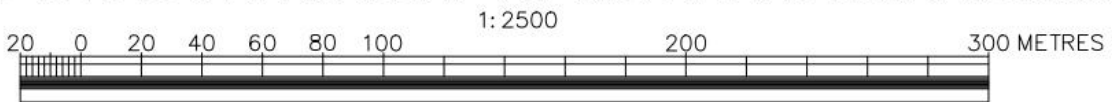
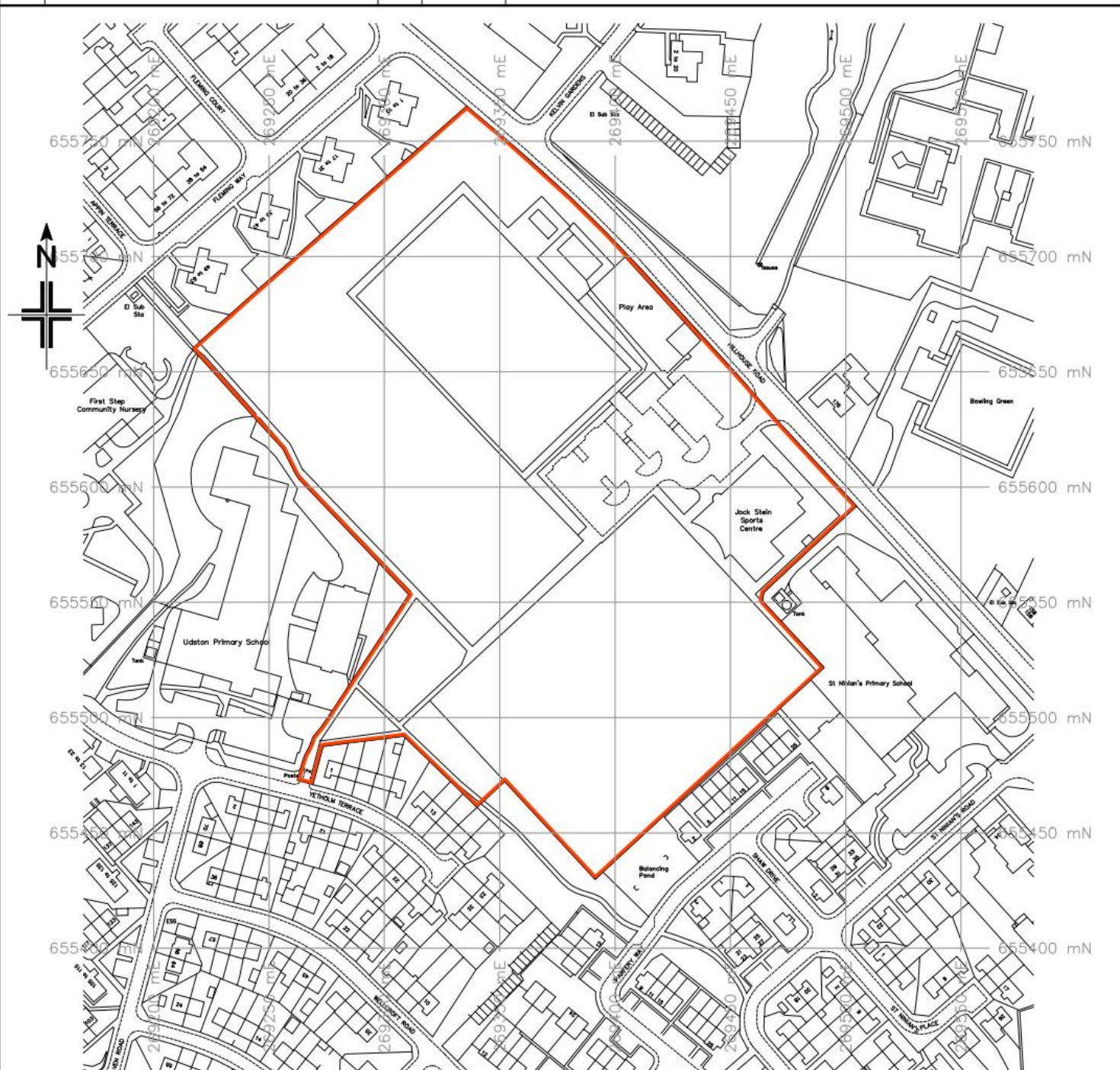
Address	JOCK STEIN SPORTS FACILITY HILLHOUSE ROAD, HAMILTON.	Purchaser(s)	TBA
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PLOT INFORMATION

This is the plan referred to in the foregoing Disposition by South Lanarkshire Council in favour of

Contents within the boundaries shown outlined Red extends to:-  
5.114 Hectares or thereby.

Rev.	Details	By	Date





**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

**ASSET TRANSFER REQUEST FORM**

**IMPORTANT NOTES:**

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

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

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

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

**When completed, this form must be sent to the relevant authority which owns or leases the land your request relates to.**

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

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

1.1 Name of the CTB making the asset transfer request

BLANTYRE SOCCER ACADEMY

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

Postal address: BLANTYRE SOCCER ACADEMY

THE HUB

BIRCH PLACE

Postcode: G72 9PL

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

Contact name: JIMMY WHELAN

Postal address:

Postcode:

Email:

Telephone:

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

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

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

	Company, and its company number is .....	
x	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is .....	SCIO 044613
	Community Benefit Society (BenCom), and its registered number is .....	
	Unincorporated organisation (no number)	

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

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

No **X**

Yes

Please give the title and date of the designation order:

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

No

Yes **X**

If yes what class of bodies does it fall within?

SCIO

## Section 2: Information about the land and rights requested

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

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

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

jock stein facility

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

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

UPRN:

**Section 3: Type of request, payment and conditions**

3.1 Please tick what type of request is being made:

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

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

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

**3A – Request for ownership**

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

Proposed price: £1

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

**3B – request for lease**

What is the length of lease you are requesting?

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

Proposed rent: £                      per

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

**3C – request for other rights**

What are the rights you are requesting?

Do you propose to make any payment for these rights?

**Yes**

**No**

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

Proposed payment: £                      per

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



## **Section 4: Community Proposal**

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

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

*We have produced a document entailing rationale and development plan*

## **Benefits of the proposal**

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

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

*We will provide community ownership, community control and priorities.*

*We will establish a partnership agreement and strategic board to run facility.*

*Benefits are detailed in document*

**Restrictions on use of the land**

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

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

*we will comply with all restrictions, but we are unaware of any on this site*

**Negative consequences**

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

*You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.*

*we do not perceive any negative consequences. We will fully engage with all interested parties to explain benefit of application.*

## Capacity to deliver

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

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

*We have a track record of professionalism and delivering excellence and projects.*

**Section 5: Level and nature of support**

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

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

*We have a full participation exercise with local community.*

## Section 6: Funding

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

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

*We will use general fund and apply for grant assistance or loans.*

## Signature

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

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

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

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

Name JIMMY WHELAN

Address [REDACTED]

[REDACTED]

[REDACTED]

Date 21/5/21

Position Chairperson

Signature [REDACTED]

Name MICHAEL MCGLYNN

Address [REDACTED]

Date 21/5/21

Position TRUSTEE

Signature [REDACTED]

**Checklist of accompanying documents**

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

**Section 1 – you must attach your organisation’s constitution, articles of association or registered rules**

Title of document attached: SLC has copy

**Section 2 – any maps, drawings or description of the land requested**

Documents attached:

**Section 3 – note of any terms and conditions that are to apply to the request**

Documents attached:

**Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.**

Documents attached: document provided

**Section 5 – evidence of community support**

Documents attached:

**Section 6 – funding**

Documents attached:



## Appendix 4



2

**Blantyre Soccer Academy Community Hub, Birch Place, Blantyre G72 9PL**

Tel: 01698 822699 E-mail [blantyresocceracademy@hotmail.com](mailto:blantyresocceracademy@hotmail.com)

**Scottish Charity No. SC043613**

### Constitution of Jock Stein Sports Facility Strategic Board

#### Contents

##### General Clauses 1-10

- Type Of Organisation
- Scottish Principal Office
- Name
- Purposes
- Powers
- Liability
- General Structure

##### Members Clauses 11-27

- Qualifications
- For Membership, Application
- Subscription
- Register Of Members
- Withdrawal
- Transfer
- Re-Registration
- Expulsion

##### Decision Making by the Members Clauses 28-53

- Members' Meetings
- Power To Request Members' Meeting
- Notice, Procedure At Members' Meetings
- Voting At Members' Meetings
- Written Resolutions, Minute

##### Board Clauses 54-81

- Number
- Eligibility
- Election Retiral/Re-Election
- Termination Of Office
- Register Of Charity Trustees
- Office Bearers, Powers
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- Code Of Conduct

## Appendix 4

### Decision Making by Charity Trustees Clauses 82-95

- Notice
- Procedure At Board Meetings
- Minutes

### Administration Clauses 96-102

- Sub-Committees
- Operation Of Accounts, Accounting Records And Annual Accounts

### Miscellaneous Clauses 103-106

- Winding Up
- Alterations to the Constitution

## **Appendix 4**

### **GENERAL**

#### **Type of organisation**

- 1 The organisation will represent the best interests of the local community and sporting activity at the Jock Stein Sports Facility

#### **Scottish principal office**

- 2 The principal office of the organisation will be in Scotland (and must remain in Scotland).

#### **Name**

- 3 The name of the organisation is the "Strategic Board".

#### **Purposes**

- 4 The organisation's purposes are:
  - 4.1 The advancement of public participation in sport/leisure activity for all age groups
  - 4.2 The advancement of citizenship or community development; and
  - 4.3 The provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended.

#### **Powers**

- 5 The organisation has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so.
- 6 No part of the income or property of the organisation may be paid or transferred (directly or indirectly) to the members - either in the course of the organisation's existence or on dissolution - except where this is done in direct furtherance of the organisation's charitable purposes (Blantyre Soccer Academy)

#### **Liability of members**

- 7 The members of the Strategic Board have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.
- 8 Blantyre Soccer Academy will meet the financial considerations and incur the debts and liabilities of the Jock Stein Sports Facility.

## **Appendix 4**

### **General structure**

- 9 The structure of the organisation consists of: -
- 9.1 Strategic Board - who hold regular meetings, and generally control the activities of the organisation; for example, the board is responsible for monitoring and controlling the financial position of the organisation.
- 10 The number of people serving on the board shall be eight members are referred to in this constitution as Strategic Board members

### **MEMBERS**

#### **Qualifications for membership**

- 11 Membership is open to any individual aged sixteen or over
- 12 Every member must have clearance under the Protecting Vulnerable Groups Scheme in terms satisfactory to the Board and shall undertake such training as is required by the Board.
- 13 Employees of the organisation are not eligible for membership.

#### **Application for membership**

- 14 Any person who wishes to become a member must sign a written application for membership; the application will then be considered by the board at its next board meeting and must be approved by the Blantyre Soccer Academy.
- 15 The board may, at its discretion, refuse to admit any person to membership.
- 16 The board must notify each applicant promptly (in writing or by e-mail) of its decision on whether or not to admit him/her to membership.

#### **Membership subscription**

- 17 No membership subscription will be payable.

#### **Register of members**

- 18 The board must keep a register of members, setting out
- 18.1 for each current member:
- 18.1.1 his/her full name and address; and
- 18.1.2 the date on which he/she was registered as a member of the organisation;
- 18.2 for each former member - for at least six years from the date on he/she ceased to be a member:
- 18.2.1 his/her name; and
- 18.2.2 the date on which he/she ceased to be a member.

## **Appendix 4**

- 19 The board must ensure that the register of members is updated within 28 days of any change:
- 19.1 which arises from a resolution of the board or a resolution passed by the members of the organisation; or
- 19.2 which is notified to the organisation.
- 20 If a member requests a copy of the register of members, the board must ensure that a copy is supplied to him/her within 28 days, providing the request is reasonable.

### **Withdrawal from membership**

- 21 Any person who wants to withdraw from membership must give a written notice of withdrawal to the Strategic Board, signed by him/her; he/she will cease to be a member as from the time when the notice is received by the organisation.

### **Transfer of membership**

- 22 Membership of the Strategic Board may not be transferred by a member.

### **Re-registration of members**

- 23 The board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the board.
- 24 If a member fails to provide confirmation to the board (in writing or by e-mail) that he/she wishes to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 23, the board may expel him/her from membership.
- 25 A notice under clause 23 will not be valid unless it refers specifically to the consequences (under clause 24) of failing to provide confirmation within the 28-day period.

### **Expulsion from membership**

- 26 Any person may be expelled from membership by way of a resolution passed by not less than two thirds of those present and voting at a members' meeting, providing the following procedures have been observed: -
- 26.1 at least 21 days' notice of the intention to propose the resolution must be given to the member concerned, specifying the grounds for the proposed expulsion;
- 26.2 the member concerned will be entitled to be heard on the resolution at the members' meeting at which the resolution is proposed.
- 27 Any expulsion must be approved by the Blantyre Soccer Academy.

## Appendix 4

### DECISION-MAKING BY THE MEMBERS

#### Members' meetings

- 28 The board must arrange a meeting of members (an annual general meeting or "AGM") in each calendar year.
- 29 The gap between one AGM and the next must not be longer than 15 months.
- 30 Notwithstanding clause 28, an AGM does not need to be held during the calendar year in which the organisation is formed; but the first AGM must still be held within 15 months of the date on which the organisation is formed.
- 31 The business of each AGM must include: -
- 31.1 a report by the chair on the activities of the organisation;
  - 31.2 consideration of the annual accounts of the organisation;
  - 31.3 the election/re-election of charity trustees, as referred to in clauses 59 to 62.
- 32 The board may arrange a special members' meeting at any time.

#### Power to request the board to arrange a special members' meeting

- 33 The board must arrange a special members' meeting if they are requested to do so by a notice (which may take the form of two or more documents in the same terms, each signed by two or more members) by members
- 33.1 the notice states the purposes for which the meeting is to be held
- 34 If the board receive a notice under clause 33, the date for the meeting which they arrange in accordance with the notice must not be later than 28 days from the date on which they received the notice.

## **Appendix 4**

### **Notice of members' meetings**

- 35 At least 14 clear days' notice must be given of any AGM or any special members' meeting.
- 36 The notice calling a members' meeting must specify in general terms what business is to be dealt with at the meeting; and
- 36.1 in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); or
- 36.2 in the case of any other resolution falling within clause 47 (requirement for two-thirds majority) must set out the exact terms of the resolution.
- 37 The reference to "clear days" in clause 35 shall be taken to mean that, in calculating the period of notice,
- 37.1 the day after the notices are posted (or sent by e-mail) should be excluded; and
- 37.2 the day of the meeting itself should also be excluded.
- 38 Notice of every members' meeting must be given to all the members of the organisation, and to all the charity trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
- 39 Any notice which requires to be given to a member under this constitution must be: -
- 39.1 sent by post to the member, at the address last notified by him/her to the organisation; *or*
- 39.2 sent by e-mail to the member, at the e-mail address last notified by him/her to the organisation.

### **Procedure at members' meetings**

- 40 No valid decisions can be taken at any members' meeting unless a quorum is present.
- 41 The quorum for a members' meeting is ten members, present in person.
- 42 If a quorum is not present within 15 minutes after the time at which a members' meeting was due to start - or if a quorum ceases to be present during a members' meeting - the meeting cannot proceed; and fresh notices of meeting will require to be sent out, to deal with the business (or remaining business) which was intended to be conducted.
- 43 The chair of the organisation should act as chairperson of each members' meeting.
- 44 If the chair of the organisation is not present within 15 minutes after the time at which the meeting was due to start (or is not willing to act as chairperson), the charity trustees present at the meeting must elect (from among themselves) the person who will act as chairperson of that meeting.

## **Appendix 4**

### **Voting at members' meetings**

- 45 Every member has one vote, which must be given personally.
- 46 All decisions at members' meetings will be made by majority vote - with the exception of the types of resolution listed in clause 47.
- 47 The following resolutions will be valid only if passed by not less than two thirds of those voting on the resolution at a members' meeting (or if passed by way of a written resolution under clause 51):
- 47.1 a resolution amending the constitution;
  - 47.2 a resolution expelling a person from membership under article 26;
  - 47.3 a resolution directing the board to take any particular step (or directing the board not to take any particular step);
- 48 If there is an equal number of votes for and against any resolution, the chairperson of the meeting will be entitled to a second (casting) vote.
- 49 A resolution put to the vote at a members' meeting will be decided on a show of hands - unless the chairperson (or at least two other members present at the meeting) ask for a secret ballot.
- 50 The chairperson will decide how any secret ballot is to be conducted, and he/she will declare the result of the ballot at the meeting.

### **Written resolutions by members**

- 51 A resolution agreed to in writing (or by e-mail) by all the members will be as valid as if it had been passed at a members' meeting; the date of the resolution will be taken to be the date on which the last member agreed to it.

### **Minutes**

- 52 The board must ensure that proper minutes are kept in relation to all members' meetings.
- 53 Minutes of members' meetings must include the names of those present; and (so far as possible) should be signed by the chairperson of the meeting.



## Appendix 4

### BOARD

#### Number of members

54 The maximum number of board members is eight

55 The minimum number of charity trustees is six

#### Eligibility

56 A person will not be eligible for election or appointment to the board unless he/she is a member of the organisation except for those persons so appointed in terms of clause 60 who will be not required to be members.

57 A person will not be eligible for election or appointment to the board in any circumstances if he/she is: -

57.1 disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005; or

57.2 an employee of the organisation.

#### Board Members

58 The individuals who signed the declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed as Board members.

#### Election, retiral, re-election

59 At each AGM, the members may elect the chairperson who requires to be approved by the Blantyre Soccer Academy

60 Notwithstanding the maximum number of members referred to in clause 54, the board may at any time appoint up to three additional persons as observers with no voting powers

61 At each AGM, all of the members must retire from office - but may then be re-elected under clause 59.

62 A member retiring at an AGM will be deemed to have been re-elected unless: -

62.1 he/she advises the board prior to the conclusion of the AGM that he/she does not wish to be re-appointed as a charity trustee; or

62.2 an election process was held at the AGM and he/she was not among those elected/re-elected through that process; or

62.3 a resolution for the re-election of that charity trustee was put to the AGM and was not carried.

## Appendix 4

### Termination of office

- 63 A member will automatically cease to hold office if: -
- 63.1 he/she becomes disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005;
  - 63.2 he/she becomes incapable for medical reasons of carrying out his/her duties as a charity trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
  - 63.3 he/she becomes an employee of the organisation;
  - 63.4 he/she gives the organisation a notice of resignation, signed by him/her;
  - 63.5 he/she is absent (without good reason, in the opinion of the board) from more than three consecutive meetings of the board - but only if the board resolves to remove him/her from office;
  - 63.6 he/she is removed from office by resolution of the board on the grounds that he/she is considered to have committed a material breach of the code of conduct for members (as referred to in clause 80);
  - 63.7 he/she is removed from office by resolution of the board on the grounds that he/she is considered to have been in serious or persistent breach of his/her duties
  - 63.8 he/she is removed from office by a resolution of the members passed at a members' meeting.

## Appendix 4

- 64 A resolution under paragraph 63.7, 63.8 or 63.9 shall be valid only if: -
- 64.1 the member who is the subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for his/her removal is to be proposed;
  - 64.2 the member concerned is given the opportunity to address the meeting at which the resolution is proposed, prior to the resolution being put to the vote; and
  - 64.3 (in the case of a resolution under paragraph 63.7 or 63.8) at least two thirds (to the nearest round number) of the members then in office vote in favour of the resolution.

### Register of charity trustees

- 65 The board must keep a register of members, setting out
- 65.1 for each current members:
    - 65.1.1 his/her full name and address;
    - 65.1.2 the date on which he/she was appointed as a member; and
    - 65.1.3 any office held by him/her in the organisation;
  - 65.2 for each former member - for at least 6 years from the date on which he/she ceased to be a charity trustee:
    - 65.2.1 the name of the member;
    - 65.2.2 any office held by him/her in the organisation; and
    - 65.2.3 the date on which he/she ceased to be a member
- 66 The board must ensure that the register of member is updated within 28 days of any change:
- 66.1 which arises from a resolution of the board or a resolution passed by the members of the organisation; or
  - 66.2 which is notified to the organisation.
- 67 If any person requests a copy of the register of members, the board must ensure that a copy is supplied to him/her within 28 days, providing the request is reasonable.

## Appendix 4

### Office-bearers

- 68 The members must elect (from among themselves) a chair, a treasurer and a secretary.
- 69 In addition to the office-bearers required under clause 68, the members may elect (from among themselves) further office-bearers if they consider that appropriate.
- 70 All of the office-bearers will cease to hold office at the conclusion of each AGM, but may then be re-elected under clause 68 or 69.
- 71 A person elected to any office will automatically cease to hold that office: -
- 71.1 if he/she ceases to be a member; *or*
  - 71.2 if he/she gives to the organisation a notice of resignation from that office, signed by him/her.

### Powers of board

- 72 Except where this constitution states otherwise, the organisation (and its assets and operations) will be managed by the board; and the board may exercise all the powers of the organisation.
- 73 A meeting of the board at which a quorum is present may exercise all powers exercisable by the board.
- 74 The members may, by way of a resolution passed in compliance with clause 47 (requirement for two-thirds majority), direct the board to take any particular step or direct the board not to take any particular step; and the board shall give effect to any such direction accordingly.

### Members - general duties

- 75 Each of the members has a duty, in exercising functions as a member, to act in the interests of the organisation; and, in particular, must: -
- 75.1 seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
  - 75.2 act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
  - 75.3 in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party:
    - 75.3.1 put the interests of the organisation before that of the other party;
    - 75.3.2 where any other duty prevents him/her from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other charity trustees with regard to the matter in question;
  - 75.4 ensure that the organisation complies with any direction requirement.

## **Appendix 4**

- 76 In addition to the duties outlined in clause 75, all of the members must take such steps as are reasonably practicable for the purpose of ensuring: -
- 76.1 that any breach of any of those duties by a member is corrected by the member concerned and not repeated; and
- 76.2 that any member who has been in serious and persistent breach of those duties is removed as a member
- 77 Provided he/she has declared his/her interest - and has not voted on the question of whether or not the organisation should enter into the arrangement - a member will not be debarred from entering into an arrangement with the organisation in which he/she has a personal interest.
- 78 No member may serve as an employee (full time or part time) of the organisation; and no member may be given any remuneration by the organisation for carrying out his/her duties as a member.
- 79 The member may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.

### **Code of conduct for charity trustees**

- 80 Each of the members shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the board from time to time.
- 81 The code of conduct referred to in clause 80 shall be supplemental to the provisions relating to the conduct of members.

## **DECISION-MAKING BY THE MEMBERS**

### **Notice of board meetings**

- 82 Any member may call a meeting of the board *or* ask the secretary to call a meeting of the board.
- 83 At least 7 days' notice must be given of each board meeting, unless (in the opinion of the person calling the meeting) there is a degree of urgency which makes that inappropriate.

## Appendix 4

### Procedure at board meetings

- 84 No valid decisions can be taken at a board meeting unless a quorum is present; the quorum for board meetings is three charity trustees, present in person.
- 85 If at any time the number of members in office falls below the number stated as the quorum in clause 84, the strategic board will take the necessary actions to fill the vacancies.
- 86 The chair of the organisation should act as chairperson of each board meeting.
- 87 If the chair is not present within 15 minutes after the time at which the meeting was due to start (or is not willing to act as chairperson), the charity trustees present at the meeting must elect (from among themselves) the person who will act as chairperson of that meeting.
- 88 Every member has one vote, which must be given personally.
- 89 All decisions at board meetings will be made by majority vote.
- 90 If there is an equal number of votes for and against any resolution, the chairperson of the meeting will be entitled to a second (casting) vote.
- 91 The board may, at its discretion, allow any person to attend and speak at a board meeting notwithstanding that he/she is not a member - but on the basis that he/she must not participate in decision-making.
- 92 A member must not vote at a board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which he/she has a personal interest or duty which conflicts (or may conflict) with the interests of the organisation; he/she must withdraw from the meeting while an item of that nature is being dealt with.
- 93 For the purposes of clause 92: -
- 93.1 an interest held by an individual who is “connected” with the member e.g. husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that charity trustee;
- 93.2 a member will be deemed to have a personal interest in relation to a particular matter if a body in relation to which he/she is an employee, director, member of the management committee, officer or elected representative has an interest in that matter.

### Minutes

- 94 The board must ensure that proper minutes are kept in relation to all board meetings and meetings of sub-committees.
- 95 The minutes to be kept under clause 94 must include the names of those present; and (so far as possible) should be signed by the chairperson of the meeting.

## **Appendix 4**

### **ADMINISTRATION**

#### **Delegation to sub-committees**

- 96 The board may delegate any of their powers to sub-committees; a sub-committee must include at least one member, but other members of a sub-committee need not be members.
- 97 The board may also delegate to the chair of the organisation (or the holder of any other post) such of their powers as they may consider appropriate.
- 98 When delegating powers under clause 96 or 97, the board must set out appropriate conditions (which must include an obligation to report regularly to the board).
- 99 Any delegation of powers under clause 96 or 97 may be revoked or altered by the board at any time.
- 100 The rules of procedure for each sub-committee, and the provisions relating to membership of each sub-committee, shall be set by the board.

#### **Accounting records and annual accounts**

- 101 The board must ensure that proper accounting records are kept, in accordance with all applicable statutory requirements.
- 102 The board must prepare annual accounts, complying with all relevant statutory requirements; if an audit is required under any statutory provisions (or if the board consider that an audit would be appropriate for some other reason), the board should ensure that an audit of the accounts is carried out by a qualified auditor.

### **MISCELLANEOUS**

#### **Winding-up**

- 103 If the Strategic Board is to be wound up or dissolved, the winding-up or dissolution process the powers will pass to Blantyre Soccer Academy
- 104 All assets are the responsibility of Blantyre Soccer Academy

#### **Alterations to the constitution**

- 105 This constitution may (subject to clause 106) be altered by resolution of the members passed at a members' meeting (subject to achieving the two thirds majority referred to in clause 47) or by way of a written resolution of the members.
- 106 All changes to the Constitution require to be approved by Blantyre Soccer Academy

## Appendix 4



# Jock Stein Sports Facility Community Asset Transfer



## Business Plan 2021

The past we inherit, the future we build

Blantyre Soccer Academy



Contents

## Organisation

1. Introduction
2. Governmental Policy and National Body Strategy
3. Strategy Overview
4. Proposed Development
5. Marketing
6. Operations
7. Governance and Management
8. Finance and Funding
9. Risk Assessment
10. Conclusion

## Organisation

Name	Blantyre Soccer Academy
Address	BSA Hub Birch Place G72 9PL
Website	<a href="http://www.blantyresocceracademy.co.uk">www.blantyresocceracademy.co.uk</a>
Contact number	01698 822699
E/Mail address	<a href="mailto:blantyresocceracademy@hotmail.com">blantyresocceracademy@hotmail.com</a>
SCIO number	SCIO 043613

## 1 Introduction

## **Background**

Blantyre Soccer Academy is a registered charity: SCIO 043613 and a community-based organisation, which is reliant on the goodwill and generosity of the local community, members, sponsorship and grant funding bids for its income.

The Academy was established in 2010 and has developed a social mission: with Blantyre Bites Back, support for Good Child Foundation and the building of a community garden with a Covid Dedication area as well as increasing public participation in the national game, football.

The Academy has acquired a new Hub, as part of the community asset transfer process under the Community Empowerment Act (Scotland) 2015, with the transfer of the Rowans Hall from South Lanarkshire Council and has lodged a second Community Asset Transfer.

We play an integral part within South Lanarkshire community not only with sporting excellence and integrity but we are committed to the creation of positive role models to our members and increased prospects, health and wellbeing of the wider community.

Football is our national sport: it is a sport where dreams can come true, not only for the small child who desires to be a Scottish internationalist, but also for the small clubs who hold aspirations of success. It can also be a catalyst to raise community morale, expectations and dreams of a better tomorrow.

The Academy is such a club: we have the organisation, determination and positivity to play a major role within the senior levels of Scottish football and to play a progressive and collaborative role in the regeneration of the local community.

We are a complete community organisation: Trustees Board, committee, volunteer coaches and over 500 members/participants, firmly embedded in community life.

Blantyre Soccer Academy is committed to achieving the extraordinary – we are passionate and dedicated to our national game – football but we also recognise the importance of community and the personal development of our members.

## **Current Position**

South Lanarkshire Council commissioned a review of sporting and leisure facilities including golf and outdoor bowling, libraries, community halls and leisure centres, cultural venues, museums and country parks which reported to a Cross Party Working Group (CPWG).

The Jock Stein Sports Facility was a location identified for attention within the 'direction of travel' as described by the CPWG and noted that there was 'potential interest from the University of The West of Scotland in sports related accommodation' and Jock Stein Sports Facility could be a consideration and concluded that 'the football pitches could potentially still be bookable for let to the community.'

Due to the uncertainty of the future of the Jock Stein Sports Facility, the potential loss of a valuable sporting and leisure centre and the devastating effect on the local community and sports community, the Academy which considers the Jock Stein Sports Facility to be a

valuable community asset and applied for a community asset transfer under the Community Empowerment (Scotland Act 2015 in order to retain the facility within local community ownership for the explicit use of the local community.

## **2 Governmental Policy and National Body Strategy**

We have identified governmental, organisational policies and strategies which support the development of the Jock Stein Sports Facility as a community sports facility.

### **Scottish Government**

The Scottish government has recognised the contribution that sport can make to the well-being and health of local communities.

The documents including *'Reaching Higher'*, the national strategy for sport – *'Giving children and young people a sporting chance: a draft strategy for Scotland'*, *'Play Strategy and Play Action Plan'* And *'A More Active Scotland: Building a Legacy for the Commonwealth Games'* in conjunction with *Equally Well* {2008} and the Community Empowerment Act (Scotland) 2015, which have targeted poverty, community ownership, food inequalities and deprivation.

The Scottish Government noted that research showed that communities feel empowered when there is greater participation in local democracy, increased confidence and skills among local people, more volunteering in communities and greater satisfaction and quality of life in the neighbourhood. It also recognised that better community engagement and participation leads to the delivery of better, more responsive services and better outcomes for communities.

The Scottish Government created the Community Empowerment Act (Scotland) 2015 in order to provide guidance, new duties and responsibilities to local authorities and to provide new opportunities for communities.

The Community Empowerment Act (Scotland) 2015 is a revolutionary piece of legislation which permits community organisations (community-controlled body) to transfer assets from organisations listed in schedule three of the Act including local authorities (relevant authority)

'The Community Empowerment (Scotland) Act 2015 will help to empower community bodies through the ownership or control of land and buildings, and by strengthening their voices in decisions about public services.' [Community Empowerment \(Scotland\) Act: summary - gov.scot \(www.gov.scot\)](http://www.gov.scot)

### **South Lanarkshire Council**

The Convention of Scottish Local Authorities (COSLA) and every local authority has supported the Community Empowerment Act (Scotland) 2015 and the principle of community asset transfers.

South Lanarkshire Council is 'committed to working with eligible organisations and recognise that the ownership of land and buildings is a powerful tool for communities to drive change and achieve their goals'.

The local authority, South Lanarkshire Council has committed £250,000 to support community asset transfers within the financial year 2021/22 and established the community engagement team in 2019 to support local communities and community organisations.

### **sportscotland**

sportscotland has been charged with the development of sport and application of governmental strategies. The corporate plan of Sport – *Raising the Bar* has the specific objectives of enhancing and improving the sporting system within Scotland.

The system is designed to provide a framework that supports participants to find their pathway into, and through sport, whatever their level of aspiration.

Key components of this system are:

- Sport Environments:

Support and improve environments and networks for sport through clubs and communities, schools and education and performance through sporting governing bodies

- Outcomes:

Increase participation by numbers and diversity of participants playing sport, increasing members, the quality and diversity of coaches in clubs and communities. develop sport specific pathways, a development pathway for coaches, sports performance and competition participation.

- Enablers:

Increase the quantity of people both paid and voluntary, increase the quality of sports facilities and new provision and the profile of sport by raising awareness of sport and its benefits

- Partnership Working:

increase working between local authorities, sport governing bodies and third sector organisations. support community led sports development and support Community Sports Hubs

- Priorities:

improve equality and inclusion, people development and partnership working

sportscotland's programme for supporting and developing this system highlights young people, clubs and places amongst others as key to achieving its target outcomes.

### **Scottish Football Association**

The Scottish football association is the nation governing body for football within Scotland. The key area of focus has been the number and quality of football facilities since *The Scottish Football Review* {2010} produced twenty-three recommendations related to facilities. Facilities were also identified as a major factor in achieving its strategic goal of ‘Strong, Quality Growth ‘within Scotland United {2011}.

The Scottish FA’s pitch strategy. *The Big Pitch* {2013} highlighted the lack of sufficient 3G provision, the quality and availability of changing facilities and the importance of partnership working between football and facility providers, including local authorities and leisure trusts. It was recognised that 3G provision reduces the pressure on the grass pitches and reduces maintenance costs.

The Scottish FA promotes the development of outdoor, full size, floodlit 3G facilities with changing facilities and its strategic goals include:

- Redeveloping existing facilities and improving access to them
- Working in partnership to address facility related challenges

### Area Profile

The Scottish Indicator Multiple Deprivation (SIMD 2020) provided data zones for the immediate geographical areas of Hillhouse East, Hillhouse South and Hillhouse Central. The report confirmed that all three areas were within the worst 20% in Scotland in terms of deprivation across crime, education, employment, health, housing and income.

The table, below, for Hamilton East provides the comparison impact of deprivation on the local community: overall deprivation 4<sup>th</sup> in South Lanarkshire and 149<sup>th</sup> in Scotland.

Scottish Index of Multiple Deprivation (2020)		
Datazone summary for Hillhouse East In worst 20% in Scotland – Yes	South Lanarkshire ranking worst	Scottish Ranking worst
Overall deprivation ranking	4	149
Crime deprivation ranking	32	566
Education deprivation ranking	10	98
Employment deprivation ranking	8	234
Health deprivation ranking	12	258
Housing deprivation ranking	6	554
Income deprivation ranking	5	159

The historical statistics of alcohol misuse, employment deprivation and children living in families defined as being in poverty does not reflect the optimism of the local community who want to achieve the best outcomes and lives for them and their

families, to live a happy healthy life and to contribute in a positive manner to the wider community.

This optimism is at the heart of the Blantyre Soccer Academy's core principles and the objective of the community asset transfer: we aim to empower, educate, support and facilitate positive change through partnership working with other agencies.

### **Local Demand and Supply**

This a representation of usage at Jock Stein Sports Facility. The week day 3G pitch charts illustrates the usage and a breakdown of hours associated with particular football teams.

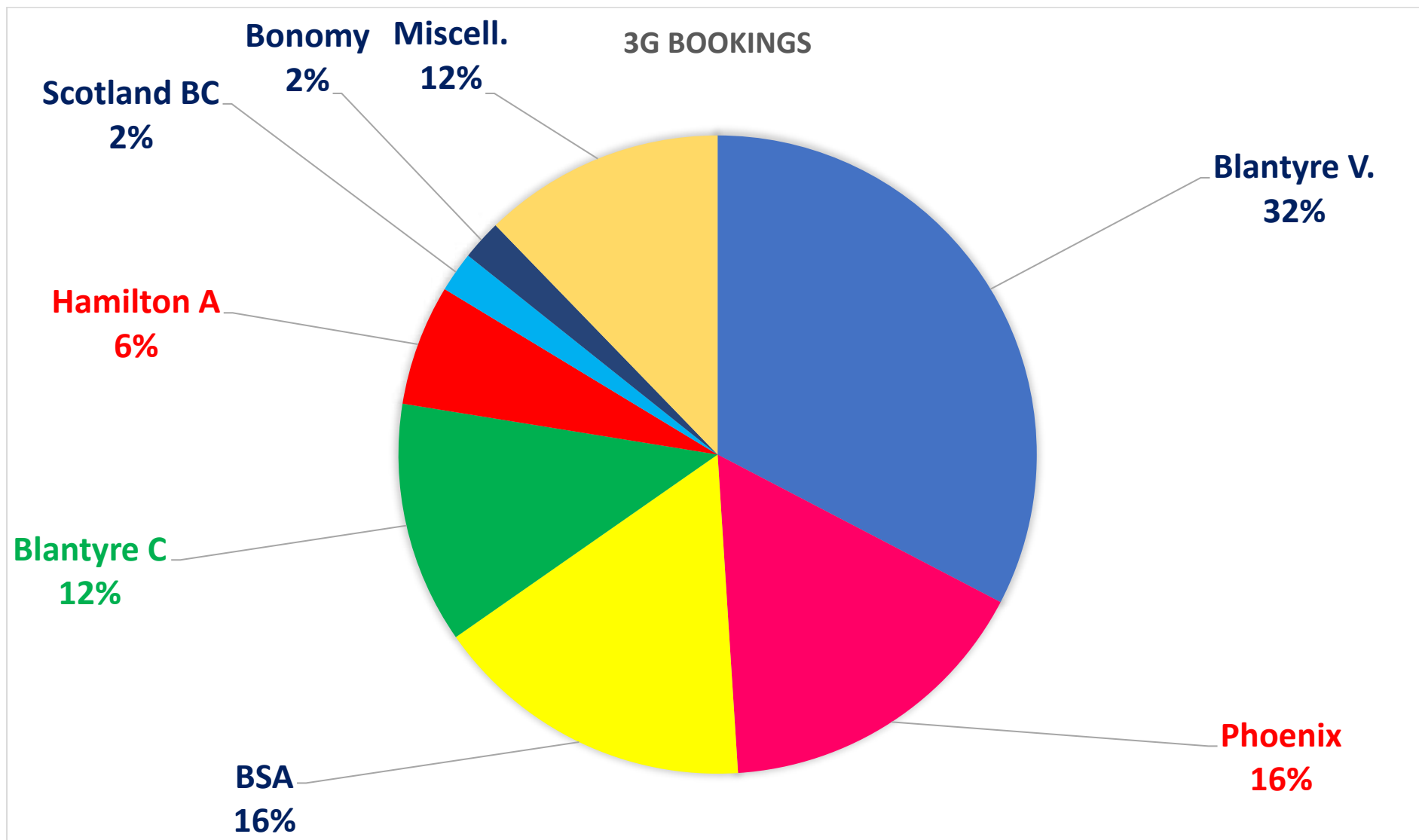
32%	Blantyre Victoria
16%	Hamilton Phoenix
16%	Blantyre Soccer Academy
12%	Blantyre Celtic
6%	Hamilton Accies
2%	Scotland Boys Club
2%	Bonomy AFC
12%	Individual Personal Names (possibly representing football teams)
100%	Total

The Sports Hub charts illustrates the usage and a breakdown of hours associated with each activity.

21%	Ace
3%	Party
14%	Private
62%	No Booking
100%	Total

The grass pitch usage identified from August 2019 to May 2020 was forty-three matches and a chart with a typical week end usage has been provided.





# Jock Stein Centre Synthetic Block Bookings

2020 - 2021 Synthetic Block Bookings

Time	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
9am																LFDA 7's					
10am																					
11am																					
12pm																					
1pm																					
2pm																					
3pm																					
4pm													BSA 2008 Gold								
5pm							Blantyre Vics 2007 Red	Blantyre Vics 2008 Blue		Blantyre Vics 2007 Blue						CLOSED			CLOSED <span style="color: red;">~~~~~</span>		
6pm	McGinty	Blantyre Celtic 2011	Hamilton Phoenix FC 2007	BSA 2008 Black	Blantyre Vics 2011 Red	Blantyre Vics 2007 Red	Blantyre Celtic 2010	Blantyre Vics 2013	Hamilton Accies FC 2007	Blantyre Vics 2007 Blue	BSA 2008 Black	Blantyre Vics 2007 Red	McGinty								
7pm	Blantyre Celtic 2008	Blantyre Vics 2008 Blue	Hamilton Accies FC 2007	BSA 2008 Black	Blantyre Vics 2008 Blue	BSA 2008 Black	BSA 2008 Gold	Scotland BC Club	Hamilton Accies FC 2007	Blantyre Vics 2008 Red	Blantyre Celtic 2008	Hamilton Accies FC 2008	Games Option 7pm-9pm								
8pm	Hamilton Accies FC 2002	McKeen	Blantyre Celtic 2008	Blantyre Celtic 2008	Hamilton Accies FC 2008			Hamilton Accies FC 2008	Blantyre Celtic 2008		Callaghan	Bonomy AFC	CLOSED								
9pm		Houston	BSA 2008 Red	BSA 2008 Red	BSA 2008 Red	BSA 2008 Red	BSA 2008 Red			Blantyre Celtic 2008		Hamilton Accies FC 2002	CLOSED								

Junior

Invoice Customers

Jock Stein Football Facility Typical Weekend (data provided by SLC)

Pitch no	Morning		Afternoon	
	Week 1 w/c 17/8/19	Week 2 w/c 24/8/19	Week 1 w/c 17/8/19	Week 2 w/c 24/8/19
<b>Saturday</b>				
1 Grass 11's	Hamilton Phoenix 07's	Clyde Fc 06's		
2 Grass 11's				
3 Grass 11's	Calderglen Th Navy 07's	Scotland BC 06'S Black		
3G	LFDA 7's 9-10 Blantyre Vics 09's 10-11 Scotland BC 09 NAVY 11-12 Scotland BC BLACK	LFDA 7's 9-10 Scotland BC 10's PURPLE 10-11 Scotland BC 09's RED 11-12 Scotland BC 10's BLACK		
<b>Sunday</b>				
1 Grass 11's			LFDA 11's	
2 Grass 11's				
3 Grass 11's				
3G	LFDA 11'S 9am – 1pm			

Sports Hub (data provided by SLC)

	Monday			Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			
	Ct1	Ct2	Ct3	Ct1	Ct2	Ct3	Ct1	Ct2	Ct3	Ct1	Ct2	Ct3	Ct1	Ct2	Ct3	Ct1	Ct2	Ct3	Ct1	Ct2	Ct3	
9.00	Gymnastics																					
9.30	Gymnastics									Active Thursday											Badminton	
10.00	Gymnastics									Active Thursday			Gymnastics			Basketball	Taekwondo				Badminton	
10.30	Gymnastics			Disability			Football			Active Thursday			Gymnastics			Basketball	Taekwondo				Tennis	
11.00	Gymnastics									Active Thursday												
11.30	Gymnastics									Active Thursday												
12.00																						
12.30				Gymnastics																		
1.00													Gymnastics			Party Slot						
1.30																			Party Slot			
2.00																						
2.30																Party Slot						
3.00																						
3.30																						
4.00	Basketball						Hibab															
4.30	Basketball												Games									
5.00	Basketball									Badminton			Rockstar Cheer									
5.30	Basketball			Games												Judo						
6.00	Shuttle Stars											Judo										
6.30	Shuttle Stars											Judo										
7.00	Wrestling			Disability Sports Hub								Judo	Wrestling									
7.30	Wrestling			Disability Sports Hub								Judo	Wrestling									
8.00	Wrestling									Badminton												
8.30	Wrestling									Badminton												
9.00																						
9.30																						

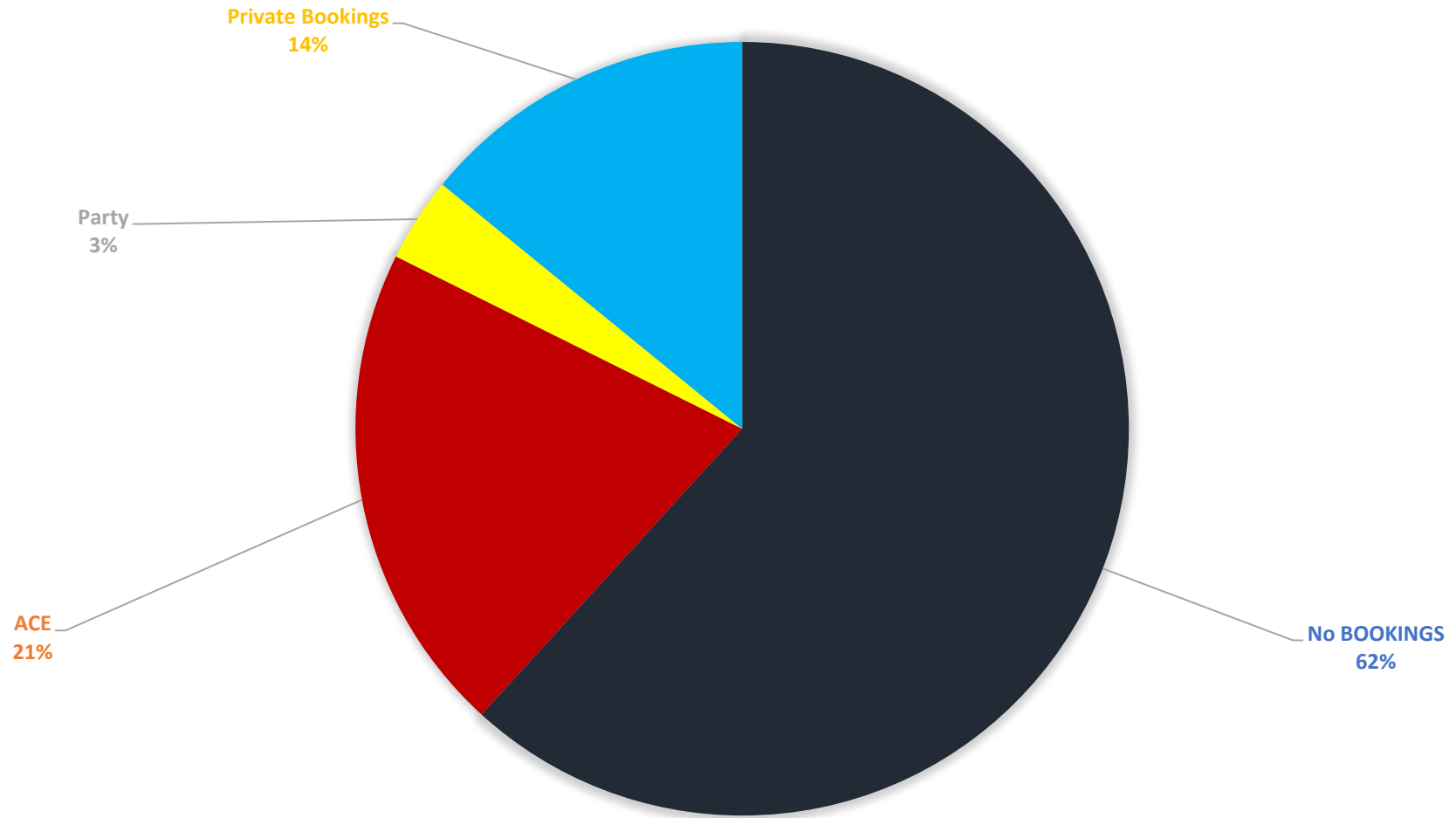
ACE ACTIVITIES

PARTY SLOTS

EMPTY-NO BOOKINGS

PRIVATE CLUBS PAYIN

# SPORTS HUB



### **3 Strategy Overview**

It is important that the objectives of the Jock Stein Sports Facility are closely linked to the objectives and strategy within the Community Plan of the local council area and that of the Scottish Government.

#### **3.1 Mission, Vision and Aims**

##### **Mission**

‘To improve the lives of the people in the communities we serve’

##### **Vision**

‘People and communities thrive and are free from the effects of poverty’

##### **Aims**

- Improve the communities’ health and wellbeing, by the provision of services to meet their social, emotional and physical needs.
- To reduce poverty within communities by meeting people’s employment, educational and training needs in conjunction with local providers
- To encourage, support, enable and empower people to be connected to their communities, and to act on their ideas, issues and interests.
- To provide a caring, trusting environment, which will bring people together to foster positive community relations.
- To be a thriving, sustainable, robust organisation with an ethos rooted deeply in the communities we serve.

#### **3.2 Jock Stein Sports Facility – Vision, purpose and Goals**

##### **Vision**

An active lifestyle for people regardless of age, circumstance or ability.

##### **Purpose**

Jock Stein Sports Facility exists to provide an attractive, accessible and affordable sports and leisure facility for all people within the surrounding areas, and for organisations supporting these communities. It provides sports and leisure, facilities and activities to meet a range of needs, interests and abilities in order to:

- Engage the community in play, physical exercise and sport
- Enable community integration
- Generate income to reinvest in the Jock Stein Sports Facility

## **Goals**

- Operate as a financially sustainable social enterprise
- Improve access to sports and leisure facilities and activities for all sections of the community
- Increase the awareness and profile of the Jock Stein Sports Facility
- Redevelopment of the community asset
- Generate a financial surplus

### **3.3 Social Impact**

We intend to achieve a number of social impacts including but not exclusively:

- Increased number and types of people participating in sport and physical activity
- Improvements in wellbeing through participation in sport, physical/leisure activity
- Reduction in health inequalities for people living in deprived areas
- Personal and social development of children through play
- Reduction in cost of participating in sport or physical activity
- Reduction in anti-social behaviour through the provision of diversionary activities
- Improved citizenship/community cohesion through community activities

### **3.4 Enterprise Strategy**

It is the intention to operate the Jock Stein Sports Facility as a community sports and leisure facility using a social enterprise model. It will cater for children, young people and adults to play, exercise, develop and socialise. The competitive advantage will be in the quality and combination of popular sports and leisure activities offered in combination with a welcoming staff base.

Key aspects of strategy are:

- Targeting consumers and organisations seeking to participate or organise occasional/regular sport/leisure activities for enjoyment, physical health and fitness, personal development
- Offering exclusive hire to football teams and other community focused organisations for their own activities
- Delivering high quality service and customer satisfaction
- Creating a competitive pricing structured facility
- Promoting the facility to the local market, using a mix of marketing communication tools
- Creating a Strategic Board and a Partnership Agreement to ensure community ownership
- Creating a financial strategy which will ensure trading income and commitment to reinvest in the facility and to support the social purpose

## 4 Proposed Development

The intention of the community asset transfer is to ensure a new model of delivery which places the local community at the heart of the decision-making process by transferring power, responsibility, financial control and the community asset from traditional model to that of community control.

The decisions would be made at a decentralised locality level rather, putting the local community firmly in control rather than the Board of South Lanarkshire Leisure and Culture or at a committee meeting of South Lanarkshire Council.

The development plan for the Jock Stein facility will ensure a long-term value-based process and addresses the imbalance of power within the national and local context and is founded on social justice, equality and inclusion.

The development plan has established a clear strategy for the systematic involvement of residents, communities and partners through a community planning framework.

The Jock Stein Sports Facility will be overseen by the Strategic Board: and will comprise eight members (see Governance and Management) and the Convenor will not be from the Blantyre Soccer Academy.

It is envisaged that any profit or surplus will be used for community initiatives within the Hillhouse area such as outreach work from youth services e.g., Terminal One, supporting promotions from NHS Lanarkshire Health Improvement or supporting projects through the three local primary schools in conjunction with South Lanarkshire Council.

Blantyre Soccer Academy has entered discussions with Social Investment Scotland with regard to loan funding and business support in order to ensure that the necessary investment of the 3G facility is realised within Phase 1. The costs to upgrade the existing 3G pitch and to build a second pitch are contained within 8.4. It is our intention to pursue challenge fund organisations in order to match the income from the low-cost loan.

Phase 1 Renewal of existing 3G pitch

Phase 2 Build second 3G pitch

Phase 2 Creation of Covid Garden and landscaping

Phase 4 Creation of Community Garden and environmental improvements

The phases are not designed to be a sequential order but are an indication of the commitment and enthusiasm of the Blantyre Soccer Academy pursue funding either through loans and/or challenge funding.

The proposal should be understood in conjunction with the Jock Stein Facility Development Plan which has been submitted.



## 5 Marketing

### 5.1 Target Market

A summary profile of the target market for the Jock Stein Sports Facility is provided in Table 5A. The geographic target market is identified as the historical boundaries of Hamilton District, travel time is estimated at 15-30 minutes, either by private transport, public transport and walking.

Table 5A

Club football	Social football	Children's activities	Active communities
Youth/adult football clubs/teams	Adults 18+ Male/female	Parents/carers	Community focussed organisations (e.g., youth, health, citizenship, schools)
LFDA competition matches	Young people (Aged 0-17)	Young people (aged 0-17)	Service users/clients
Football specialists (e.g., Goalkeeping school)	Social league organisation	Event organisers	Children. young people, adults
Adult Coaches			People with additional needs (physical/learning/sensory disability, medical condition, mobility issues)
Young people (aged 5-17) and adults (18+)			

We have identified football clubs/teams, parents/carers and community focused organisations as being the most important due to their community action and influence within local communities. Key needs are identified as:

Table 5B

Football Clubs/Teams	Parents/Carers	Community Focused Organisations
Anchor clubs seeking home ground for training and matches	Reassurance: security of booking and security of child	Engaging activities for their target group
Other clubs seeking additional capacity for training/matches	Quality activities and space, plan, coordination and theme	Matches with their service hours
Convenient timeslots midweek for training	Trained activity leaders	Accessibility facility
Consistently available	Convenient drop off/pick up times	Convenient location
Youth football given priority/equal status to adult football	Flexibility – mix of attendance, younger and older children	Need more than pitch: complementary facilities(rooms)
Affordability for players for training/matches	Indoor sport space for outdoor activities (e.g., changing, party room)	Specialist input to activities (e.g. Coach)
Accommodating multiple and different group sizes, ages	Accommodate third party suppliers for parties (e.g. caterer)	Flexibility with pricing
Available useable pitches for matches		Customer service before/after visit
Meets league requirements		

## 5.2 Marketing Strategy

The overall marketing strategy for the Jock Stein Sports Facility includes targeting consumers and community focused organisations within the historical Hamilton District boundaries with arrange of sports and leisure activities and facilities which match the specification of the local authority and private provision and which are accessible and affordable.

Our competitive advantage will be the quality of staff. and the combination of popular sports and leisure activities offered.

We will provide:

- high quality, professionally spec'd outdoor and indoor facilities, reasonably priced, fairly available
- good value, well organised facilities and ancillary services for fun and prestige parties and events
- value for money, structured programme of training, accreditation and work experience

We will implement the marketing strategy through a mix of product, price, place and promotion activities.

## 5.3 Product

A summary of Jock Stein Sports Facility products and services and to the appropriate group is provided in Table 5C and key benefits are identified in Table 5D.

Table 5C

Target customer	Activity Participant	Football Club/Team	Activity Provider	Parent/Carer	Party Event/ Organiser	Funder/ Commissioner
<b>Product service</b>						
Pitch hire	x	x	x			x
Non club sports/leisure activities	x			x		x
Themed party/ event packages	x				x	
Youth employability programme	x					x

Table 5D

Facility focused on youth football and player development	Mix of regular and flexible opening hours
Flexible 3G pitch configuration to accommodate multiple match/training and social football formats	Access to indoor and outdoor facilities
Consistent availability and quality of 3G pitch, all-year round	Secure and safe
Equitable access to training/ match slots for anchor clubs	Option for exclusive pitch use
Additional training/ match capacity for local youth teams	Designated staff for coordinating bookings/ parties/ events
Transparent and equitable pitch booking system	Safe, quality activities and services for children provided by staff and supplier
Ring-fenced slots for community organisations, youth free play, and wider community use	On-site refreshments
Local, thematic children’s party venue	Option for ready/ change to play
Programmed/ facilitated activities for the school holidays	Convenient location for the area
Competitive and affordable pricing	Community owned and managed facility

## 5.4 Jock Stein Sports Facility

### Venue and Location

All sports and leisure facilities will be delivered from Jock Stein Sports Facility.

- Located in hillhouse
- Safe and appropriate environment
- Adjacent public transport routes, safe pedestrian route and a short drive from Motorway links
- Dedicated parking for 50+ vehicles

### Opening Hours

- The venue will be open from 9am – 10pm, daily, 7 days per week

### Booking

- Pitch hire and parties/events packages will be booked in advance.
- Pitch hire shall be booked online.
- The staff will assist any person/ organisation to book activity if there is a requirement.

## 5.5 Pricing

A summary of prices for core products/ services is provided in Table 5E. It is the intention to offer comparable rates with other providers within the local area and to provide concessions to block booking customers.

It is proposed to freeze the costs of Sports Hub prices in order to permit the marketing strategy and social mission objectives to be effective. We envisage a partnership with Terminal One and Health Improvement.

Table 5E Sports Hub Costs

Area	Adult	Junior
Court Hire	£10.70	£5.35
Sports Hall	£42.20	£21.10
Studio	£15.50	£7.70

### Payment

All bookings will be made and paid online in advance. no cash or payment will be permitted on the date of booking. no monies will be held within the Jock Stein Sports Facility.

## 5.6 Promotion

### Marketing Communication

We will undertake a number of marketing communication activities to promote awareness of the new community ownership model and the venue, and the understanding, preference and trial of the product and service offering.

We will communicate directly with the target audience, using a mix of traditional and marketing communication tools and media. we will work with current service users operating within the Jock Stein Sports Facility in order to promote their activities/services and to assist them build and sustain their base.

We intend to work to promote the Jock Stein Sports Facility with sportscotland, Scottish Football Association, South Lanarkshire Council, South Lanarkshire Leisure Trust, Sports Council and other network providers.

### Target Audience

The target audience for the marketing communication activities include its target customer groups as identified in section 5.1 and other stakeholders (partners and suppliers) and the wider community of Hamilton District area.

### Key Messages

We will ensure promotional messages and information are tailored to the target audience to ensure:

- The knowledge and existence of the Jock Stein Sports Facility
- The value proposition in relation to target customer needs
- Key benefits of the product and offering (section 5.3)
- How to access information of Jock Stein Sports Facility, its facilities and activities

## Branding

Jock Stein Sports Facility has a nationally and internationally identifiable title and name. The title has a strong corporate identity and provides tangible and intangible identification and points of contact with users and the wider community. At these points of contact, we will reflect the vision, mission, the product and the benefits.

Key aspects of the brand will be communicated to staff via training. The Manager of the Jock Stein Sports Facility will be responsible for the consistent application of the brand across all marketing materials and activities.

We will create a professionally designed corporate concept to support the Jock Stein Sports Facility, to support the enterprise concept, the branding of services and products and marketing communication materials.

## Marketing Communication Activities

We will undertake a number of marketing communication activities in order to promote key messages to the target audiences, from awareness to customer retention.

Table 5F

<b>Target Audience</b>	Football Clubs/ Teams	Activity Participant	Activity Providers	Parent/ Carer	Party/ Event Organisers	Funders/ Commissioners	Other Stakeholders / Wider Community
<b>Activity</b>							
Search engine marketing		X	X	X	X		
Print advertising		X		X	X		
PR (local paper, radio)		X	X	X	X	X	X
Direct marketing	X	X	X	X	X		
Sales promotions	X	X	X	X	X		
Signage	X	X	X	X	X		
Open days/ events	X		X				X
Website	X	X	X	X	X	X	X
Social media		X		X			X
Case studies/ testimonials			X			X	
Product/ service leaflets	X	X	X	X	X		
Bids/ proposals						X	
Hosted visits	X		X		X	X	
Personal selling	X		X		X	X	
Partner promotions		X					
Social impact report						X	X
Relationship management	X		X			X	

## 5.7 3 Year Income Forecast

A 3-year forecast of income for the Jock Stein Sports Facility football core activity is summarised in Table 5.6. and year 2 and 3 has anticipated that only two from three grass pitches available for sports activity.

Table 5.7

Product	Unit	Year 1		Year 2		Year 3	
		Volume	Income	Volume	Income	Volume	Income
<b>OPTION 1</b>	Pitch Hire Based youth prices £20/ Training 1/3/£35 Full Pitch						
3G Weekday Training 1/3 Youth	£20	2400	48000	2400	48000	2400	48000
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Youth	£35	144	5040	96	3360	96	3360
Grass Weekend Full Pitch Youth	£35	204	7140	136	4760	136	4760
<b>Total Pitch Hire</b>		<b>3068</b>	<b>71380</b>	<b>2952</b>	<b>67320</b>	<b>2952</b>	<b>67320</b>
<b>OPTION 2</b>	Pitch Hire Based youth prices £18 Training 1/3/£35 Full Pitch						
3G Weekday Training 1/3 Youth	£18	2400	43200	2400	43200	2400	43200
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Youth	£35	144	5040	96	3360	96	3360
Grass Weekend Full Pitch Youth	£35	204	7140	136	4760	136	4760
<b>Total Pitch Hire</b>		<b>3068</b>	<b>66580</b>	<b>2952</b>	<b>62520</b>	<b>2952</b>	<b>62520</b>
<b>OPTION 3</b>	Pitch Hire Based youth prices £16 Training 1/3/£35 Full Pitch						
3G Weekday Training 1/3 Youth	£16	2400	38400	2400	38400	2400	38400
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Youth	£35	144	5040	96	3360	96	3360
Grass Weekend Full Pitch Youth	£35	204	7140	136	4760	136	4760
<b>Total Pitch Hire</b>		<b>3068</b>	<b>61780</b>	<b>2952</b>	<b>57720</b>	<b>2952</b>	<b>57720</b>
<b>OPTION 4</b>	Pitch Hire Based youth prices £20 Training 1/3/£35 Full Pitch and 50% Grass Pitch Youth £35/ Adult £65						
3G Weekday Training 1/3 Youth	£20	2400	48000	2400	48000	2400	48000
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420
<b>Total Pitch Hire</b>		<b>3068</b>	<b>76600</b>	<b>2952</b>	<b>70800</b>	<b>2952</b>	<b>70800</b>
<b>OPTION 5</b>	Pitch Hire Based youth prices £18 Training 1/3/£35 Full Pitch and 50% Grass Pitch Youth £35/ Adult £65						
3G Weekday Training 1/3 Youth	£18	2400	43200	2400	43200	2400	43200
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420
<b>Total Pitch Hire</b>		<b>3068</b>	<b>71800</b>	<b>2952</b>	<b>66000</b>	<b>2952</b>	<b>66000</b>
<b>OPTION 6</b>	Pitch Hire Based youth prices £16 Training 1/3/£35 Full Pitch and 50% Grass Pitch Youth £35/ Adult £65						
3G Weekday Training 1/3 Youth	£16	2400	38400	2400	38400	2400	38400
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420
<b>Total Pitch Hire</b>		<b>3068</b>	<b>67000</b>	<b>2952</b>	<b>61200</b>	<b>2952</b>	<b>61200</b>
<b>OPTION 7</b>	Pitch Hire Based youth prices £20 Training 1/3/£35 Full Pitch Youth/£65 Full Pitch/Adult						
3G Weekday Training 1/3 Youth	£20	2400	48000	2400	48000	2400	48000
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Adult	£65	144	9360	96	6240	96	6240
Grass Weekend Full Pitch Adult	£65	204	13260	136	8840	136	8840
<b>Total Pitch Hire</b>		<b>3068</b>	<b>81820</b>	<b>2952</b>	<b>74280</b>	<b>2952</b>	<b>74280</b>
<b>OPTION 8</b>	Pitch Hire Based youth prices £18 Training 1/3/£35 Full Pitch Youth £65 Full Pitch/Adult						
3G Weekday Training 1/3 Youth	£18	2400	43200	2400	43200	2400	43200
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Adult	£65	144	9360	96	6240	96	6240
Grass Weekend Full Pitch Adult	£65	204	13260	136	8840	136	8840

<b>Total Pitch Hire</b>		<b>3068</b>	<b>83840</b>	<b>2952</b>	<b>74560</b>	<b>2952</b>	<b>74560</b>
OPTION 9	Pitch Hire Based youth prices £16 Training 1/3/£35 Full Pitch Youth £65 Full Pitch/Adult						
3G Weekday Training 1/3 Youth	£16	2400	38400	2400	38400	2400	38400
3G Weekend Full Pitch Youth	£35	320	11200	320	11200	320	11200
Grass Weekday Full Pitch Adult	£65	144	9360	96	6240	96	6240
Grass Weekend Full Pitch Adult	£65	204	13260	136	8840	136	8840
<b>Total Pitch Hire</b>		<b>3068</b>	<b>72220</b>	<b>2952</b>	<b>64680</b>	<b>2952</b>	<b>64680</b>

OPTION 10	Pitch Hire Based youth prices £20 Training 1/3/ Full Pitch/Adult						
3G Weekday Training 1/3 Youth	£20	2400	48000	2400	48000	2400	48000
3G Weekend Full Pitch Adult	£130	320	41600	320	41600	320	41600
Grass Weekday Full Pitch Adult	£65	144	9360	96	6240	96	6240
Grass Weekend Full Pitch Adult	£65	204	13260	136	8840	136	8840
<b>Total Pitch Hire</b>		<b>3068</b>	<b>112220</b>	<b>2952</b>	<b>104680</b>	<b>2952</b>	<b>104680</b>

OPTION 11	Pitch Hire Based youth prices £18 Training 1/3/Full Pitch/Adult						
3G Weekday Training 1/3 Youth	£18	2400	43200	2400	43200	2400	43200
3G Weekend Full Pitch Adult	£130	320	41600	320	41600	320	41600
Grass Weekday Full Pitch Adult	£65	144	9360	96	6240	96	6240
Grass Weekend Full Pitch Adult	£65	204	13260	136	8840	136	8840
<b>Total Pitch Hire</b>		<b>3068</b>	<b>107420</b>	<b>2952</b>	<b>99880</b>	<b>2952</b>	<b>99880</b>

OPTION 12	Pitch Hire Based youth prices £16 Training 1/3/Full Pitch/Adult						
3G Weekday Training 1/3 Youth	£16	2400	38400	2400	38400	2400	38400
3G Weekend Full Pitch Adult	£130	320	41600	320	41600	320	41600
Grass Weekday Full Pitch Adult	£65	144	9360	96	6240	96	6240
Grass Weekend Full Pitch Adult	£65	204	13260	136	8840	136	8840
<b>Total Pitch Hire</b>		<b>3068</b>	<b>102620</b>	<b>2952</b>	<b>95080</b>	<b>2952</b>	<b>95080</b>

OPTION 13	Pitch Hire Based youth prices £20 Training 1/3/£35 Full Pitch and 50% Grass/3G Pitch Youth / Adult						
3G Weekday Training 1/3 Youth	£20	2400	48000	2400	48000	2400	48000
3G Weekend Full Pitch Youth	£35	160	5600	160	5600	160	5600
3G Weekend Full Pitch Adult	£130	160	20800	160	20800	160	20800
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420
<b>Total Pitch Hire</b>		<b>3068</b>	<b>91800</b>	<b>2952</b>	<b>86000</b>	<b>2952</b>	<b>86000</b>

OPTION 14	Pitch Hire Based youth prices £18 Training 1/3/£35 Full Pitch and 50% Grass/3G Pitch Youth / Adult						
3G Weekday Training 1/3 Youth	£18	2400	43200	2400	43200	2400	43200
3G Weekend Full Pitch Youth	£35	160	5600	160	5600	160	5600
3G Weekend Full Pitch Adult	£130	160	20800	160	20800	160	20800
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420
<b>Total Pitch Hire</b>		<b>3068</b>	<b>87000</b>	<b>2952</b>	<b>81200</b>	<b>2952</b>	<b>81200</b>

OPTION 15	Pitch Hire Based youth prices £16 Training 1/3/£35 Full Pitch and 50% Grass/3G Pitch Youth / Adult						
3G Weekday Training 1/3 Youth	£16	2400	38400	2400	38400	2400	38400
3G Weekend Full Pitch Youth	£35	160	5600	160	5600	160	5600
3G Weekend Full Pitch Adult	£130	160	20800	160	20800	160	20800
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420
<b>Total Pitch Hire</b>		<b>3068</b>	<b>82200</b>	<b>2952</b>	<b>76400</b>	<b>2952</b>	<b>76400</b>

## 6 Operations

### 6.1 Capacity and Occupancy

Jock Stein Sports Facility will operate Monday to Sunday, 7 days per week as described in Table 6.1.

Table 6.1

Service	Annual Available Lets	
3G Weekday Training 1/3 Pitch	2400	Based on 10 months
3G Weekend Full Pitch	320	Based on 10 months
Grass Weekday Full Pitch	144	Based on 16 weeks
Grass Weekend Full Pitch	204	Based on 34 weeks
Total	3068	

### 6.2 Key Functions

Key functions and activities supporting the delivery of the Jock Stein Sports Facility trading services and the management of the organisation are summarised

Table 6.2

+/=	Management
<input type="checkbox"/> Marketing and sales <input type="checkbox"/> Booking, member, account management <input type="checkbox"/> Customer service <input type="checkbox"/> Activity programming <input type="checkbox"/> Sport/ leisure activity delivery	<input type="checkbox"/> Strategic and operational planning <input type="checkbox"/> Staff planning/ recruitment/ induction/ training <input type="checkbox"/> Staff management/ supervision/ support <input type="checkbox"/> Facilities management/ equipment maintenance <input type="checkbox"/> Enterprise management/ reporting <input type="checkbox"/> Corporate services

### Processes, Procedures and Systems

Blantyre Soccer Academy will adopt a range of processes and procedures to support the management of the Jock Stein Sports Facility, particularly in relation to management and reporting, quality management, staff management training and development, health and safety and protection of vulnerable groups.

Jock Stein Sports Facility will acquire specialist hardware and software relevant to sports and leisure management such as facility/ activity booking, membership marketing, management and administration, and payment handling



## Quality Management

Jock Stein Sports Facility will use a recognised quality management system to ensure compliance with its own service delivery standards, industry standards and regulatory requirements particularly in relation to: equipment maintenance, operation and maintenance of 3G pitches, building management, GDPR and PECR, public and employee safety, customer service, activity delivery, provider recruitment and management, protection of vulnerable groups, food hygiene, occupational training and assessment.

### 6.3 Key Resources

Blantyre Soccer Academy has identified the key resources required to support the effective and efficient fulfilment of these functions as being:

- Venue: quality, size, location, locale
- Facilities: pitches, activity space, parking/ transport links, lighting, storage
- Equipment: sports/ leisure;
- Staff: management/ supervisory, flexible workers, experienced staff,
- Design: venue, facilities, customer journey
- Marketing: brand, materials
- Software: membership, client, booking, rota
- Employability: skills/ accreditation framework; bespoke programme
- Relationships and networks
- Designated funds: marketing budget; replacement fund

### 6.4 Organisational Development

#### Staffing

Key roles in the management, administration and operation of Jock Stein Sports Facility are summarised in Table 6.4.

Table 6.4:

Role	FTE	Hours/ week	Key Functions
Operatives Permanent (Blantyre Soccer Academy will also transfer two staff members from BSA Hub to Jock Stein Sports Facility)	2 (4)	35	Reception, customer services, facilities management, basic cleaning and maintenance, service/ activity provision

Marketing and business administration will be carried out directly by the Blantyre Soccer Academy who has the expertise and resources to ensure that Marketing, sales, administration and customer enquiries are

## Learning and Development

We will ensure that staff and trainees have the necessary skills, experience and qualifications to fulfil their role within the organisation. It will carry out regular performance appraisals to include a skills assessment and training needs analysis.

We will invest in the ongoing development of staff in line with the professional and technical standards for the sector and the needs of the organisation. We will produce an annual training plan, with targeted training for its development period including:

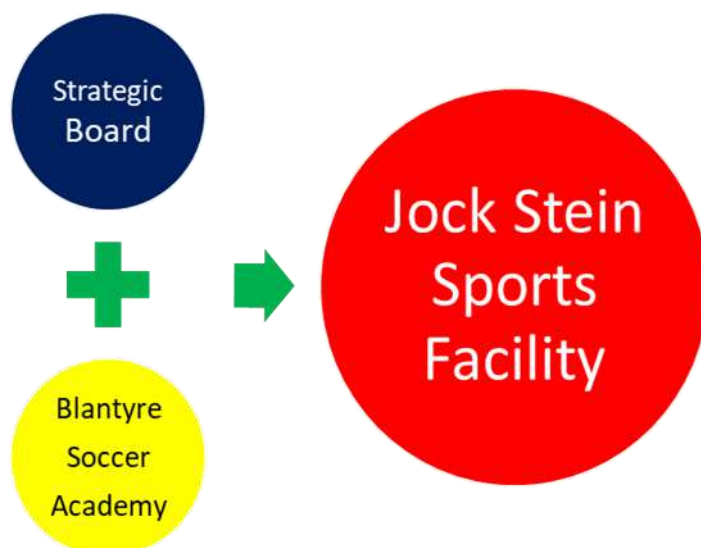
- Enterprise operation
- Sports and leisure management
- Retail and customer service
- Sports and leisure activity delivery and coaching
- Health and safety

## 7. Governance and Management

A governance and management structure between Blantyre Soccer Academy and the Strategic Board is illustrated in the figure below. The Jock Stein Sports Facility will be overseen by the Strategic Board: and will comprise six nominated representatives with relevant expertise, experience and community confidence and two members of Blantyre Soccer Academy with a combined total of eight members.

Blantyre Soccer Academy will produce terms of reference and will be open to alteration to the terms to the articles from the members of the Strategic Board.

It is envisaged that the Convenor of the Strategic Board will not be a representative of Blantyre Soccer Academy and the Strategic Board will adhere to the terms of reference and oversee the operation of the business plan. Day to day management of the Jock Stein Sports Facility will be by the Facility Manager.



### 7.3 Relationship

The Jock Stein Sports Facility will be managed and operated as an independent enterprise within the Blantyre Soccer Academy accounting system. All intercompany transactions (e.g., lets, fees, charges) will be supported by written agreements and documentation. The Jock Stein Sports Facility will produce regular and annual financial accounts for the Strategic Board.

### 8 Finance and Funding

We have used Option 14 as a base figure to provide income from football activity and information provided from South Lanarkshire Council to provide income from the Sports Hub. We also require to examine the ACE Scheme with South Lanarkshire Council in order to ensure that the residents are not disadvantaged by the Community Asset Transfer.

South Lanarkshire have advised that the Sports Hub income is approximately £100,000 and we have used this figure as a base of minimum income for the indoor facility. Please note, we have not been provided with a detailed breakdown of income

	Year 1		Year 2		Year 3				
OPTION 14	Pitch Hire Based youth prices £18 Training 1/3/£35 Full Pitch and 50% Grass/3G Pitch Youth / Adult						Provision for Non-Take -up Year 1	Non-Take -up Year 2 and 3	
3G Weekday Training 1/3 Youth	£18	2400	43200	2400	43200	2400	43200	43200	43200
3G Weekend Full Pitch Youth	£35	160	5600	160	5600	160	5600	4200	4200
3G Weekend Full Pitch Adult	£130	160	20800	160	20800	160	20800	15600	15600
Grass Weekday Full Pitch Youth	£35	72	2520	48	1680	48	1680	1764	1176
Grass Weekday Full Pitch Adult	£65	72	4680	48	3120	48	3120	3276	2184
Grass Weekend Full Pitch Youth	£35	102	3570	68	2380	68	2380	2677.50	1785
Grass Weekend Full Pitch Adult	£65	102	6630	68	4420	68	4420	4972.50	3315
<b>Total Pitch Hire</b>		<b>3068</b>	<b>87000</b>	<b>2952</b>	<b>81200</b>	<b>2952</b>	<b>81200</b>	<b>75690 £</b>	<b>71460</b>

#### 8.1 Jock Stein Sports Facility 3-year Financial Performance

A 3-year forecast of income and expenditure for Jock Stein Sports Facility is described in Table 8.1.

Table 8.1

Income	Year 1	Year 2	Year 3
Generated Income	£75690	£71460	£71460
Sports Hub Income	£100,000	£100,000	£100,000
<b>Total Income</b>	<b>£175690</b>	<b>£171,460</b>	<b>£171,460</b>
Expenditure			
Workforce	£36000	£36000	£36000
Rent and service charge	£1000	£1000	£1000
Premises (utilities etc)	£50000	£50000	£50000
Equipment/ Facilities/Services	£10000	£10000	£10000
Marketing and administration	£2000	£2000	£2000
Professional	£1500	£1500	£1500
<b>Total Expenditure</b>	<b>£100,500</b>	<b>£100,500</b>	<b>£100,500</b>
<b>Annual Operating Surplus/Deficit</b>	<b>£75,190</b>	<b>£70960</b>	<b>£70,960</b>

We have identified the utilities costs provided by South Lanarkshire Council and added approximately 15% as the local authority has a bulk discount.

### **Key Income Items**

Sources and value of trading income have been provided.

- Private pitch hire (single/ block)
- Pitch lets and occasional hires (clubs, groups, organisations)
- Sales: sports/ leisure activity; children's activity;

### **Key Expenditure Items**

The Main expenditure items associated with trading activities are: staff, consumables, premises, utilities, marketing, equipment, insurance, licence/franchise fees, specialist cleaning/ maintenance, and corporate services.

## 8.2 Enterprise and Facility Development

Lift and dispose of existing 3G pitch (300mm deep)	£90,000	
Lay 3G pitch with 300mm subbase	£370,000	
Supply goals	£20,000	
<b>Total</b>	<b>£480,000</b>	<b>£480,000</b>
Lift and dispose of existing grass pitch (300mm deep)	£90,000	
Lay 3G pitch with 300mm subbase	£370,000	
Erect 1.2 m high fence around pitch	£30,000	
Supply goals	£20,000	
Allow sum for ducts, drains etc	£20,000	
Erect floodlights	£50,000	
<b>Total</b>	<b>£580,000</b>	<b>£1,060,000</b>
Preliminaries	£96,000	
Contingencies	£36,000	
<b>Total construction Cost</b>	<b>£132,000</b>	<b>£1,192,000</b>
Statutory Fees:		
Planning Application	£2,000	
Building Warrant Application	£2,000	
Professional Fees:		
Architect	£20,000	
Quantity Surveyor	£4,000	
Structural Engineer	£3,000	
Civil Engineer	£3,000	
Principal Designer	£1,500	
<b>Total Project Cost</b>	<b>£35,000</b>	<b>£1,227,000</b>

## Redevelopment costs – VAT

The costs for the redevelopment of the Jock Stein Sports Facility are £1,222,000. This figure excludes VAT. Blantyre Soccer Academy is regarded as an eligible body for VAT exemption.

## 9.Risk Assessment

There are risks associated with the development of the Jock Stein Sports Facility relating to funding, the achievement of its objectives and its reputation. The table below summarises the perceived risks and possible mitigating/forward actions to be managed by the Jock Stein Sports Facility.

Table 9.1

Risk	Status	Consequences	Mitigating/forward actions
Failure to secure development funding or finance	Medium	Enterprise development delayed or compromised	<input type="checkbox"/> Mixed finance mechanism <input type="checkbox"/> BSA track record and relationships <input type="checkbox"/> Number of social enterprise exemplars <input type="checkbox"/> Asset based approach
Poor facility design and build	Medium	Additional capital and/or operating costs: potential reduced functionality: negative impact on reputation	<input type="checkbox"/> Design professionals commissioned <input type="checkbox"/> Access to exemplar facilities <input type="checkbox"/> Formal contractor procurement exercise <input type="checkbox"/> Professionals engaged with experience in commissioning design and build
Lack of transparency and fairness in operation	Medium	Failure to secure clubs: reduced usage: negative impact on reputation	<input type="checkbox"/> Managed by JSSF rather than one club <input type="checkbox"/> Published processes/procedures <input type="checkbox"/> Online booking system <input type="checkbox"/> Recruitment of representatives of anchor clubs to the Strategic Board
Low social and economic return to JSSF	Medium	Social impact for JSSF Poor return for JSSF	<input type="checkbox"/> Social enterprise model <input type="checkbox"/> Mixed finance model <input type="checkbox"/> Quarterly/annual reporting
Market volume/ value below expectations	Low	Reduced occupancy and income Financial viability of JSSF	<input type="checkbox"/> Established low risk markets <input type="checkbox"/> Market knowledge <input type="checkbox"/> BSA a significant internal market
Impact of competition	Low	Reduced occupancy and income Reduced market share	<input type="checkbox"/> Mix/quality of facilities / services <input type="checkbox"/> Proposed facility development <input type="checkbox"/> Analysis of current provision
Poor quality facilities/services	Low	Reduced occupancy and income Negative impact on JSSF reputation	<input type="checkbox"/> Design specification <input type="checkbox"/> Equipment replacement fund <input type="checkbox"/> Customer feedback mechanisms
Sales and revenue targets not achieved	Low	Financial viability of JSSF Poor return for JSSF	<input type="checkbox"/> Acquisition of a going concern <input type="checkbox"/> Focused on low risk established markets <input type="checkbox"/> Conservative sales/income forecasts <input type="checkbox"/> Phased growth model

## 10.Conclusion

Blantyre Soccer Academy's Business Plan is based on the information provided on the financial information and usage provided by South Lanarkshire Council. We have also made some assumptions on running costs, future bookings and income. We will create a sinking fund in order to support, improve and replace existing facilities and assets.







Appendix 6



2

**Blantyre Soccer Academy Community Hub, Birch Place, Blantyre G72 9PL**  
Tel: 01698 822699 E-mail [blantyresocceracademy@hotmail.com](mailto:blantyresocceracademy@hotmail.com)

Scottish Charity No. SC043613

## Community Use Agreement

### Jock Stein Sports Facility



Agreement in relation to arrangements for community use of sports facilities at the Jock Stein Sports Facility within the Community Asset Transfer proposal by the Blantyre Soccer Academy

## Appendix 6

Contents:

1. Introduction
2. Definitions and Interpretation
3. Aims
4. Arrangements for Community Use
5. Targets for Community Use
6. Marketing and Promotion
7. Management
8. Financial Matters
9. Monitoring and Review
10. Duration of Agreement
11. Authority
12. No Variations
13. No Agency
14. Severability
15. Waiver
16. Non-Assignability

Schedule 1

Sports Facility

Schedule 2

Arrangements for Community Use

Schedule 3

Management Committee

Terms of Reference and Constitution [*amend as required*]

## Appendix 6

### 1. Introduction

- i. Blantyre Soccer Academy has submitted a proposal to South Lanarkshire Council for the Community Asset Transfer of the Jock Stein Sports Facility. This document demonstrates how community access to the facility with the proposal will be managed.
- ii. Blantyre Soccer Academy wishes to enter into this Agreement in order to make the indoor and outdoor sports facilities for use by the local community in compliance with the terms of this Agreement.
- iii. Blantyre Soccer Academy is the owner of the School Premises and is responsible for their use.
- iv. Blantyre Soccer Academy has responsibility for the provision of sports facilities at the Jock Stein Sports Facility for use by and for the benefit of the community and is desirous of entering into this Agreement in furtherance of that responsibility

### 2. Definitions and Interpretation

In this Agreement the following words or phrases have the corresponding meanings ascribed to them unless the context otherwise requires:

<b>Community Use</b>	means use of the Sports Facilities by the local community including organised sports clubs, organisations and for casual use.
<b>Casual Use</b>	means availability for any individual(s) or groups to book the Sports Facilities on a pay-as-you-play basis, where space is available
<b>Sports Facilities</b>	means the sports facilities identified in Schedule 1 to this Agreement forming part of the Jock Stein Sports Facility
<b>Strategic Board</b>	means the management committee as defined in clause [6.1] of this Agreement
<b>Parties</b>	means the parties to this Agreement

## **Appendix 6**

### **3. Aims**

The Parties agree to pursue the following aims:

- Providing opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups;
- Operating in line with the national agenda for sport taking into account nationally adopted strategies;
- Generating positive attitudes in sport and physical activity by young people and reducing the drop-out rate in sports participation with age;
- Increasing the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;
- Using the facilities to encourage the range, quality and number of school sports club links and to stimulate competition that is inclusive of young people and adults;
- To provide affordable access to the facilities and to be self-financing in terms of community use;

### **4. Arrangements for Community Use**

Blantyre Soccer Academy agrees to make the Sports Facilities available for Community Use in accordance with the provisions of Schedule 2 to this Agreement.

### **5. Targets for Community Use**

Blantyre Soccer Academy shall use reasonable endeavours to achieve community use targets in line with appropriate sports development strategies, including making a contribution to local participation targets for sporting and physical activity. We shall work with South Lanarkshire Council, The South Lanarkshire Leisure Trust, Scottish Football Association, sportscotland and other national and local bodies in order to provide a range of opportunities and pathways for the community. These may include existing initiatives and will also include new and local activities.

It is the desire of the Strategic Board to acknowledge and maintain the current lets of the users, with specific attention to improve the accessibility.

### **6. Marketing and Promotion**

Blantyre Soccer Academy and the Strategic Board will be responsible for marketing and promoting the Sports Facilities in accordance with the agreed aims and targets. A marketing strategy will be prepared and implemented and reviewed on an annual basis.

## Appendix 6

### 7. Management

- 7.1 The Strategic Board will be established within four months of the date of this Agreement to develop Community Use of the Sports Facilities in accordance with the terms of reference and constitution of Schedule 3 to this Agreement.
- 7.2 Membership shall include representatives from: -
- (a) Blantyre Soccer Academy
  - (b) Representatives of the local community
  - (c) Users of the Jock Stein Sports Facility
  - (d) Any other organisation/individuals considered appropriate
- 7.3 Under these terms of reference, the Strategic Board will, in accordance with this Agreement, seek to establish a practical policy framework for the management and operation of the Sports Facilities during agreed periods of Community Use. This framework should seek to enable:
- (a) a policy of affordable pricing to assist in the achievement of the aims of this Agreement.
  - (b) the promotion and forward planning of development activities, at times which best suit the target groups;
  - (c) equal opportunities of access;
  - (d) an easy and accessible booking arrangement for Casual Use and block booking, this system to be reviewed on an annual basis;
  - (e) an appropriate marketing strategy for the marketing of the Sports Facilities for Community Use.
- 7.4 The Strategic Board in association with Blantyre Soccer Academy will be responsible for the Sports Facilities and shall: -
- (a) resource, control and routinely ensure the maintenance of the Sports Facilities in a manner that will allow achievement of the agreed aims, and
  - (b) make the Sports Facilities available on the occasions and times specified in Schedule 2:

## **Appendix 6**

- (c) ensure provision of heat, light and water and such other amenities as required for the Sports Facilities and their intended use;
- (d) ensure that the Sports Facilities comply with all legislation and guidance in force at the time of this Agreement relating to access for disabled users;
- (e) cover the cost of gas, fuel, oil, electricity, water, rates and taxes that may be attributable to the use of the Sports Facilities.

### **8. Financial Matters**

8.1 The Strategic Board will endeavour to ensure that the costs of operating Community Use at the Sports Facilities will be fully covered by income from such use and any surplus will be utilised to:

- 8.1.1 contribute to a contingency or sinking fund for major maintenance, repairs and ultimately renewal of fixed life elements of the Sports Facilities.
- 8.1.2 increase the use of the Sports Facilities by any Priority Groups by staging special promotions, including youth, provision for elderly and health promotion campaigns
- 8.1.3 improve and increase the stock of sports equipment for use in connection with the Sports Facilities.

### **9. Monitoring and Review**

9.1 The Strategic Board will produce its annual report detailing usage, bookings, maintenance and financial matters relating to the Community Use of the Sports Facilities to assist with the development and improvement of community access.

9.2 The Strategic Board shall undertake an assessment of the adequacy of the implementation of this Agreement in relation to:

- hours of use of the Sports Facilities;
- pricing policy;
- compliance with targets and aims of this Agreement;
- marketing;
- financial performance of the Sports Facilities during the previous year; and
- maintenance.

## **Appendix 6**

9.3 The Strategic Board shall prepare a report based on the above assessment and prepare recommendations as to how Community Use of the Sports Facilities can be further developed and improved.

9.4 The Strategic Board shall implement all reasonable recommendations as soon as reasonably practicable.

### **10. Duration of Agreement**

This Agreement shall operate for so long as the Jock Stein Sports Facility is provided by Blantyre Soccer Academy.

### **11. Authority**

Blantyre Soccer Academy warrants that it has the full right and authority to enter into this Agreement.

### **12. No Variations**

This Agreement may only be varied by approval of the Strategic Board and ratified by Blantyre Soccer Academy

### **13. No Agency**

Nothing in this Agreement shall be construed as creating a partnership, a joint venture, a contract of employment or a relationship of principal and agent between the parties hereto.

### **14. Severability**

If any term condition or provision contained in this Agreement shall be held to be invalid unlawful or unenforceable to any extent such term condition or provision shall (save where it goes to the root of this Agreement) not affect the validity legality or enforceability of the remaining parts of this Agreement.

### **15. Waiver**

No term or provision of this Agreement shall be considered as waived by any party to this Agreement unless a waiver is given in writing by that party.

### **16. Non-Assignability**

This Agreement is personal to the parties and none of them shall assign sub-contract or otherwise deal with their rights or obligations without the prior written consent of the others.

## Appendix 6

### Schedule 1

#### Sports Facility

1. The outdoor sports areas and facilities to be made available for Community Use shall comprise the following (as described within the diagram)
  - Jock Stein 3G Pitch
  - Football Pitches
  - Play Park
  - Outdoor Changing Facilities
  
2. The indoor sports areas and facilities (together with any ancillary facilities [*toilets, changing rooms etc*]) to be made available for Community Use shall comprise the following (as described within the diagram)
  - Sports Hub
  - Indoor Changing Facilities
  - Toilets



## Appendix 6

### Schedule 2

#### Arrangements for Community Use

##### **1. Users**

The Sports Facilities shall be made available for Community Use.

##### **2. Hours of Access**

The sports facilities shall be open from 9am – 10pm each week day and from 8am – 6pm on Saturday and Sunday

##### **3. Pricing**

3.1 A policy of affordable pricing shall apply to maximise Community Use and in accordance with the aims of this Agreement.

##### **4. Booking arrangements**

4.1 An easy and accessible advance booking arrangement for Casual Use and block bookings shall be established for hire of the Sports Facilities using a standard booking form.

4.2 The agreed booking arrangements shall operate as follows: -

We intend to limit the amount of cash within the facility and it is our desire to encourage online payment but also recognise that certain groups/individuals may not have access to banking facilities and will assist to support them.

##### **5. Parking Arrangements (if applicable)**

5.1 We will ensure sufficient car parking spaces shall be available to park for community users.

## Appendix 6

### Schedule 3

Strategic Board

Terms of Reference and Constitution

#### 1. Purpose

- (a) To monitor progress against agreed aims and targets: programming, usage and financial and to provide regular reports for the stakeholders of the school on those topics.
- (b) To decide on policy issues e.g. pricing, the framework of sports programmes and staffing.
- (c) To ensure effective partnership working between the organisations involved in school community use.
- (d) To determine strategies for future developments at the Jock Stein Sports Facility and timetables for their implementation.

#### 2. Officers

The Chair shall have the following roles;

- Role of Chair:
  - To direct and control the meetings of the committee.
  - To cast a further vote if necessary to resolve any tied decision(s).
  - To represent the committee at other meetings and functions as necessary.

A Secretary will be elected by the full committee at the first meeting of each financial year (April to March) and will serve for one full year.

## Appendix 6

- Role of Secretary:
  - To compile and maintain minutes of all meetings.
  - To compile and issue agendas for meetings in timely fashion.
  - To take care of all communications to and from the committee.

### 3. Operation

- (a) The Strategic Board will convene at least six meetings per annum. Additional meetings will be held as considered necessary.
- (b) The Strategic Board will resolve day to day issues. whilst, the Strategic Board has the full authority for any decisions they must adhere to the policy framework established by the Blantyre Soccer Academy and the Strategic Board.
- (c) Day to day operation will be the responsibility of the Blantyre Soccer Academy.
- (d) Sub-groups/committees may be formed by the Strategic Board if considered necessary or desirable.

### 4. Reporting

- (a) Minutes of committee meetings will be maintained.
- (b) A formal annual report, as set out in paragraph 9 of this agreement, will be issued to cover policy, financial and sports development matters.
- (c) Other specific reports requested by other committee members when possible

## Appendix 6



**DVS** Property Specialists  
for the Public Sector

Valuation Report for  
Jock Stein Facility  
Hillhouse Road  
Hamilton  
ML3 9TU



Report for:

[REDACTED]  
South Lanarkshire Council

Prepared by:

[REDACTED]  
Senior Surveyor  
RICS Registered Valuer  
DVS

Tel: [REDACTED]  
[REDACTED]

Case Number: 1778349

Date: 8 October 2021

The VOA is an Executive Agency of HM Revenue and Customs



OFFICIAL

VOA Ref:  
Date:

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VOA Ref:  
Date:

## **1. Introduction**

I refer to your instructions dated 3 September 2021 and my revised Terms of Engagement dated 6 October 2021.

I have inspected and valued the property and I am pleased to report to you as follows.

## **2. Valuation Parameters**

### **2.1 Identification of Client**

South Lanarkshire Council (SLC).

### **2.2 Purpose of Valuation**

DVS has been instructed by SLC to provide an opinion of the Market Value of the subjects and a Market Value of the subjects restricted to its existing use. It is understood that the valuations are in connection with the potential community asset transfer of the property to Blantyre Soccer Academy.

### **2.3 Subject of the Valuation**

The property to be valued is the Jock Stein Facility, Hillhouse Road, Hamilton ML3 9TU.

SLC provided DVS with a disposal plan which outlines the extent of the subjects. It is understood that the subjects are to be valued on the assumption that vacant possession is available, and they are free of any burdens or obligations.

### **2.4 Date of Valuation**

The date of valuation is 8 October 2021.

Please note that values change over time and that a valuation given on a particular date may not be valid on an earlier or later date.

## 2.5 Confirmation of Standards

The valuation has been prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards and RICS UK National Supplement, commonly known together as the Red Book.

Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).

Measurements stated are in accordance with the RICS Professional Statement '**RICS Property Measurement' (2<sup>nd</sup> Edition)** and, where relevant, the **RICS Code of Measuring Practice (6<sup>th</sup> Edition)**.

## 2.6 Agreed Departures from the RICS Professional Standards

There are no departures beyond those restrictions on the extent of investigations and survey, and the assumptions, stated below.

## 2.7 Basis of Value

The basis of value adopted is Market Value which is defined at VPS 4, para 4 as:

*'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'*

## 2.8 Special Assumptions

The following agreed special assumptions have been applied:

- The Market Value is provided adopting the Special Assumption that the subjects are restricted to their existing/proposed use of a sports facility including football pitches.
- DVS have assumed the Special Assumption, in terms of the principal valuation, that the land value should be provided on gross terms, not taking into account any abnormal cost, Section 75 contributions or any such costs as it is assumed these costs will be identified separately and agreed between the parties in assessing the sum payable

## 2.9 Nature and Source of Information Relied Upon

In addition to relying upon VOA held records and information, I have assumed that all information provided by, or on behalf of you, in connection with this instruction is



correct without further verification – for example, details of tenure, tenancies, planning consents, etc.

My advice is dependent upon the accuracy of this information and should it prove to be incorrect or inadequate, the accuracy of my valuation may be affected.

- SLC provided a floor plan of the Jock Stein leisure centre and a plan outlining the extent of the facility hatched green via email on 16 September 2021
- SLC provided the five year forecasted maintenance costs of both the Jock Stein leisure centre and the pavilion building via email on the 16 September 2021

#### 2.10 Date of Inspection

The subjects were inspected on the 22 September 2021 by [REDACTED] in mostly overcast weather.

#### 2.11 Extent of Investigations, Survey Restrictions and Assumptions

An assumption in this context is a limitation on the extent of the investigations or enquiries undertaken by the valuer. The following agreed assumptions have been applied in respect of your instruction, reflecting restrictions to the extent of our investigations.

- Such inspection of the property and investigations as the Valuer considered professionally adequate and possible in the particular circumstance was undertaken. This comprised undertaking an internal inspection of the property.
- No detailed site survey, building survey or inspection of covered, unexposed or inaccessible parts of the property was undertaken. The Valuer has had regard to the apparent state of repair and condition and assumed that inspection of those parts not inspected would neither reveal defects nor cause material alteration to the valuation, unless aware of indication to the contrary. The building services have not been tested and it is assumed that they are in working order and free from defect. No responsibility can therefore be accepted for identification or notification of property or services' defects that would only be apparent following such a detailed survey, testing or inspection.
- It has been assumed that good title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoing.
- It has been assumed that the property and its value are unaffected by any statutory notice or proposal or by any matters that would be revealed by a local search and replies to the usual enquiries, and that neither the construction of the property nor its condition, use or intended use was, is or will be unlawful or in breach of any covenant.

- Valuations include that plant that is usually considered to be an integral part of the building or structure and essential for its effective use (for example building services installations), but exclude all machinery and business assets that comprise process plant, machinery and equipment unless otherwise stated and required.
- It has been assumed that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated.

However where an inspection was made and obvious signs of such materials or techniques were observed, this will be drawn to your attention and captured in this report.

- No access audit has been undertaken to ascertain compliance with the Equality Act 2010 and it has been assumed that the premises are compliant unless stated otherwise in this report.
- No environmental assessment of the property (including its site) and neighbouring properties has been provided to or by the VOA, nor is the VOA instructed to arrange consultants to investigate any matters with regard to flooding, contamination or the presence of radon gas or other hazardous substances. No search of contaminated land registers has been made.

However, where an inspection was made and obvious signs of contamination or other adverse environmental impact were visible this will have been advised to you, further instructions requested and the observations captured in the report. Where such signs were not evident during any inspection made, it has been assumed that the property (including its site) and neighbouring properties are not contaminated and are free of radon gas, hazardous substances and other adverse environmental impacts. Where a risk of flooding is identified during any inspection made, or from knowledge of the locality, this will be reported to you. The absence of any such indication should not be taken as implying a guarantee that flooding can never occur.

### **3. Property Information**

#### **3.1 Location**

The subjects are located within Hillhouse in Hamilton. This is an established and predominantly local authority residential area situated to the west of the town.

The facility is situated off Hillhouse Road, opposite the Udston and Glenlee Community Woodland. The subjects have St Ninians Primary School to the south east and Udston Primary School and First Step Community Nursery to the west.

There is local authority housing directly to the north of the subjects comprising four four-storey blocks of flatted accommodation on Fleming Way. To the south west there is terraced housing on Yetholm Terrace and to the south east lies a small development of detached and terraced houses built by Keepmoat Homes in 2017.

Hamilton is a large town within South Lanarkshire with an estimated population of around 50,000. The town is the principal administrative centre for the South Lanarkshire area and sits around 12 miles south east of Glasgow and 35 miles south west of Edinburgh. The A723 links Hamilton directly with the M74 motorway at Junction 6 and recent improvement to the Raith Interchange at Junction 5 (M74) has improved connectivity to the wider Lanarkshire area, across the Central Belt and the main cities including Glasgow and Edinburgh.

The valuation has due regard to the relevant factors in terms of planning, general locality and market evidence.

### 3.2 Description

The subjects comprise a single storey local authority operated sports facility encompassing a leisure centre, former changing facilities building, a synthetic floodlit football pitch and three grass football pitches.

The leisure centre was constructed approximately in 1980 and subsequently refurbished and extended in 2007 and consists of a block/metal clad steel frame building with a Kalwall tiled roof over the large hall area with a low-pitched profiled sheet roof over the main building. The centre has a gas fired central heating system and air conditioning. It was found to be in a fair condition commensurate with its age and type.

The pavilion was constructed in 1980 and is of brick construction with a pitched roof with felt covering. It has dated storage heaters and hot water is provided by a hot water cylinder. I understand that currently the pavilion is not in use due to its poor and dated condition.

The synthetic football pitch is surrounded by a metal fence with three access points. I understand it was installed approximately 14 years ago in late 2007. The pitch can be illuminated by 6 mounted floodlights each with four bulbs. There are damaged areas of the pitch that have suffered from vandalism that have been repaired with areas of synthetic turf taken from the side lines. I understand the typical lifespan of a synthetic pitch can be between 8 to 10 years.

The three grass football pitches are relatively flat and unbounded, therefore, open to the public. Each pitch had two sets of dated goalposts.

There is a children's play area between the Leisure Centre and the Pavilion building which comprises a range of apparatus for young children and a small area of outdoor fitness equipment.

Pedestrian access to the subjects is provided via paths from Fleming Way, Yetholm Terrace and Parfery Way.

There is a tarmac car park at the front of the building which is accessed off Hillhouse Road.

### 3.3 Tenure

Owner's heritable interest with vacant possession.

### 3.4 Title Restrictions

I have not been made aware of any title restrictions affecting the property.

### 3.5 Site Area

The site extends to 5.09 Hectares (12.57 Acres), or thereby (Gross).

We have estimated the Net Developable Area (NDA) for the site at approximately 4.33 Hectares (10.69 Acres).

The open public space/grass pitches extend to 3.40 Hectares (8.4 Acres), or thereby.

The artificial pitch extends to 0.79 Hectares / 1.96 Acres, or thereby.

### 3.6 Floor Area

#### Jock Stein Leisure Centre

1,236.91 Sq. M. (13,314 Sq. Ft.) or thereby.

#### Jock Stein Pavilion

167.59 Sq. M. (1,804 Sq. Ft.) or thereby.

Both floor areas are reported on a Gross Internal Basis (GIA) in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

As previously highlighted to you in prior correspondence, information supplied to DVS regarding the maintenance of both buildings stated that the floor area of the leisure centre and pavilion is 968 Sq. M. and 147 Sq. M. respectively.

Should the floor areas prove to be incorrect, I reserve the right to alter my opinion of value accordingly.

### 3.7 Accommodation

#### Jock Stein Leisure Centre

The centre comprises a sports hall, two studio rooms, four team changing rooms, male and female changing rooms and two office rooms.

#### Jock Stein Pavilion

The pavilion comprises basic changing and showering facilities with a small office area. It is currently not utilised by anyone.

### 3.8 Defects and Repair

The leisure centre was found to be in a fair condition commensurate with its age and type. It would benefit from a degree of modernisation and it is starting to look somewhat dated in places. I understand that there have been intermittent problems with water ingress through both the Kalwall tiled roof and the profiled sheet roof section. A 2015 SLC asset discussion paper forecasted that maintenance of the Centre could total £17,200 across 2015 – 2021.

The pavilion was found to be in a fairly poor condition commensurate with its age and type. I understand that the building is currently not in use and according to staff onsite the building is condemned. The fixtures and fittings all require updating with the sanitary fittings particular dated. A 2015 SLC asset discussion paper forecasted that maintenance of the Pavilion could total £23,900 across 2015 – 2021.

It should be noted that no building survey has been carried out by this office.

### 3.9 Services

Although not checked with the relevant utilities it is understood that the property is connected to the usual mains services of gas, water, drainage and electricity.

### 3.10 Access and Highways

It is understood that the maintenance of roads and footpaths *ex adverso* the property is the responsibility of the local authority.

### 3.11 Energy Performance Certificate

No Energy Performance Certificate has been provided.

### 3.12 Planning

I have made no enquiries of the Planning Authority and no information has been received on the property's planning status and potential.

### 3.13 Equality Act 2010

Whilst I have had regard to the provisions of the Equality Act 2010 in making this report, I have not undertaken an access audit nor been provided with such a report. It is recommended that you commission an access audit to be undertaken by an appropriate specialist in order to determine the likely extent and cost of any alterations that might be required to be made to the premises or to your working practices in relation to the premises in order to comply with the Act.

### 3.14 Mineral Stability

The property is situated in an underground mining area and in view of the possibility of mine workings there is an increased risk of the stability of the property being adversely affected which would normally have been investigated by the Agency's Mineral Valuer to determine the extent of any problem.

However, this valuation has been made in accordance with the revised terms of the agreement dated 6 October 2021 between us, in which you have instructed the Agency to assume that:

- (1) that the property is not affected by any mining subsidence, and
- (2) that the site is stable and would not occasion any extraordinary costs with regard to Mining Subsidence.

Accordingly the Agency has not obtained an Underground Mining Subsidence Report and the HMRC Board, for and on behalf of the Valuation Office Agency, can give no warranty, representation or assurance whatsoever as to matters which might reasonably be expected to have been disclosed by such a report.

You have agreed to waive, (and any third party seeking to rely on this valuation shall be treated as having waived), any claim which you might otherwise have had against the Board, the Agency or any of their employees for negligence or breach of contract arising from any loss or damage suffered as a result of the fact that this valuation, on your specific instructions, has taken no account of any matters which might reasonably be expected to be disclosed by an Underground Mining Subsidence Report.

Any third party seeking to rely on the valuation for any purpose is therefore strongly advised to make their own enquiries in relation to the stability of the property and to

consider obtaining insurance cover against subsidence, ground heave, settlement and landslide and any other such eventualities.

### 3.15 Environmental Factors Observed or Identified

For the purposes of this report we have disregarded any issues with regard to contamination affecting the site and that may arise in the future, on the understanding that costs relating to such issues will be assessed separately together with any potential Section 75 contribution as well as pertinent abnormal costs.

Subject to the statement regarding the limitations on the extent of our investigation, survey restrictions and assumptions, as expressed at 2.11 above, we observe that the site is adjacent to school and nursery buildings alongside residential properties.

No obvious presence of contamination on site was noted, (e.g. absorption by property of poisons or pollutants requiring invasive treatment works or presence of radon gas, etc) nor the presence on site of hazardous or deleterious materials.

There were no obvious abnormal ground conditions noted during my inspection nor any evidence of flooding on the site.

The site is within a known area of high-risk surface water flooding as detailed by SEPA's online flood maps.

Asbestos may be present in the construction of the pavilion building. In my opinion this may constitute an immediate and serious risk to health and the occupants should be informed that specialist advice should be sought immediately. Indeed during my inspection, I was notified that the pavilion building is no longer in use due to the potential dangers of asbestos in the ceiling of the shower room to the front of the building.

### 3.16 Rateable Value

Assessor	Lanarkshire VJB
Description	Sports Centre
NAV	£121,000

## 4. **Valuation**

### 4.1 Valuation Methodology / Approach and Reasoning

I have considered both the Market Value subject to a restriction to continued community use and an unrestricted Market Value, taking into account our opinion of the development potential which reflects the site's suitability for private housing.

In formulating this valuation, we have had regard to the sum that developers would be willing to pay for the site on the assumption that it was developed for private market housing. I have had regard to the site in the context of the site's likely suitability for housing, and prevailing market conditions for residential properties on sites in the locality and surrounding areas. The subjects are situated within a location which is generally characterised by local authority and ex-local authority housing.

The subject's locale is undoubtedly challenged and when viewed within a wider Hamilton context it would be fair to state that Hillhouse is a less desirable residential area than other more recent housing developments in Hamilton such as the Bellway Homes development at Meikle Earnock Road and the Miller Homes development at Highstone Hall Road. Given the development of the adjoining site by Keepmoat Homes in 2016-17 I am, however, of the view that the subject's do present a level of development potential.

The subjects do benefit from main road frontage along Hillhouse Road as well the possibility of linking into existing road access. This, together with its configuration and uniform site levels, contribute to the site's suitability for potential private development.



In order to formulate my opinion of value for the subject land for the purpose of a residential development I have had regard to the RICS GN/130 and guidance contained within the RICS: Valuation of Development Property 1st Edition October 2019. I have, therefore, prepared a valuation, primarily on a residual basis, whereby, the costs of development are deducted from the Gross Development Value (GDV).

To prepare this residual valuation, I have used Argus Developer, which is an industry recognised software program.

I have estimated the value of the proposed development (GDV) and deducted the estimated cost of finance and professional fees, developers profit and the likely construction costs, based on current RICS BCIS figures and my experience of similar development schemes in recent years.

In formulating a valuation of the subjects based on a restriction to continued community use, the valuation has been considered on a comparable basis and I have taken into account the prevailing market conditions for similar community/leisure type properties. On this basis, I have looked at sales of similar facilities whilst reflecting for example the specific location, size, nature and characteristics of the subject property.

## 4.2 Reasoning and Comparable Evidence

### 4.2.1 Unrestricted Market Value

#### Gross Development Value

I have estimated that the density of the subject site would be likely to sit around 16 units per acre. This proposed density is in line with densities on other residential development sites in the surrounding area. Adopting this density produces a total of 171 units, of which I have assumed planning permission would most likely be granted for terrace and semi-detached housing. This is in-keeping with the adjoining Keepmoat Homes development and the housing in the subject's immediate locale. Based on the surrounding private developments, I have assumed that the terraced and semi-detached houses would be likely to have a Gross internal Area of 904 and 1,023 Sq. Ft. respectively. I have made an allowance for a likely 25% affordable housing requirement by including 43 units at a lower sales rate in keeping with other developments that DVS have knowledge of.

Re-sales in adjoining Keepmoat Homes development at St Ninians Road, Hamilton

Address	Type	sq. ft	Re-sale Price	Re-sale Date	Re-sales Rate
2 Parfery Way	Fyvie Det	904	£165,000	Aug-20	£182
5 Shaw Drive	Blair ET	775	£155,000	Nov-20	£200

21 Shaw Drive	Balmoral MT	721	£121,000	Jul-20	£168
1 Shaw Drive	Fyvie Det	904	£185,000	Sep-20	£205

## New Build Sales Evidence

House Type	Type	Area (sq ft)	Asking Price	Sales Rate (psqft)
Avant Homes at Highstonehall				
Pendlebury	DET	1,392	£325,995	£234
Ashbury	DET	1,220	£289,995	£238
Newton (inc. garage)	DET	1,027	£263,995	£257
Hamilton	SD	930	£209,995	£226
Miller Homes at Highstonehall				
Tait (int. garage)	DET	1,424	£287,000	£202
Barratt at Brackenhill View				
Fenton (int. garage)	DET	1,130	£260,995	£231
Fenton (int. garage)	DET	1,165	£248,000	£213
Balmoral	DET	1,400	£309,995	£221
Stewart Milne at Brackenhill Park				
Corringham	DET	990	£237,000	£239

I have, therefore, estimated that the Gross Development Value (GDV) of the subject site would be in the region of £29,545,000; with a general valuation tone of £180 to £190 per Sq. Ft.; which has been adjusted from the comparable evidence listed to reflect the less desirable aspects of the site.

## Development Costs

I have calculated a construction cost estimate for the potential development using the RICS BCIS and by having regard to DVS experience of valuing similar residential developments.

I have adopted a development of 171 units and allowed for a development timescale of circa four and three quarter years; which equates to a three month purchase and pre-construction period and a 57 month build and sales period; a developer's profit of 20% of GDV, deductions for contingencies, external works, professional fees and an allowance for the likely cost of demolition of the existing buildings on the subject site. When considering deductions for external works, I have also taken into account the proposed development size and stated flood risk and likely works to alleviate the situation.

My residual valuation in respect of the proposed development can be summarised as follows:

- I have incorporated GIA's of 904 Sq. Ft. per Type A 3 bed mid terrace house, 904 Sq. Ft. per Type B 3 bed end terrace house, 1,023 Sq. Ft. per Type C 3 bed semidetached house and 904 Sq. Ft. per Type AH 3 bed mid terrace house. Gross Development Value has been based on comparable evidence with sales values of £165,000 for Type A, £170,000 for Type B, £185,000 for Type C and £155,000 for Type AH producing a Gross Development Value of £29,545,000.
- New build costs of £92 per Sq. Ft. for the terraced and semi-detached houses plus a 20% addition for external works. This has been based on my experience of residential developments of this nature and has been verified against information provided by the RICS Building Cost Information Service (BCIS). I have assumed demolition costs for both the leisure centre and pavilion at £860 per Sq. Ft.
- Contingency at 5% of construction costs
- Professional fees at 7% of build costs
- A minimum developer profit on GDV of 20%
- Sales and legal fees at 2% of GDV

I have further considered that the development is likely to be met with objection from the local community given the nature of its current use. I have, therefore, built in a deferment period of one year to account for this. The residual appraisal therefore produces a gross site value of £2,500,000.

#### Development Site Sales

As a sense check, and in accordance with RICS guidelines, I have also considered land sale evidence. However, I note that there is limited directly comparable land sale evidence available and where transactions have taken place the terms are often confidential. I have listed the relevant development site sales below:

Address	Sale price (Net)	Date	Gross Area (Acre)	Net Area	No.	Density Per	Rate per acre (Net)	Rate per unit (Net)
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				(Acre)	of units	NDA		
Site at Carlisle Road Chatelherault Mill Ferniegair Hamilton	£2,270,000	March 2017	9.63	5.60	45	8.04	£405,357	£50,444
Site at Meikle Earnock Road Brackenhill Hamilton	£4,800,000	June 2017	12.99	9.96	118	11.84	£481,783	£40,678
Site at Meikle Earnock Road Brackenhill Hamilton	£3,851,780	July 2017	17.04	10.00	100	10	£385,178	£38,518
Site at Carrochan Road Balloch	£727,465	September 2019	Unknown	2.17	24	11.05	£335,237	£30,311
Site at Napierston Farm Napierston Road Bonhill	£160,000	January 2017	Unknown	0.74	12	16.22	£216,216	£13,333
Site at Millheugh Brae Larkhall	£275,000	September 2020	Unknown	2.47	8	3.23	£111,336	£34,375
Former High School School Road Lesmahagow	£421,000	August 2020	Unknown	2.36	22	9.32	£178,389	£19,136
Former Lanark Grammar School Albany Drive Lanark	£430,000	April 2019	Unknown	1.78	16	8.99	£241,573	£26,875
Site at St Ninians Road Hamilton	£601,780	December 2015	4.56	3.41	60	16*	£176,475	£10,030

\*Density adjusted to reflect mix of houses and 8 flats

The above site sales at Brackenhill and Ferniegair in Hamilton provide a useful indication of the value of estate housing development sites in the town, however, these sales are somewhat dated and the general consensus is that prices have steadily increased since these sales took place a few years ago. The subject's location in the Hillhouse area would lead me to expect that it would be below the level of value that sites in more desirable areas of Hamilton and more in keeping with rates achieved in other areas of South Lanarkshire. I have included sales of land in challenged areas of West Dunbartonshire as well, to provide a wider context as to the values achieved for development sites in challenged areas and to highlight its effect on the rates achieved.

The adjacent site at St Ninians Road was sold by SLC to Keepmoat Homes in December 2015. If the subjects were brought to the market any potential housebuilder would benefit from an element of ‘placemaking’ that this adjacent site provides.

It should be noted that the above site sale comparisons reflect net prices which were paid by developers and it is highly likely that there would have been deductions from the headline offers to reflect abnormal costs associated with these sites. This effectively means that the headline offers (Gross Value) for these comparable development sites are likely to have been substantially higher. We are, of course, valuing on a gross value basis for the purposes of this v

Having considered the residual valuation and the comparable site sales, I am of the opinion that the residual valuation, after deferment, equating to circa £230,000 per NDA and circa £14,500 per unit, is fair and reasonable.

All things considered; I am of the view that the **Gross Value** of the subjects can be fairly stated at **£2,500,000**. It should be noted that Gross Value in this context means that I have not taking into account any abnormal costs, section 75 contributions above an affordable housing allowance or any such costs as it is assumed these costs would be identified and subsequently agreed between any willing parties.

#### 4.2.2 Market Value restricted to continued community use

It should be noted that market evidence of sales of sports/leisure/community facilities is limited and it tends to be varied based upon the age and quality of each property.

There is likely to be a limited market for this type of property unless, like in this case, there is a club or other operator willing to take it on. Such facilities run by local authorities are in general loss-making operations, let to trusts and clubs at low or peppercorn rents reflecting the fact that maintenance and running costs are usually high in relation to any potential income.

Following extensive research, I have sourced comparable evidence which reflects the range of value for leisure/community use purposes around West and Central Scotland.

Generally speaking, market evidence of transactions I have observed, indicates that properties which are reserved for public open space/recreation or leisure type use attract a reduced value which reflects the use restriction.

Address	Type	Area (Sq. Ft.)	Sale Price	Date	Rate per Sq. Ft.
Former Family Centre 1 Paton Street Greenock PA16 7EL	Community	3,014	£65,000	Under Offer	£21.57

Kinglassie Community Centre 34 Main Street Lochgelly KY5 0XA	Community	2,914	£90,000	Aug 2021	£30.89
Beatroute Art Centre 285 Wallacewell Road Glasgow G21 3RP	Community	3,606	£45,000	Apr 2021	£12.47
Former St Aloysius Hall 20 Hillkirk Street Glasgow G21 1TH	Community	6,070	£140,000	Aug 2020	£23.06
Kinning Park Complex 43 Cornwall Street Glasgow G41 1BA	Community	12,390	£162,200	Oct 2019	£13.09
Former Gym/Health Club River House Murray Road East Kilbride G75 0RT	Leisure	9,517	£85,000	Jan 2021	£8.93
Sports Club Clydeview Lane Glasgow G11 7AF	Leisure	2,571	£40,000	Oct 2016	£15.56

The sales evidence highlights capital rates of £8.93 up to £30.89 per sq. ft. being achieved for community centres and halls with rates depending on condition, size and location. Rates at the upper end of the range are typically achieved by properties that lend themselves to conversion to additional uses, typically residential development.

In this instance, as we are valuing the subjects assuming their continued use as a leisure centre the best evidence is represented by the sales at the Beatroute Arts Centre and the Kinning Park Complex as both properties were sold with restrictions to continued community use.

The Kinning Park Complex sold in October 2019 for £162,200 representing a capital rate of £13 per sq. ft. The property was in a fair internal condition however the roof required substantial works and the building had suffered from water ingress. The property was sold to a local community group with restriction to continued community use and a 100% clawback provision.

The Beatroute Art Centre recently sold in April 2021 for £45,000 representing a capital rate of £12.50 per sq. ft. This, again, represents useful sales evidence as the property was sold by the council with similar restrictions, albeit without a clawback provision, however, the council does have first right of refusal on any future sale.

The subject leisure centre has a distinct lack of modernity when comparing it with newer sports facilities. The changing rooms, sports hall and studios are all fairly basic and starting to show signs of becoming dated and requiring modernising. However, the building does have some scope for income from a café or retail-based services that you may typically expect to see from a more modern leisure facility.

Both the Kinning Park Complex and Beatroute Art Centre, were far more dated buildings than the subjects and I would expect a suitable capital rate for the subjects to sit above this level of value. Based on the above, I'm of the opinion that a suitable capital rate for the leisure centre can be fairly stated at £18 per Sq. Ft. So, say £18 per Sq. Ft. x 13,314 Sq. Ft. = £239,652, but say **£240,000**.

The pavilion building is currently not utilised by SLC and, given its condition, I do not foresee continued use. Having said that, with some minor capital investment it has scope to provide limited and basic changing facilities for teams using the synthetic pitch. Reflecting its current condition, I'm of the opinion that a capital rate in the region of £5 per Sq. Ft. is appropriate given the requirement for initial investment. So, say £5 per Sq. Ft. x 1,804 Sq. Ft. = £9,020, but say **£10,000**.

Typically, amenity land such as public open space or playing fields etc. has a value which is generally above agricultural value but limited by the assumption that the continued use will be for community purposes. The typical range can be between £5,000 and £25,000 per acre. There are very few transactions of land specifically for this purpose, and therefore, limited comparable sales. Given that the three grass football pitches and adjoining open space have no secure access or floodlighting an appropriate rate here would be in line with public amenity land at £10,000 per acre. So, say £10,000 per acre x 8.4 acres = £84,000, but say **£85,000**.

As the synthetic pitch is enclosed by secure fencing and benefits from floodlighting, I'm of the opinion that it is superior to that of the grass pitches and, therefore, an appropriate rate per acre would be above that of the adjoining grass pitches. However, the synthetic pitch is now of an age where replacement is required, and it does not provide a modern surface that matches modern football team's demands. Given the above, I'm of the opinion that an appropriate rate is in the region of £15,000 per acre reflecting the secure floodlit facilities whilst being mindful of the age and suitability of the pitch and ongoing maintenance. On that basis, I have adopted £15,000 per acre x 1.96 acres = £29,400, but say **£30,000**.

#### 4.3 Opinion of Value

##### 4.3.1 Restricted to Existing Use

I am of the opinion that the Market Value of the owner's heritable interest, subject to the **Special Assumption** noted below, with vacant possession is **£365,000 (Three Hundred and Sixty-Five Thousand Pounds)** as at 8 October 2021.

In accordance with your instructions, the valuation is based on the **Special Assumption** that the subjects are restricted to their existing/proposed use as a sports facility including football pitches.

#### 4.3.2 Unrestricted Market Value

I am of the opinion that the Market Value of the owner's heritable interest, as at 8 October 2021, with vacant possession, is fairly stated at a **Gross Figure** of **£2,500,000 (Two Million and Five Hundred Thousand Pounds)**.

This is based on an estimated net developable site area of 10.69 acres, or thereby and on the proposed 171 planning units at a density of 16 units per net developable acre.

DVS would reserve our right to review these figures in the event that any of our key assumptions prove to be inaccurate.

This opinion of value is also subject to the following **Special Assumption**, in terms of the principal of valuation, that the land value should be provided on gross terms, not taking into account any abnormal cost, Section 75 contributions or any other such costs as it is assumed these costs would be identified and subsequently agreed between any willing parties.

#### 4.4 Currency

All prices or values are stated in pounds sterling.

#### 4.5 VAT

I understand that VAT does not apply to this transaction and my opinion of value reflects this. In the event that my understanding is found to be inaccurate, my valuation should be referred back for reconsideration.

#### 4.6 Costs of Sale or Acquisition and Taxation

I have assumed that each party to any proposed transaction would bear their own proper legal costs and surveyor's fees.

#### 4.7 Market Commentary

There is likely to be a limited market for this type of property while restricted to continued community use. A local community sports group similar to Blantyre Soccer Academy may be interested but in order to proceed with a community asset transfer any interested party needs to satisfy requirements outlined under the Community Empowerment (Scotland) Act 2015, which again, limits the potential market for the subjects further. I have considered the COVID-19 pandemic in my opinion of value.



The wider effect of the pandemic on the market and funding for similar Community Asset Transfers remains to be seen, however, comparable evidence post-March 2020 highlights that these assets are still transacting and that my opinion of value has been formed using contemporary sales evidence.

In terms of the subjects unrestricted Market Value, I have had regard to the recent press articles and market reports published by the leading marketing agents which generally state that housebuilders have reported that the second national lockdown has had little impact on their sales.

Nationwide commented this past week that Annual house price growth remained in double digits for the fifth month in a row in September, though there was a modest slowdown to 10.0%, from 11.0% in August. House prices rose by 0.1% month-on-month, after taking account of seasonal effects. As a result, house prices remain circa 13% higher than before the pandemic began in early 2020.

The general consensus appears to be that the sentiment remains strong among the housebuilders who continue to build out schemes with sales outlets open. There are reports that smaller sites (50–100 units) in primary locations have continued to attract strong interest over the past quarter, perhaps a sign of risk aversion from parties.

The subject site is larger than this highly sought after size of site (50-100 units), however, it is adjacent to a recently developed site by Keepmoat Homes; so I am of the view that there would be potential interest from similar house builders in the subjects if it were marketed for sale at the present time.

During 2021, it has been widely reported that build costs have been steadily increasing due to materials scarcity forcing prices up and also skills shortages, both associated with the pandemic and Brexit. The BCIS General Build Cost Index reports a rise of 6.39% between February 2021 and September 2021. This has the potential to be reflected in land values where increases in house prices will be somewhat offset by increased development costs. Build cost inflation is likely to have had a more material effect on small to medium sized developments as there are less opportunities to exploit economies of scale. This is more likely to effect more centrally located brownfield development sites than large out of town greenfield developments.

It is fair to say that there remains a degree of uncertainty in the residential development market at the moment and it has been reported that land buyers are implementing risk management strategies such as introducing deferred payment terms which allows developers to spread their outgoings. There are also reports of parties considering conversions of private plots to affordable and bulk sales to build to rent, as developers look to de-risk sites at a time of increasing market uncertainty.

#### 4.8 Market conditions explanatory note: Novel Coronavirus (COVID-19)

The outbreak of COVID-19, declared by the World Health Organisation as a “Global Pandemic” on the 11th March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced

lower levels of transactional activity and liquidity. Travel, movement and operational restrictions have been implemented by many countries. In some cases, “lockdowns” have been applied to varying degrees and to reflect further “waves” of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact.

The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally. Nevertheless, as at the valuation date some property markets have started to function again, with transaction volumes and other relevant evidence returning to levels where an adequate quantum of market evidence exists upon which to base opinions of value. Accordingly, and for the avoidance of doubt, our valuation is not reported as being subject to ‘material valuation uncertainty’ as defined by VPS 3 and VPGA 10 of the RICS Valuation – Global Standards.

For the avoidance of doubt, this explanatory note has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.

## **5. General Information**

### **5.1 Status of Valuer**

It is confirmed that the valuation has been carried out by James Martin MRICS, and the valuation has been reviewed by John McClimens MRICS and the valuation and report have been reviewed by Frances Hay MRICS, all of whom are RICS Registered Valuers, acting in the capacity of an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the valuation competently, and is in a position to provide an objective and unbiased valuation.

### **5.2 Conflict of Interest**

Checks have been undertaken in accordance with the requirements of the RICS standards and have revealed no conflict of interest. DVS has had no previous material involvement with the property.

### **5.3 Restrictions on Disclosure and Publication**

The client will neither make available to any third party or reproduce the whole or any part of the report, nor make reference to it, in any publication without our prior written approval of the form and context in which such disclosure may be made.

You may wish to consider whether this report contains Exempt Information within the terms of paragraph 9 of Schedule 7A to the Local Government (Scotland) Act 1973 (see section 2 and Part II of Schedule 1 to the Local Government (Access to Information Act 1985) and your Council can treat it accordingly.

#### 5.4 Limits or Exclusions of Liability


Our valuation is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our valuation may not, without our specific written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, directly or indirectly, or is permitted to see a copy of our valuation report. If we do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted the terms of our engagement.

None of our employees individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services.

#### 5.5 Validity

This report remains valid for 3 (three) months from its date unless market circumstances change or further or better information comes to light, which would cause me to revise my opinion.

I trust that the above report is satisfactory for your purposes. However, should you require clarification of any point do not hesitate to contact me further.

  
Senior Surveyor  
RICS Registered Valuer  
DVS

## 6. Appendices

### 6.1 Photographs



Gym Studio



Sports Hall



Pavilion



Pavilion Changing Room



Local Authority Blocks on Fleming Way



Parking to front of Leisure Centre



Grass Football Pitch



Artificial Pitch



Access from Yetholm Terrace



Artificial Pitch

6.2 Plans

DVS location plan



Plan title: Jock Stein Facility, Hillhouse Road, Hamilton

Case type:

Key

Map title: NS6955NW  
Scale: n/a

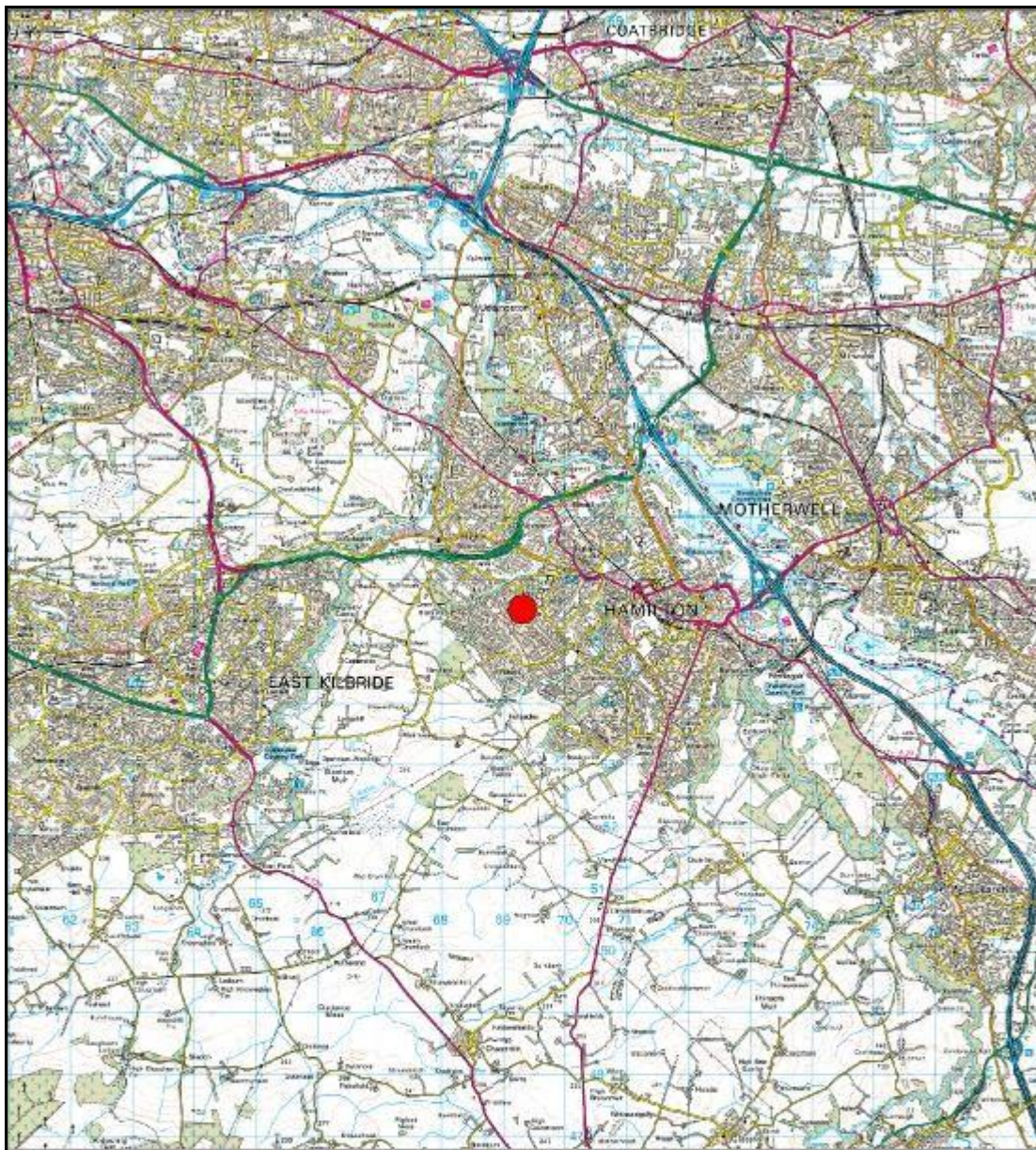
Coordinates: 269451,655596  
Area: Perimeter:



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Date: 23/9/2021

DVS Wider Location Plan



Plan title: Jock Stein Centre, Hillhouse Road, Hamilton ML3 9TU

Case type:

Map title: NS65NE  
Scale: n/a

Coordinates: 269344,655581  
Area: Perimeter:

Key

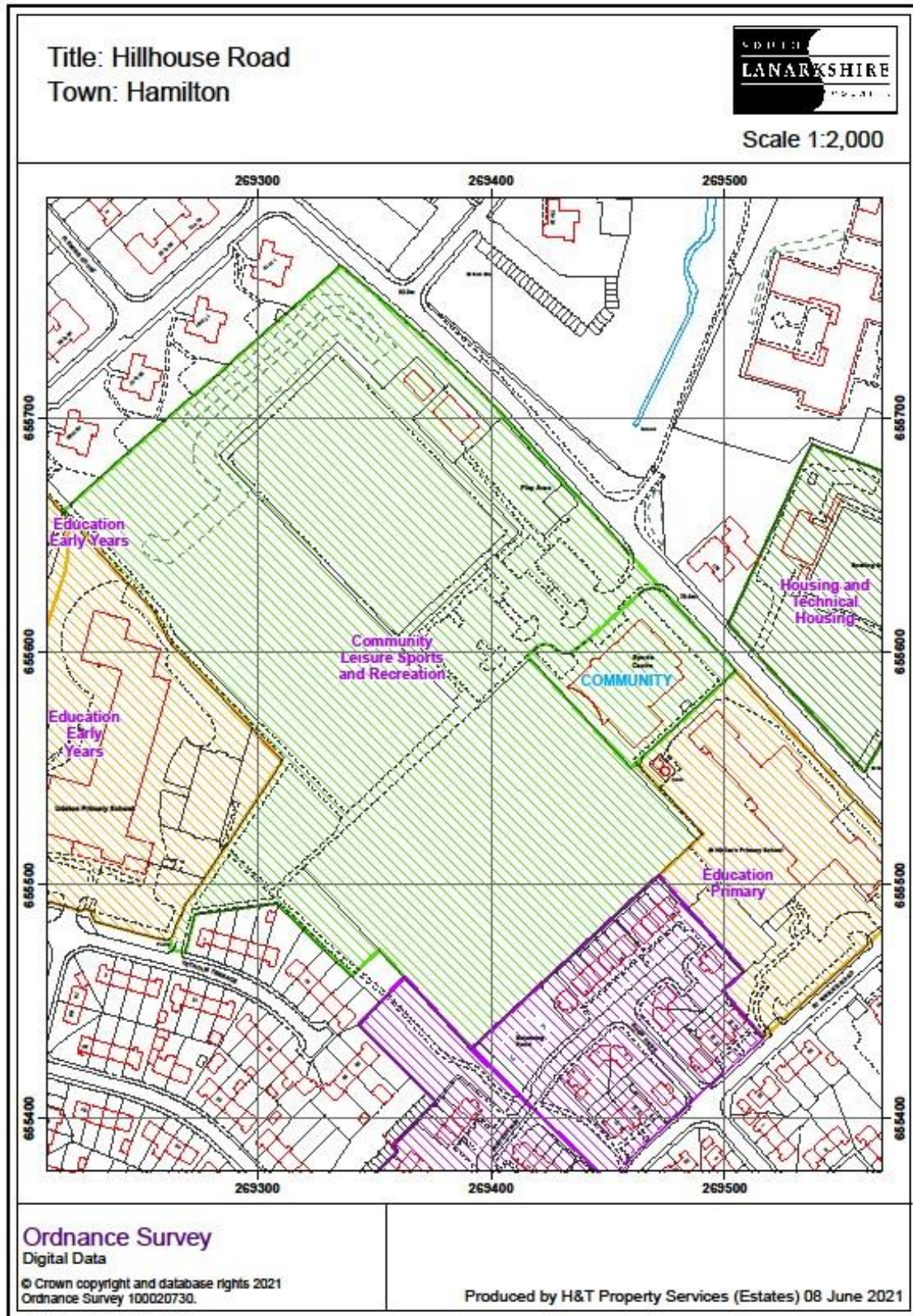


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Date: 30/9/2021

Disposal Plan Supplied by SLC









2

**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Dr David Colville	56 Abbotsford Avenue Hamilton ML3 0PP	Public access	PUBLIC
Dr Edward Staunton	11 Alford Ave Blantyre G72 0GS	Public access	PUBLIC
Dr James Mcmenemy	24 church street Hamilton M136bd	Public access	ORG
Dr Liam Burns	114 wellhall road Hamilton M13 9ta	Public access	PUBLIC
Miss Aimee Gibson	19 Hillhouse Road Hamilton ML39TB	Public access	PUBLIC
Miss Andrea Morrison	46 comrie cres Hamilton M13 9pz	Public access	PETI
Miss Angela Wedlock	1 Sunart Court Hamilton ML3 8TJ	Public access	PUBLIC
Miss Ashley Rafferty	7 craigfell court Hamilton M13 8uu	Public access	PUBLIC
Miss Barbara Gallacher	36 Belhaven Road Hillhouse Hamilton M13 9rs	Public access	PETI
Miss Caitlin Timlin	59 Swisscot Avenue Hamilton ML3 8DP	Public access	PUBLIC
Miss Carlun Evans	28 Banavie Terrace Hamilton Glasgow ML3 8BE	Public access	PUBLIC
Miss Colleen Sweeney	27 Hazeldean Crescent Wishaw ML2 8QT	Public access	PETI
Miss Debbie Hanlin	77 thrashbush road Airdrie M166qs	Public access	PUBLIC
Miss Debbie Russell	56 Brankston Avenue Stonehouse M193jf	Public access	PUBLIC
Miss Dianne Mcquilter	43 Dunkeld Place Hamilton ML3 9PY	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Miss frances maguire	1 cathness street blantyre G72 0DY	Public access	PUBLIC
Miss Gemma Thomas	27 Wellcroft Terrace Hamilton ML3 9SF	Public access	PUBLIC
Miss Jamie Lee Thomas	46 Fereneze Crescent Hamilton ML3 9TP	Public access	NEIGH
Miss Joanna Dickson	13 Balfron Crescent Hamilton ML3 9UH	Public access	PUBLIC
Miss Kathleen McEachran	12 Bankfield Drive Hamilton, Scotland ml37ab	Public access	PUBLIC
Miss Kay Hamilton	89 Fort Street Motherwell ML1 3RQ	Public access	PUBLIC
Miss Kaye Brady	38A Mill Road Hamilton ML3 8HU	Public access	PUBLIC
Miss Kayleigh Barghati	67 inglefield gardens Hamilton ML3 9ft	Public access	PUBLIC
Miss Kelly Maguire	44 Cypress Avenue Blantyre G72 9qf	Public access	PUBLIC
Miss Kerri Campbell	16 Laurel Gardens Uddingston G71 6SD	Public access	PUBLIC
Miss Lynn McCarroll	57 Carlowrie Avenue Blantyre G72 9HX	Public access	PUBLIC
Miss Lynne MacNicol	14 Berkeley Drive Blantyre g72 9et	Public access	PUBLIC
Miss Lynsey Mcinally	61 shott drive Blantyre G729AY	Public access	PUBLIC
Miss Margaret Pratt	7 killin drive Glasgow G32 9ay	Public access	PUBLIC
Miss Margaret Taggart	55 hillhouse road Hamilton ML39TE	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Miss Mhairi Dunn	149 Woodhead green Hamilton ML3 8TL	Public access	PUBLIC
Miss Nadia Barghati	208 townhill road Hamilton ML39RN	Public access	NEIGH
Miss Nadia Gillespie	10 Livingstone Street Udston Hamilton ML3 9LW	Public access	PUBLIC
Miss Nicole Kilpatrick	74 Kilmeny Crescent Coltness Wishaw ML2 8QY	Public access	PUBLIC
Miss Pamela Law	22 Woodhead green Hamilton ML3 8TN	Public access	PUBLIC
Miss Pauline Mcallister	65 corsehill crescent Hamilton ML38FD	Public access	PUBLIC
Miss Sarah Lennox	23 Rosegreen Crescent Bellshill ML4 1NT	Public access	PUBLIC
Miss seonaid mcdonald	10 Cameron way Blantyre G72 9DF	Public access	PUBLIC
Miss Shannon Timlin	48 Northway Blantyre Glasgow G72 9hu	Public access	PUBLIC
Miss Stephanie Cairns	14 livingstone street Hamilton ML3 9lw	Public access	PUBLIC
Miss Suzanne Gordon	12 Denholm Terrace Hamilton ML3 9RX	Public access	PUBLIC
Miss Terri Daly	21 Avonbar Court Hillhouse Hamilton ML3 9FX	Public access	PUBLIC
Miss Victoria Carracher	87 Inglefield gardens Hamilton ML39FT	Public access	NEIGH
Miss Yvonne McGilvray	17 Gordon Terrace Hamilton ML3 9lq	Public access	PUBLIC



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Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr Aaron Hamer	21 Dukes Place Hamilton ML37TA	Public access	PUBLIC
Mr Adam Cassidy	92 Aitken Road Hamilton ML37YA	Public access	PUBLIC
Mr Adam Hill	9 Sutherland place Bellshill ML4 2UJ	Public access	PUBLIC
Mr Aidan Feeney	6 Tweedsmuir Park Hamilton ML3 8AT	Public access	PUBLIC
Mr Alan Biggart	6 Monroe avenue East kilbride G758wa	Public access	UNK
Mr Alan Horne	27 langside road Bothwell G718nq	Public access	PUBLIC
Mr Alan McDonald	2 Kyleakin Drive Blantyre G72 9LS	Public access	PUBLIC
Mr Alex Bell	67 Rannoch Court Blantyre Glasgow G72 0YP	Public access	PUBLIC
Mr Andrew Thom	28 Crawford Street Hamilton ML30QH	Public access	PUBLIC
Mr Andrew Donnelly	62 west end drive Bellshill M14 3as	Public access	PUBLIC
Mr Andrew Murray	37 Scholars Wynd Hamilton ML3 8RE	Public access	PUBLIC
Mr Andrew Ralston	69 Benbecula St Lenonards East Kilbride G74 2BS	Public access	PUBLIC
Mr Andy Cannon	84 Ross Place Rutherglen Glasgow G735hb	Public access	PUBLIC
Mr Andy Mcstravock	Denholm Terrace Hamilton M139rx	Public access	PUBLIC
Mr Andy Ralston	22 Glenkirk Drive Drumchapel Glasgow G15 6DH	Public access	PUBLIC



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Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr Arthur Mccarroll	172 Kirkton Avenue High Blantyre Glasgow G72 0hb	Public access	PUBLIC
Mr Barry Kane	15 dykehead Square Hillhouse Hamilton ML3 9tw	Public access	PUBLIC
Mr Billy Brown	30 Aqua Avenue Hamilton ML3 9BA	Public access	PUBLIC
Mr Brandon Stein	47 Lochinver Crescent Blantyre G72 0GT	Public access	PUBLIC
Mr Brendan Kearney	5 Campbell place East kilbride East kilbride G750hd	Public access	PUBLIC
Mr Brian Stewart	10 Beechwood Avenue Hamilton ML3 8HD	Public access	PUBLIC
Mr Brian Stewart	10 Beechwood Avenue Hamilton ML3 8HD	Public access	PUBLIC
Mr Bryan Duncan	20 Bellscroft Ave Rutherglen G73 1HD	Public access	PUBLIC
Mr Charlie Kelly	11 Mount Lockhart Uddingston Glasgow G71 7TE	Public access	PUBLIC
Mr Chris Bonnar	8 Andrew Paton Way Hamilton ML3 0GB	Public access	PUBLIC
Mr Chris Casey	3 Sycamore Way Glasgow G72 7FT	Public access	PUBLIC
Mr Christopher McArdle	9 Alloway Gardens Hamilton ML3 9XZ	Public access	PUBLIC
Mr Christopher Rocks	18 Greenfield Road Hamilton ML30nn	Public access	PUBLIC



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Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr Cian Steven	60 Clarkwell Road Hamilton ML3 9RQ	Public access	PUBLIC
Mr colin Hamilton	5 harlequin Court Torhead farm Hamilton ML3 8SW	Public access	PUBLIC
Mr Colin McLean	4 Spean Avenue East Kilbride G74 2HY	Public access	PUBLIC
Mr Colin Muir	40 Hazelwood Drive Blantyre G72 9PY	Public access	PUBLIC
Mr Craig Barbour	37 clarkwell road Hillhouse Hamilton ML39sb	Public access	PUBLIC
Mr Craig Bratton	79 Cairnhill Circus Glasgow G52 3NL	Public access	PUBLIC
Mr Craig Kerr	75 Sandhead Blantyre G72 0JH	Public access	PUBLIC
Mr Craig Mackinnon	Reaburn crescent Hillhouse Hamilton ML3 9qd	Public access	UNK
Mr Craig Munro	45 Virginia Grove Hamilton ML3 8SU	Public access	PUBLIC
Mr Craig Smith	10 Whiteford Court Hamilton ML3 7UW	Public access	PUBLIC
Mr Craig Wallace	122 Auchinraith Road Blantyre G72 0xr	Public access	UNK
Mr Craig Wilson	47 Crummock Gardens Beith KA15 2HE	Public access	PUBLIC
Mr Daly McSorley	18 Houston Street Hamilton ML3 6SR	Public access	PUBLIC
Mr Daly McSorley	18 Houston Street Hamilton ML3 6SR	Public access	PUBLIC





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<b>Objection</b>			
Mr Daniel Hunter	Hamilton Crescent 202 Glasgow G72 8TG	Public access	PUBLIC
Mr Danny Maxwell	2 Redwood Close Torhead Farm Hamilton ML3 8SY	Public access	PUBLIC
Mr Danny Maxwell	2 Redwood Close Torhead Farm Hamilton ML3 8SY	Public access	PUBLIC
Mr David Glennon	63 Laburnum Lea Hamilton ML3 7LY	Public access	PUBLIC
Mr David Kane	28 Wellcroft rd Hamilton M139SG	Public access	PUBLIC
Mr David McLellan	15 Huntly Gardens Blantyre G72 0GW	Public access	PUBLIC
Mr David Murray	199 Quarry Street Flat 1 Hamilton ML3 6QW	Public access	PUBLIC
Mr David Quinn	36 Abercorn Drive Hamilton M137ex	Public access	PUBLIC
Mr David Ritchie	29 Beauly Crescent Wishaw ML2 8EG	Public access	PUBLIC
Mr David Strang	24 Blair Atholl Grove Hamilton ML3 9FE	Public access	PUBLIC
Mr Dean Barghati	67 Inglefield gardens Hamilton M139ft	Public access	PETI
Mr Derek Reid	121 Philips Wynd South Lanarkshire Hamilton ML3 8PH	Public access	PUBLIC
Mr Don Campbell	16 Laurel Gardens Tannochside Uddingston G71 6SD	Public access	PUBLIC



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<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr Edward McCann	18 Lauder Gerdend Blantyre Hamilton G72 9 NL	Public access	PUBLIC
Mr Frank Welsh	320 Glasgow Road Blantyre G729LQ	Public access	PUBLIC
Mr Gareth Stone	128 Pentland Cresent Larkhall MI9 1ur	Public access	PUBLIC
Mr Gary Tennant	101 Glencalder Crescent Bellshill ML4 2LU	Public access	ORG
Mr Gary Brown	87 rederech crescent Hamilton MI3 8qe	Public access	PUBLIC
Mr Gary Kerr	125 Aitken road Hamilton MI3 7yl	Public access	PUBLIC
Mr Gary Pollock	14 dryburgh street Hamilton MI3 0lr	Public access	PUBLIC
Mr Gary Steven	Clarkwell Road 60 Hamilton ML3 9RQ	Public access	PUBLIC
Mr Gary Walton	14 Berridale Crescent Westcraigs Blantyre G720GB	Public access	PUBLIC
Mr Gavin Gilchrist	7 Ochiltree Drive hamilton ML3 9NH	Public access	PUBLIC
Mr George Bebbington	75 Corsehill Crescent Brackenhill Hamilton ML3 8FD	Public access	PUBLIC
Mr Gerard Young	10 classroom close Hamilton MI38rs	Public access	PUBLIC
Mr Gordon Blackstock	Na Hamilton MI37je	Public access	PUBLIC
Mr Gordon Pollock	119 Philips Wynd Hamilton ML38PH	Public access	PUBLIC



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Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr Graeme Hendry	9 Meikle Crescent Hamilton ML37QA	Public access	PUBLIC
Mr graeme horne	12 aberfeldy avenue hamilton g720tb	Public access	PUBLIC
Mr Graeme Kelly	Gordon terrace 18 Blantyre G72 9na	Public access	PUBLIC
Mr Graeme Liebow	179 wellhall road Earnock Hamilton Ml3 9xr	Public access	PUBLIC
Mr Graeme Russell	15 fairholm street Larkhall ML9 1DQ	Public access	PUBLIC
Mr Greig Mcdade	11 lochalsh place Blantyre G729lu	Public access	PETI
Mr Harry Young	59 Hollandbush GroveHamilton South Lanarkshire Ml38al	Public access	PUBLIC
Mr Hugh Campbell	14 Whiteford court Hamilton Ml3 7uw	Public access	PUBLIC
Mr Iain Gray	Hamilton 122 Chatelherault Crescent Lanarkshire Ml3 7pw	Public access	PUBLIC
Mr Iain Scott	3 st brides way Bothwell G71 8qq	Public access	PUBLIC
Mr Iain Wardrope	6 Sunnyside Avenue Uddingston GLASGOW G71 7NB	Public access	PUBLIC
Mr Ian Robertson	62 Lady Nancy Crescent Glasgow G72 9BF	Public access	PUBLIC
Mr Isin Armstrong	18 saffornhall gardens Hamilton Ml36ae	Public access	PUBLIC
Mr James Reilly	17 Fruin Rise Hamilton ML3 9UY	Public access	PUBLIC



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<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr James Cassidy	14 Easter Road Shotts ML74AS	Public access	PUBLIC
Mr James Connell	3, Orchard Brae Hamilton ML3 6JD	Public access	PUBLIC
Mr James Devlin	10 Kenmar Terrace Hamilton ML3 0LT	Public access	PUBLIC
Mr James Gray	22 Annan Grove Motherwell ML12BS	Public access	PUBLIC
Mr James McBride	18 East WellBrae Crescent Hamilton ML3 8HG	Public access	PUBLIC
Mr James O'Donnelly	27 Rosebank Avenue Blantyre Glasgow G72 9BB	Public access	PUBLIC
Mr Jim Mcginty	34 Barnhill Drive Hamilton ML39EZ	Public access	ORG
Mr Jim Mcginty	34 Barnhill Drive Hamilton ML39EZ	Public access	ORG
Mr John Campbell	16 Lomond view Hamilton M139uz	Public access	PETI
Mr John Devine	Wellcrott rd hillhouse Hillhouse/hamilton M139SD	Public access	NEIGH
Mr John Downey	4 Crown Circus Glasgow G12 9HB	Public access	PUBLIC
Mr John Fagan	15 Peacock Wynd Motherwell M11 4zl	Public access	PUBLIC
Mr John Higgins	3 east glebe terrace Hamilton ML3 6uf	Public access	PUBLIC
Mr John Holtz	87 hillhouse road Hillhouse Hamilton ML3 9TE	Public access	PUBLIC



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<b>Objection</b>			
Mr JOHN HOLTZ	87 Hillhouse Road HAMILTON ML3 9TE	Public access	PUBLIC
Mr John O'Farrell	4 Nairn Avenue Blantyre G72 9NF	Public access	ORG
Mr John Semple	43 Dunkeld Place Hamilton ML3 9PY	Public access	PUBLIC
Mr John Wilson	33 Dykehead Square Hamilton ML3 9TW	Public access	PUBLIC
Mr Jordan Allan	32 marquis avenue Hamilton ML30PU	Public access	PUBLIC
Mr Jordan Blair	Rose crescent Hamilton M13 9nf	Public access	PETI
Mr Joseph Roy	28 Muir street Hamilton ML3 6EU	Public access	PUBLIC
Mr Keith McGinty	8A Lady Nancy Crescent Blantyre Glasgow G72 9BF	Public access	PUBLIC
Mr Kenneth Mcfall	12 berriedale terrace Blantyre Glasgow G72 0gp	Public access	PUBLIC
Mr Kenneth Ward	17 SECAURIN AVENUE Stonehouse ML9 3NZ	Public access	PUBLIC
Mr Kenny Davies	24 Chestnut grove Blantyre G729PR	Public access	PUBLIC
Mr Kevin Bertram	78 Sandhead Terrace Blantyre G720JH	Public access	PUBLIC
Mr Kevin Boyce	Flat 3/1 5 Kincaid Court Greenock PA15 2BW	Public access	PUBLIC
Mr Kevin Coggill	16 Nevis Avenue Little Earnock Hamilton ML3 8UA	Public access	PUBLIC



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<b>Objection</b>			
Mr Kevin Duris	84 comely bank Hamilton ML39tj	Public access	PUBLIC
Mr Kevin Jolly	42 Skylands Rise Hamilton ML3 8ts	Public access	PUBLIC
Mr Kevin Law	18 Kirkton Avenue Blantyre G72 0HY	Public access	PUBLIC
Mr kevin McCabe	7 Galloway Avenue Hamilton ML3 7UR	Public access	PUBLIC
Mr Kevin Queen	35 Pitreavie Court Hamilton ML3 8dd	Public access	PUBLIC
Mr Kim Queen	4 Tuphall Road Hamilton ML3 6TA	Public access	PUBLIC
Mr Lee Brown	26 wellcroft road Hamilton ML3 9sg	Public access	PUBLIC
Mr Liam Feeney	9 Fore Row Hamilton ML3 6BN	Public access	PUBLIC
Mr Liam McCormick	30 Howgate Road Hamilton ML3 8ha	Public access	PUBLIC
Mr Luke Ross	9 greenfinch Avenue Cumbernauld G68 9GB	Public access	PUBLIC
Mr Malcolm Waugh	27 Neilsland Road Hamilton ML38NA	Public access	PUBLIC
Mr Marc Baird	51 deveron crescent Hamilton ML3 9pb	Public access	NEIGH
Mr Mark Barbour	38 Balfron Crescent Hamilton South Lanarkshire ML3 9UJ	Public access	PUBLIC
Mr Mark McElhinney	47 CASTLE CHIMMINS AVENUE CAMBUSLANG GLASGOW G72 8UN	Public access	PUBLIC



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<b>Objection</b>			
Mr Mark McElhinney	47 CASTLE CHIMMINS AVENUE CAMBUSLANG GLASGOW G72 8UN	Public access	PUBLIC
Mr Mark Rouse	19a Comely Bank Hamilton ML3 9TR	Public access	ORG
Mr Mark Rouse	14 Wellcroft Road Hamilton ML3 9SG	Public access	NEIGH
Mr Mark Todd	25 Philips walk Hamilton ML38pl	Public access	PUBLIC
Mr Martin Stewart	31 Mannering East Kilbride GLASGOW G74 3PA	Public access	PUBLIC
Mr Martin Burns	64 pine crescent Hamilton ML38tz	Public access	PUBLIC
Mr Martin McFall	134, Comrie Crescent Hillhouse Hamilton ML39QW	Public access	PETI
Mr Martin McNab	82 sportsfield road Hamilton ML3 8RF	Public access	PUBLIC
Mr Matthew Maddy	1 glenlyon court Hamilton ML3 8eb	Public access	PUBLIC
Mr Matthew Mctaggart	23 Raeburn Crescent Hillhouse ML39qd Hamilton ML3 9QD	Public access	PUBLIC
Mr Matthew Shevlin	41 claremount View Coatbridge ML54ga	Public access	PUBLIC
Mr Michael Kyle	8 merkland way East Kilbride G75 9NH	Public access	PUBLIC
Mr Michael Curley	Flat 4 1 Burnhill quadrant Rutherglen G73 1er	Public access	PUBLIC
Mr Michael Kennedy	104 comrie cres, hillhouse Hamilton ML3 9PZ	Public access	PUBLIC



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<b>CAT/21/0004</b>			
<b>Objection</b>			
Mr Michael Murray	50 backmuir road Hamilton ML3 0ln	Public access	PUBLIC
Mr Michael Stokes	57 Carlowrie Avenue Blantyre G72 9hx	Public access	ORG
Mr Michael Symington	4A Birdston Road Milton Of Campsie G668BQ	Public access	PUBLIC
Mr Mohiden Barghati	11 Dykehead Square Hillhouse Hamilton ML39TW	Public access	PUBLIC
Mr Mr James K Wynn	39 Glengarriff Road Bellshill ML41LF	Public access	ORG
Mr Nicholas Moore	47 mill road Hamilton ML38hx	Public access	PETI
Mr Nicholas Warner	8 Rosebank Place Hamilton ML3 9JZ	Public access	PUBLIC
Mr Paul Cavanagh	48 Dechmont St Hamilton ML36UA	Public access	PUBLIC
Mr Paul Burns	40 Brackenhill Crescent Hamilton ML3 8RT	Public access	PUBLIC
Mr Paul Fitzpatrick	15 Durisdeer Drive Earnock Hamilton ML38xb	Public access	PUBLIC
Mr Paul Kelly	43 Sherry Ave 43 Holytown ML1 4YA	Public access	PUBLIC
Mr Paul Mcgovern	50 Mote hill Hamilton ML3 6EF	Public access	ORG
Mr PAUL MCVEY	38 Swift Bank Hamilton ML3 8PX	Public access	PUBLIC
Mr Paul Murray	18 Helmsdale avenue Blantyre Glasgow G72 9ny	Public access	NEIGH





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<b>Objection</b>			
Mr Paul Tait	36 Station Road Blantyre G72 9AB	Public access	PUBLIC
Mr Paul Waugh	22 Redwood Close Hamilton ML3 8SY	Public access	PUBLIC
Mr PETER MORRIS	29 JOHN STREET ROYTON OLDHAM MANCHESTER OL2 5JR	Public access	PUBLIC
Mr Peter Henry	13 Backmuir crescent Hamilton MI3 0II	Public access	PUBLIC
Mr Philip Mckeown	31 Baird Gardens Blantyre G72 0WT	Public access	PUBLIC
Mr Ray calder	3 orchard place hamilton ml36pg	Public access	PUBLIC
Mr Richard Kennedy	156 Quebec Drive East Kilbride G75 8SE	Public access	PUBLIC
Mr Robert Walker	58 Pine cr Hamilton MI38tz	Public access	PUBLIC
Mr Robin Shearer	2 Lendalfoot Gardens Hamilton MI39dw	Public access	PUBLIC
Mr Ronnie' Bowser	29 Ferguson way Livingston Eh548je	Public access	PUBLIC
Mr Ross Bowie	28 berriedale crescent Blantyre G72 0gb	Public access	PUBLIC
Mr Ross McDowall	8 alba way Avongrove Hamilton MI3 7qt	Public access	PUBLIC
Mr Ross Mcfadyen	95 woodhead crescent Uddingston G71 6lr	Public access	PUBLIC
Mr Ross Stirling	4 Mil court Hamilton ML3 8JB	Public access	PUBLIC



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<b>Objection</b>			
Mr Ryan Gray	59 Lyttleton Glasgow G759BP	Public access	PUBLIC
Mr Ryan McNulty	22 Mahon Court Moodiesburn G690QE	Public access	PUBLIC
Mr Ryan Mushet	35 Carlowrie Avenue Glasgow G72 9HX	Public access	PUBLIC
Mr Sam Hussey	16 village gardens Blantyre G72 9pg	Public access	PUBLIC
Mr Scott Bunting	5 hilton view Bellshill ML4 3pq	Public access	PUBLIC
Mr Scott Heeps	26 yetholm terrace Hamilton ML3 9SH	Public access	PUBLIC
Mr Scott Mccann	43 Grant Court Hamilton ML37ut	Public access	PUBLIC
Mr Scott McGoldrick	8 old mill lane Uddingston Glasgow G71 7pd	Public access	PUBLIC
Mr Scott Murray	32 Deveron Crescent Hamilton ML3 9pb	Public access	PUBLIC
Mr Sean McGinley	7 Victoria Avenue Barrhead Glasgow G78 1GD	Public access	PUBLIC
Mr Shaun-Michael Stokes	57 Carlowrie Avenue Blantyre G72 9hx	Public access	ORG
Mr Shea Sneddon	44 cypress ave Blantyre G72 9qf	Public access	PUBLIC
Mr Stephen Dempsey	5 Laverock Avenue Hamilton ML3 7dd	Public access	PUBLIC
Mr Stephen Burke	10 kirkwall avenue Blantyre G72 9NX	Public access	PUBLIC
Mr Stephen Conroy	Iona Path Blantyre G72 9RW	Public access	ORG



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<b>Objection</b>			
Mr Steven Shaw	35 Striven Terrace Hamilton ML3 8UF	Public access	PUBLIC
Mr Steven Cassidy	22 grammar school square Hamilton ML36be	Public access	CC
Mr Steven Shanks	49 Forrest Gate Hamilton ML3 8LA	Public access	AMEN
Mr Stuart Bell	12 Aitken road Hamilton ML37ya	Public access	PUBLIC
Mr Stuart McLaughlin	Sween drive Hamilton ML39ur	Public access	UNK
Mr Stuart Savage	12 Copperwood Crescent Hamilton ML3 0RL	Public access	PUBLIC
Mr Thomas Armour	1 Mournian Way Mournian Way Hamilton ML3 6RS	Public access	ORG
Mr Thomas Kennedy	43 Albert Street Whitehill Hamilton ML3 0PD	Public access	PETI
Mr Thomas Ryan	42 Gatehead Drive Bishopton Pa75qq	Public access	PUBLIC
Mr Thomas Shaw	31 Beechwood Avenue Hamilton ML38hd	Public access	PUBLIC
Mr Tom Jackson	26 St. John?s boulevard Uddingston G71 7JF	Public access	AMEN
Mr Tony Ellis	2 kenmar gardens Uddingston Glasgow G716dy	Public access	PUBLIC
Mr William Mcdonald	10 Cameron Way Blantyre G72 9df	Public access	PUBLIC
Mr William Creer	4 zambesi drive Blantyre G729JP	Public access	PUBLIC
Mr William Cumming	35 Buchan st Hamilton ML38jz	Public access	PUBLIC



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<b>Objection</b>			
Mr William McQueen	4 Forest Drive Bellshill M14 2pt	Public access	PUBLIC
Mr William Thom	21 Poplar Place Blantyre Blantyre, Glasgow G729QA	Public access	PUBLIC
Mr William Wales	35 Main Street Douglas Lanark ML11 0QW	Public access	AMEN
Mrs Alexandra Panton	106 Comrie crescent Hamilton ML39pz	Public access	ORG
Mrs Alyson McLean	4 Spean Avenue East Kilbride G74 2HY	Public access	PUBLIC
Mrs Amanda Colville	56 Abbotsford Avenue Hamilton ML3 0PP	Public access	PUBLIC
Mrs Amanda McGuire	22 Luss Brae Hamilton ML3 9UP	Public access	PUBLIC
Mrs Angela Timlin	59 Swisshot Avenue Meikle Earnock Hamilton M13 8.dp	Public access	PUBLIC
Mrs Annemarie Barghati	67 Inglefield Gardens Hamilton ML3 9FT	Public access	PUBLIC
Mrs Carla Cassidy	12 Wellcroft court Hillhouse Hamilton ML39GG	Public access	PUBLIC
Mrs Colleen Armour	1 Mournian Way Mournian Way Hamilton ML3 6RS	Public access	PUBLIC
Mrs Danielle Lindsay	1 caerlaverock place Blantyre G720RP	Public access	PUBLIC
Mrs Debbie Dixon	41 Aberdour Court West Craigs Blantyre G72 0JR	Public access	PUBLIC



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<b>Objection</b>			
Mrs Debbie Shanks	Forrestgate Hamilton ML3 8La	Public access	PUBLIC
Mrs Donna Yates	16 Glenfarg Court Hamilton ML3 8DZ	Public access	PUBLIC
Mrs Donna Lavery	21 Milton Street Burnbank Hamilton ML3 9JW	Public access	PUBLIC
Mrs Elaine Maxwell	2 Redwood Close Hamilton ML3 8SY	Public access	PUBLIC
Mrs Elinor Riley	23 Princes gate burnbank Hamilton ML30rs	Public access	PUBLIC
Mrs Elinor Walton	14 berriedale crescent West Craig?s Blantyre G72 0GB	Public access	PUBLIC
Mrs Elizabeth Rafferty	14 Kintyre Road Blantyre GLASGOW G72 9RG	Public access	PUBLIC
Mrs Fiona Davidson	13 waverley crescent Hamilton ML3 9nd	Public access	PUBLIC
Mrs Gemma Reynolds	173 Murray Drive Stonehouse Larkhall ML9 3NJ	Public access	PUBLIC
Mrs Gillian Greechan	25 Park Road Glasgow G32 8AP	Public access	PUBLIC
Mrs Gillian Barclay	3 muirkirk drive Hamilton ML3 9ex	Public access	PUBLIC
Mrs Gillian Brennan	77 Cherrytree Crescent Larkhall ML9 2BE	Public access	PUBLIC
Mrs Gillian Mitchell	1 Aberfeldy Avenue Westcraigs G72 0tb	Public access	PUBLIC
Mrs Gillian Peffers	8 Shaw Street LARKHALL ML9 1NA	Public access	PUBLIC



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<b>Objection</b>			
Mrs Hemalatha Janakiram	32 GRACE WYND Hamilton ML3 6QH	Public access	ORG
Mrs Iain and Maria Gibson	19 hillhouse Road Hamilton ML39TB	Public access	PUBLIC
Mrs Jacqueline McKeane	28 Abernethy Avenue Westcraigs Blantyre G72 0FY	Public access	PUBLIC
Mrs Jane Burke	12 Nordic Grove Blantyre G72 0PB	Public access	PUBLIC
Mrs Jean EVANS	28 Banavie Terrace Hamilton Glasgow ML3 8BE	Public access	PUBLIC
Mrs Jillian Miller	4 Chateau Grove Hamilton ML3 7DS	Public access	PUBLIC
Mrs joanne collins	20 woodhead green Hamilton ML3 8tn	Public access	PUBLIC
Mrs Joanne Gillespie	26? Kilwinning crescent Hamilton ML38xq	Public access	PETI
Mrs Joanne Harnes	52 laighstonehall road Hamilton ML38ny	Public access	PUBLIC
Mrs Joanne Wynn	39 Glengarriff Road Bellshill ML4 1LF	Public access	ORG
Mrs Johanna Clarkson	66 Mossdale Gardens Hamilton ML38UY	Public access	PUBLIC
Mrs Julie Anne Cosh	1 Macleod Way Cambuslang Glasgow G72 7gw	Public access	PUBLIC
Mrs Julie Muir	12 Allanshaw St Hamilton ML3 6NJ	Public access	PUBLIC



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<b>Objection</b>			
Mrs Julie Stewart	31 Mannering East Kilbride Glasgow South Lanarkshire G74 3PA	Public access	PUBLIC
Mrs Karen Fleming	59 comrie crescent Hamilton ML39qf	Public access	PUBLIC
Mrs Karen Keeney	29 Aberdour Court West Craigs Blantyre G72 0JR	Public access	NEIGH
Mrs Karen Wratten	31 glen lethnot East kilbride G74 3uz	Public access	PUBLIC
Mrs Kate Taylor	4 Macadam Gardens Bellshill ML4 1HD	Public access	PUBLIC
Mrs Kathryn Stewart	7 Cypress Court Hamilton ML3 7LU	Public access	PUBLIC
Mrs Kayleigh Roy	28 Muir street Hamilton ML36eu	Public access	PUBLIC
Mrs Kelly Cook	5 Field Street Hamilton ML3 6SB	Public access	PUBLIC
Mrs Kerry Hughes	162 Blackwood ML11 9AT	Public access	PUBLIC
Mrs Kim Welch	2 Tofts Farm Cottage Happendon Wood Douglas ML11 9PA	Public access	PUBLIC
Mrs Kirsty Brown	87 Rederech crescent Hamilton ML3 8QE	Public access	PUBLIC
Mrs Kirsty Brown	9 Thurman Way Cambuslang Glasgow G72 7FF	Public access	PUBLIC
Mrs Kirsty Neilan	4 Dunlop Court Hamilton ML3 7YJ	Public access	PUBLIC
Mrs Laura Caulfield	25 Harlequin Court Hamilton ML3 8sw ML3 8SW	Public access	PUBLIC



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<b>Objection</b>			
Mrs Laura Hay	6 boreland drive Earnock Hamilton ML39DF	Public access	PUBLIC
Mrs Laura Kerr	75 Sandhead terrace Blantyre G720jh	Public access	PUBLIC
Mrs Lianne McInally	16 Stein Terrace Hamilton ML3 7fr	Public access	PUBLIC
Mrs Lindsay Mckeown	117 farm road Hamilton ML3 9lf	Public access	PUBLIC
Mrs Lisa Christie	5 Kilwinning Crescent Hamilton ML3 8XQ	Public access	PUBLIC
Mrs Lisa Hamer	21 Dukes place Hamilton ML37TA	Public access	PUBLIC
Mrs Lisa Hamer	21 Dukes Place Hamilton ML37TA	Public access	PUBLIC
Mrs Lisa Longmuir	42 wellbrae road Hamilton ML3 8hf	Public access	PUBLIC
Mrs Lisa Reid	121 Philips Wynd Hamilton ML3 8ph	Public access	PUBLIC
Mrs Liz Stark	16 Croftpark st Bellshill ML4 1EY	Public access	AMEN
Mrs Lorna Downie	82 Russell Street Hamilton ML3 9HY	Public access	PUBLIC
Mrs Lorraine Garrow	5 Lendalfoot Gardens High Earnock Hamilton ML39DW	Public access	PUBLIC
Mrs Lorraine Young	101 Fleming Way Hillhouse Hamilton ML3 9QH	Public access	CC
Mrs Louise Stirling	4 Mill Court Hamilton ML3 8jb	Public access	PUBLIC
Mrs Louise Warner	8 Rosebank Place Hamilton ML3 9JZ	Public access	PUBLIC





**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Mrs Lyndsay Perrins	53 Glamis Crescent Westcraigs Blantyre G72 0TE	Public access	PUBLIC
Mrs Lynsey McLaughin	1 Pine Park Hamilton ML3 7lx	Public access	PUBLIC
Mrs Margaret Gilmour	59 Nevis ave Hamilton ML3 8ub	Public access	PUBLIC
Mrs Maria Greenfield	51 dykehead Square Hamilton ML39TW	Public access	PUBLIC
Mrs Mary Thom	21 Poplar Place Blantyre Blantyre, Glasgow G729QA	Public access	PUBLIC
Mrs Megan Burns	2 birkdale court Bothwell G71 8ua	Public access	PUBLIC
Mrs Michelle Banks	1 Linnhe Avenue Hamilton ML3 8UL	Public access	PUBLIC
Mrs Michelle Mcdonagh	6 Yetholm terrace Hillhouse Hamilton ML39sh	Public access	PETI
Mrs Michelle Wardlaw	107 Dalcraig crescent Blantyre G72 9lz	Public access	PUBLIC
Mrs Nicola Bowser	41 Park place West lothian EH54 6RR	Public access	PUBLIC
Mrs Nicola Stewart	131 WaverleyTerrace, High Blantyre High Blantyre Glasgow G72 0HZ	Public access	AMEN
Mrs Pamela Brown	22 MacNeill Drive East Kilbride G744TR	Public access	PUBLIC
Mrs Paula White	36 Spruce Avenue Hamilton ML3 7NQ	Public access	PUBLIC
Mrs Pauline Mitchell	160 Eider Place East Kilbride G75 8UD	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Mrs Rosemary Timlin	48 Northway Blantyre G72 9 HU	Public access	PUBLIC
Mrs Rosemary Timlin	48 Northway Blantyre G72 9HU	Public access	PUBLIC
Mrs Rosemary Timlin	48 Northway Blantyre Glasgow G72 9HU	Public access	PUBLIC
Mrs S Mcgoldrick	5 Larch Square Glasgow G72 7Bq	Public access	PUBLIC
Mrs Sandra Stones	4 Gorsebank Livingston Eh546dy	Public access	PUBLIC
Mrs Sharon Finnigan	10 Dairy Gardens Hamilton ML3 8RZ	Public access	PUBLIC
Mrs Shauna Hannigan	27 Rannoch Avenue Hamilton ML3 8UE	Public access	PUBLIC
Mrs T Smart	83 Kirk St Strathaven ML10 6BA	Public access	PUBLIC
Mrs Yvonne Allan	32 marquis avenue Hamilton MI30pu	Public access	PUBLIC
Mrs Yvonne Croft	7 Torwood Brae Hamilton ML3 9XF	Public access	PUBLIC
Ms Fiona Cousillas-Varela	8a Whistleberry Drive Hamilton ML3 0PR	Public access	PUBLIC
Ms Jillian Brown	75 Ewart Crescent Hamilton ML3 8LY	Public access	PUBLIC
Ms Laraine Simmons	?Wills Earnock Road Hamilton ML3 8AF	Public access	PUBLIC
Ms Mary Flynn	17 Tay Gardens HAMILTON MI3 8TG	Public access	PUBLIC
Ms Paula Law	61 Skylands Rise Hamilton ML3 8SA	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Objection</b>			
Ms Robyn Oakley	26 Mennock Court Hamilton ML39DJ	Public access	PUBLIC
Ms Tracy Fairley	52 Turnberry Place East Kilbride Glasgow G75 8TD	Public access	PUBLIC
Ms Tracy O'Hara	12 Callaghan Wynd Blantyre G72 9RP	Public access	PUBLIC
Ms Wendy Walker	64 Burnbank Road Hamilton ML3 9AQ	Public access	PUBLIC
N/A G Staunton	Alford Avenue Blantyre G72 0GS	Public access	PUBLIC
N/A Jack Shanks	49 Forrest Gate 49 Forrest Gate Hamilton ML3 8LA	Public access	PETI
N/A Owen Armour	1 Mournian Way Mournian Way Hamilton ML3 6RS	Public access	PUBLIC
<b>346</b>			
<b>Representation</b>			
Miss Michelle Doyle	17 Burnbrae road Blantyre G72 0qu	Public access	PUBLIC
<b>1</b>			
<b>Support</b>			
Miss Annmarie Daly	22 Andrew Paton way Hamilton ML30gb	Public access	PUBLIC
Miss Chelsea Martin	17 Lindum Street Motherwell ML1 3QY	Public access	PUBLIC
Miss CHERYL REID	64 broompark road Blantyre blantyre G72 9XB	Public access	PUBLIC
Miss Karen Maxwell	25 Livingstone Crescent Blantyre G72 9DY	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Support</b>			
Miss Kerry Whelan	12 Dairy Gardens Hamilton ML3 8rz	Public access	PUBLIC
Miss Laura Adamson	26 st Giles way Hamilton ML3 8pg	Public access	PUBLIC
Miss Michelle Devlin	134 Buller Crescent Blantyre Glasgow G82 9JH	Public access	PUBLIC
Miss Nicole Martin	17 Lindum Street Motherwell ML1 3QY	Public access	PUBLIC
Miss Ninaleigh Martin	5 Cliveden drive Motherwell ML1 3fu	Public access	PUBLIC
Mr Alan Evans	21 Ernest Wynd Motherwell ML1 3WH	Public access	PUBLIC
Mr Allyn Backer	1 Ness Terrace Hamilton ML38UJ	Public access	PUBLIC
Mr Andrew Murdoch	29 Teviot Terrace Johnstone PA5 0NW	Public access	PUBLIC
Mr Billy Law	39 Dunscore Brae HAMILTON ML3 9DH	Public access	PUBLIC
Mr Chris Rough	12 Low Quarry Gardens Hamilton, UK ML3 6RH	Public access	PUBLIC
Mr Craig Riddoch	7 Pembury Crescent Hamilton ML3 8sx	Public access	PUBLIC
Mr David Grant	14 Meadow Drive Newton Farm Glasgow G726QD	Public access	PETI
Mr David Whelan	30 Andrew Paton Way Hamilton ML3 0GB	Public access	PUBLIC
Mr Derek Kelly	2 Swinburne Avenue Blantyre South Lanarkshire G72 9SG	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Support</b>			
Mr Derek Kelly	2 Swinburne Avenue Blantyre South Lanarkshire G72 9SG	Public access	PUBLIC
Mr Iain Straiton	60 capercaillie crescent Ferniegair Hamilton ML3 7GG	Public access	PUBLIC
Mr John Currie	4 redfox gardens Newton farm Cambuslang G72 6aq	Public access	PUBLIC
Mr John Law	12 Dairy Gardens Hamilton ML3 8RZ	Public access	PUBLIC
Mr John Cameron	17 Strachan Place Blantyre G720TD	Public access	PUBLIC
Mr John Dowling	43 Murray Crescent Newmains Wishaw ML2 9EP	Public access	PUBLIC
Mr John paul Grant	105 burnblea street Hamilton ML3 6UH	Public access	PUBLIC
Mr Josh Cameron	17 Strachan place Blantyre G72 0td	Public access	PUBLIC
Mr Oliver Cameron	17 Strachan Place Blantyre G72 0TD	Public access	PUBLIC
Mr Paul Rough	10 low quarry gardens Hamilton ML36rh	Public access	PUBLIC
Mr Robert Roberts	17 Thrashbush Crescent Wishaw ML2 8KW	Public access	PUBLIC
Mr Ryan Mallin	37 Redwood Crescent Hamilton ML3 8SZ	Public access	PUBLIC
Mr Scot McDowell	53 Ann Street Hamilton ML3 0NE	Public access	PETI
Mr Scott Clelland	90 Sempie St Burnbank ML3 9JJ	Public access	NEIGH



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Support</b>			
Mr Scott Ward	6 pembury crescent Hamilton ML3 8sx	Public access	PUBLIC
Mr Steven Laats	21 Gilchrist Way Wishaw ML28JX	Public access	PUBLIC
Mr William Eley	17 Lindum street Motherwell ML1 3qy	Public access	PUBLIC
Mr William Law	43 Townhill Road Hamilton ML39UX	Public access	PUBLIC
Mrs Amanda Mclean	9 Hawksland walk Hamilton ML37NX	Public access	PUBLIC
Mrs Cordelia Matimbira	48 New Plymouth East Kilbride GLASGOW G75 8QB	Public access	PUBLIC
Mrs Danielle Ward	6 Pembury Crescent Torhead Farm Hamilton ML38SX	Public access	PUBLIC
Mrs Elaine Cameron	17 Strachan Place Blantyre G720TD	Public access	PUBLIC
Mrs Elizabeth Eley	17 Lindum street Motherwell ML1 3qy	Public access	PUBLIC
Mrs Heather Law	39 Dunscore Brae Hamilton ML3 9DH	Public access	PUBLIC
Mrs Jennifer Alexander	40 Broomburn drive Newton mearns Glasgow G77 5Jf	Public access	PUBLIC
Mrs Kirsteen Clelland	90 Sempie Street Hamilton ML3 9JJ	Public access	NEIGH
Mrs Kirsty Wilson	12 Shawsgate Larkhall ML9 3FE	Public access	PUBLIC
Mrs Leylah Fern	45 Fereneze Crescent Hamilton ML3 9tp	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Support</b>			
Mrs Linda Riddoch	7 Pembury Crescent Hamilton ML3 8SX	Public access	PUBLIC
Mrs Lisa Mallin	37 Redwood Crescent Hamilton ML3 8SZ	Public access	PUBLIC
Mrs Lyndsay Malcolm	1 Cooper Crescent Hamilton ML37FU	Public access	PUBLIC
Mrs Lyndsay Malcolm	1 Cooper Crescent Hamilton ML37fu	Public access	PUBLIC
Mrs Lynne Harkins	66 Paisley Road Glasgow G78 1NN	Public access	PUBLIC
Mrs Martha Winchester	8 Stewartfield Gardens East Kilbride G74 2GN	Public access	PUBLIC
Mrs Martha McCabe	7 Galloway Avenue Hamilton ML3 7ur	Public access	PUBLIC
Mrs Michelle Currie	4 Red Fox Gardens Glasgow Cambuslang	Public access	PUBLIC
Mrs Michelle Dowling	43 Murray Crescent Wishaw ML2 9EP	Public access	PUBLIC
Mrs Pamela Law	33 Aitken Road Silvertonhill Hamilton ML3 7YA	Public access	PUBLIC
Mrs Pamela Morgan	24 Berriedale Crescent Blantyre Glasgow G72 0GB	Public access	PUBLIC
Mrs Pauline Morrison	34 aberfeldy Avenue West Craigs Blantyre G72 0TB	Public access	PUBLIC
Mrs Sharon Simm	17 Lomond View Hamilton ML3 9UZ	Public access	PUBLIC
Mrs Suzanne Rough	12 Low Quarry Gardens Hamilton ML3 6RH	Public access	PUBLIC
N/A Kevin Malcolm	1 Cooper Crescent Hamilton ML37FU	Public access	PUBLIC



**Community and Enterprise Resources  
Planning and Economic Development Services**

**P14 Representations to an Application Report**

Application Number :- CAT/21/0004

Type of Representation :- All

Name	Address	How Received	Contributor Type
<b>CAT/21/0004</b>			
<b>Support</b>			
N/A Louie Malcolm	1 Cooper Crescent Hamilton ML37FU	Public access	PUBLIC
N/A Riley Malcolm	1 Cooper Crescent Hamilton ML37fu	Public access	PUBLIC
<b>63</b>			
<b>410</b>			
<b>410</b>			



Summary of Responses to Original Consultation June 2021

Following detailed assessment of the representations made following the public consultation on the proposed Community Asset Transfer of Jock Stein Sports Facility, I outline the main themes. As you were informed, it would be too onerous a task for BSA to answer each individually and you can address the main concerns as part of the ongoing process. A number of respondents simply objected to/supported the proposal without giving any detail. The tables below give the main reasons for objection/support. One respondent referred to an 1800 signature petition in objection but I have not physically received this.

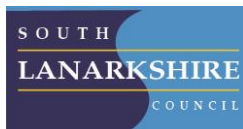
Supports	Objects	Neither Supports or Objects
64	351	1
15.4%	84.5%	

Please see all info from the objections/supports for the Jock Stein proposal;

<b>Reasons for Objection</b>						
Well Used by local Community	Taking opportunities for other sports away	Removal of Community Facility/Wider Community Benefits	Should stay in public ownership	Detrimental effect on other clubs	Lack of Info	Duplication of Services
22	2	183	21	28	8	6

<b>Reason for Support</b>		
Keeping them open and generating investment	BSA would create a community hub	Good for community
10	6	3





Housing and Technical Resources  
Executive Director **Daniel Lowe**  
Property Services

Mr J Whelan  
[REDACTED]

**Our ref:** JEF/JS  
**Your ref:**  
**If calling ask for:** Joanne Forbes  
**Phone:** 01698 455139  
**Date:** 16 November 2021

Dear Mr Whelan

**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT  
DECISION NOTICE in respect of application CAT/20/0004**

This Decision Notice relates to the asset transfer request made by Blantyre Soccer Academy on 15 June 2021 in relation to the Jock Stein Sports Facility at 176 Hillhouse Road, Hamilton, ML3 9TU.

**South Lanarkshire Council** has decided to **refuse** the request.

The reasons for this decision are principally based upon the lack of community support for the proposal which in turn impacts upon the deliverability of community benefits and the feasibility of the financial model.

In considering the proposal the Council has had to balance consideration of the benefits and investment that could be delivered through the transfer of the property to an individual organisation such as Blantyre Soccer Academy against the benefits that the facility currently provides to the wider geographic community including the regular existing users.

The strong level of objection to the asset transfer, particularly from existing users, and lack of willingness of other community organisations to engage in discussions about how the proposed management board would operate, brings into question the ability to deliver any wider community benefits, over and above those already delivered by the current operation of the facility. The lack of user commitment to the proposal also impacts upon the viability of the financial model which is based heavily upon the existing users continuing to pay to use the facility in future.

Other matters that have also been relevant to this decision are the funding options, the value of the property, and associated requirement for the Council to protect the future development value, as well as the implications for existing users and staff.

The proposal and future revenue model are based upon securing in excess of £1.3 million for the upgrade of the existing synthetic pitch and conversion of one grass pitch to a synthetic pitch. Whilst the expenditure could be phased and the business plan shows a number of options, the routes for securing this significant level of funding are unclear. It is suggested that a mixture of loans and grant funding will be sourced. The deliverability of such loans and funding is likely to be affected by the requirement for the Council to protect the future development value of the asset.

The District Valuer has assessed the value of the facility as £2.5 million, gross development value. Disposing of the asset at a concessionary value, or even at the existing use value of £365,000, would not represent Best Value. The Council would require to protect the value of the asset for a considerable period of time in order to demonstrate Best Value. The legal mechanisms for doing so

Council Offices, Almada Street, Hamilton ML3 0AA Phone: 01698 455139  
Email: [Joanne.Forbes@southlanarkshire.gov.uk](mailto:Joanne.Forbes@southlanarkshire.gov.uk)



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would be for the use of a “clawback” clause in the sale and a standard security. Both of these mechanisms are likely to contradict the terms and conditions required by lenders and funding organisations.

In terms of accessibility to services for existing users the business plan proposes that there will be no cash payments, a disadvantage to some existing users, and there is uncertainty about the ability to offer a continuation of the existing concessionary schemes that are currently available users.

Finally with regards staff, there are 6 staff based at the facility whose circumstances would be affected by the proposal. Whilst more detailed information would be required to determine whether or not TUPE would apply under the asset transfer, the proposal is based upon the facility being operated by existing Blantyre Soccer Academy staff and volunteers. The Council considers that the financial model cannot accommodate the costs of the 6 staff should TUPE apply.

It is recognised that Blantyre Soccer Academy as an organisation has the ambition, capacity and experience to deliver projects although this would be a larger than previous undertakings, however for the reasons set out above it is believed that with regards to the proposal for Jock Stein Sports Facility the transfer of the asset does not represent Best Value or deliver wider community benefits.

### **Right to Review**

You have a right to **apply to the Council to review this decision.**

An application for review must be made in writing to Mr Frank McCafferty, Head of Property Services, Floor 10, Almada Street, Hamilton ML3 0AA (frank.mccafferty@southlanarkshire.gov.uk) by 15 December 2021, which is 20 working days from the date of this notice.

Guidance on making an application for review is available at [www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance](http://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance).

The request for the review of the decision will then be considered by a sub-committee of the Housing and Technical Resources Committee.

Yours faithfully

Joanne Forbes

**Joanne Forbes**  
**Property Manager (Assets and Estates Services)**

# Jock Stein Sports Facility Community Asset Transfer



**Formal Appeal by Blantyre Soccer Academy to South Lanarkshire Council**

**Blantyre Soccer Academy**



## Formal Appeal by Blantyre Soccer Academy to South Lanarkshire Council

Blantyre Soccer Academy wishes to formally appeal with regard to decision on Application CAT/20/0004 in accordance with the Community Empowerment (Scotland) Act 2015 Section (3).

We wish to register the name and address of community transfer body as identified within (3) (a) as Blantyre Soccer Academy, The Hub, Birch Place Blantyre G72 9PL and register the location of the asset transfer application as identified within (3) (b) as the Jock Stein Sports Facility, 176 Hillhouse Road, Hamilton, ML3 9TU.

We wish South Lanarkshire council to review the decision not to permit the community asset transfer at the Jock Stein Sports Facility.

**The currency of the Blantyre Soccer Academy is Love.** We love the local community. That is why we are committed to the social, physical, environmental and cultural improvement of the local community through footballing activities and social enterprise initiatives.

The Academy is recognised throughout Scotland as an ambassador for South Lanarkshire and an exemplar for good practice and professionalism within football and the third sector.

Scottish Football Association has granted Platinum status and awarded the Academy with the prestigious 'Club of the Year'. The Academy has approximately six hundred members, substantial core of volunteers and a small staff.

The volunteers of Academy provide £816,000 worth of volunteering hours per annum.

The Academy is also dedicated to the improvement of the community and international charities through:

- Blantyre Bites Back
- Good Child Foundation
- Creation of Covid Dedication
- Keep Scotland Beautiful - National Competition
- Blantyre Bikes Better
- Partnership working with Local Businesses
- Hamilton Advertiser Christmas Appeal
- Creation of Community Garden

### Sports Facilities

We have a particular interest in the provision and quality of sports facilities, not only as a sporting organisation: but as contributors to the funding of local government and residents who live, work, and play within South Lanarkshire.

### Jock Stein Sports Facility

The Jock Stein Sports Facility was subject of inclusion within the Cross Party Working Group on SLLC which examined the potential for closure, community asset transfer or alternative use. The Internal Briefing Paper/Discussion Document paper on 1st April 2021, despite being a confidential report was widely circulated within South Lanarkshire Council.

The paper, eventually, identified the Jock Stein Sports Facility within the Amber category: 'retain, subject to outcomes from other service reviews and future considerations re ongoing sustainability and shared outcome delivery'.

It is our understanding that there has been significant political fallout within South Lanarkshire Council with regard to the thrust of the Cross Party Working Group recommendations which remain unresolved.

Blantyre Soccer Academy is a neutral organisation and has no part or interest with regard to the political representation or political processes with South Lanarkshire Council **but we do have a significant interest in the provision of sports facility within the local area.**

**We were outraged that the Jock Stein Sports Facility could be considered, at any time,** with potential closure within any committee report, whether that be a working party, sub-committee or full committee report.

The singular purpose of our community asset transfer was to ensure that the well-loved Jock Stein Sports Facility **could never be considered by closure by any future local authority organisation.**

### The case for community ownership

We have an **overwhelming business case to support the community asset transfer** and are awaiting a positive determination to unleash £2.3m to invest in the facility.

We have constructed a constitution for the **Strategic Board**, with independent management of the facility, and a Community Use Agreement in order to safeguard the current users and to permit a marketing strategy to promote new usage.

### Current Situation at Jock Stein Sports Facility

The current management under the auspices of South Lanarkshire Council and South Lanarkshire Leisure and Culture is **unsustainable and unacceptable**.

Information provided by South Lanarkshire Council painted a picture of an unused and unloved facility – empty 62% of the time and losing £500,000 in the last three years (pre Covid financial years). The 3G pitch, which should be the showpiece of the facility, is in extremely poor condition.

**So, we have the perfect storm – unused, losing money and poor facilities, with no plans to breathe life into the facility.**

### Community Asset Transfer

Blantyre Soccer Academy submitted a community asset transfer and the following dates were provided by South Lanarkshire Council:

Public Consultation Commencement	22 <sup>nd</sup> June 2021
Closing Date for Public Response	20 <sup>th</sup> July 2021

**The legitimacy of the public consultation period was undermined** by the fact that we did not receive important and crucial information with regard to the financial situation, usage figures etc until after the public consultation period had closed and could not respond to legitimate questions with regard to current costs of facility, income streams, usage figures and as a consequence could not produce a Business Plan.

We contacted South Lanarkshire Council on different occasions to request information and it was not until 7<sup>th</sup> September 2021 that we received purposeful information.

Secondly, the Academy was informed that the **Jock Stein Sports Facility had 6 members of staff**, which is totally incorrect. This misinformation has caused considerable difficulty with creating a Business Plan.

Furthermore, the reluctance of South Lanarkshire Council to comment on TUPE hampered any proposals by the Academy.

### Sports Facility worthy of the Local Community

Blantyre Soccer Academy has produced an economic and social model which will assist in the regeneration of the local Hillhouse community. A local councillor advised us **‘that he has taken his eyes off the ball’** with regard to the neglect of the Jock Stein Sports Facility but we believe that the rot is much deeper than this analysis – **huge losses to council tax payers, no investment and a run-down facility**.

There is no plan, no investment, no wherewithal to solve the crisis at the Jock Stein Sports Facility. This combined with the unwillingness of South Lanarkshire Council to release valuable information has ensured a **Refusal**.

**We believe that our legitimate attempt to improve the facilities for the whole community was undermined during this process.**

We have a professional organisation and committed to the local community, the only thing which stands between £2.3m investment, community ownership and a new partnership with other voluntary providers is the decision-making process of South Lanarkshire Council.

### Conclusion

There is a stark choice between current position of huge losses to council tax payers, no investment and a run-down facility and the future of investment, community ownership and a major contribution to the well being of the whole community. The community deserves a different life, a better life than the current offer. We have the resources and the plan. We will continue to work with local government, sporting authorities and local communities to improve the quality of life of South Lanarkshire.

### Documents provided by Blantyre Soccer Academy

Blantyre Soccer Academy has submitted the following documents as requested within (3) (d) which are in possession of South Lanarkshire Council

- Blantyre Soccer Academy Community Asset Transfer Appeal
- Jock Stein Sports Facility Community Asset Transfer - Business Plan 2021 entitled ‘The past we inherit, the future we build’
- Jock Stein Facility Development Plan 2021
- Constitution of Jock Stein Sports Facility Strategic Board
- Community Use Agreement Jock Stein Sports Facility

## Timeline of Application

1 April 2021 SLC Briefing Paper Entitled – ‘Proposed Process for Identified Facilities’

This report identified Jock Stein Centre:

- 4.1 within ‘amber category – i.e. - **retain, subject to** outcomes from other service reviews and **future considerations re ongoing sustainability** and shared outcome delivery’
- 6.4 other public sector partners may also have operational interest in some locations, for example, there is potential interest from the University of the West of Scotland in sports related accommodation in and around Hamilton/East Kilbride. The Jock Stein Centre, which was identified as amber in the leisure review report could be a consideration, and if the centre was to be transferred, the **football pitches could potentially still be bookable for let to the community.**

Ongoing – 8 June 2021 Internal discussion within Blantyre Soccer Academy to secure investment and the long/short term future of Jock Stein Sports Facility

**8 June 2021** Acknowledgement by South Lanarkshire Council of asset transfer request by Blantyre Soccer Academy

**15 June 2021** Validation date of asset transfer request

**15 June 2021** E/mail sender BSA to SLC

‘We also require technical/financial/social information such as the running costs, utility consumption, list of asset users and Jock Stein Sports Facility usage figures in order to provide a fuller description of our financial and community model.’

**21 June 2021** E/mail sender Joanne Forbes SLC to BSA

‘In the meantime I have made arrangements to collect the information on the property costs and uses as requested’

**21 June 2021** E/mail sender Joanne Forbes SLC to BSA

‘As discussed earlier today I have sought the property related costs for the Jock Stein facility’

**22 June 2021** Public Consultation Commences

**5 July 2021** E/mail sender BSA to SLC

‘I have attached the following correspondence from 15th June 2021 with the following request:

"We also require technical/financial/social information such as the running costs, utility consumption, list of asset users and Jock Stein Sports Facility usage figures in order to provide a fuller description of our financial and community model"

We are currently creating a financial model and the delay of information is causing concern and could possibly delay the ability of the Academy to be in a position to provide our sporting and community model.’

**6 July 2021** E/mail sender Joanne Forbes SLC to BSA

‘I have contacted the Leisure Trust for the answers to your most recent questions about the operations of the facility and hope to get this to you this week.’

**9 July 2021** E/mail sender Joanne Forbes SLC to BSA

‘I refer to your request for more detailed information on the existing operations at Jock Stein Sports centre and would confirm the following’

**20 July 2021** Closing Date for public responses

**7 September 2021** E/mail sender David Booth SLLC to BSA

‘Please find below operating costs for the Jock Stein Centre for the three full years prior to the COVID--19 outbreak.’

**15 December 2021** E/mail Sent on behalf of Alistair McKinnon SLC to BSA

**‘There are no plans at this moment to replace the Jock Stein 3G pitch or upgrade the grass pitches and sports barn.** The Council, in partnership with South Lanarkshire Leisure and Culture Ltd, regularly assess the condition of the Jock Stein football pitches, and associated facilities, and prioritise repairs as required.’







**From:** [REDACTED]  
**Sent:** 21 June 2021 16:31  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Utilitiies and rates

Afternoon **Mr Whelan**

As discussed earlier today I have sought the property related costs for the Jock Stein facility which is considered as a single site from both rateable value and utility perspectives.

The rateable value is £121,000 pa.

The utilities costs are attached, however I would urge caution on using these exact figures as they reflect the Council's bulk utility contracts and the Council's hours of operation not necessarily the costs that your organisation would incur.

Hopefully however they provide an indication of the usual consumption levels.

**Joanne Forbes**

Property Services Manager (Assets and Estates)  
Housing and Technical Resources  
South Lanarkshire Council  
07795 090564



Stopping the spread starts with all of us.

[www.NHSinform.scot/Covid-19](http://www.NHSinform.scot/Covid-19)



**From:** [REDACTED]  
**Sent:** 09 July 2021 16:40  
**To:** JJ [REDACTED]  
**Subject:** Jock Stein Sports Facility

Dear [REDACTED]

I refer to your request for more detailed information on the existing operations at Jock Stein Sports centre and would confirm the following.

Please find attached;

1. A note of the regular bookings for the 3G facility over the last two years, this obviously reflects that the facility has been closed due to Covid restrictions
2. A note on the regular bookings for the grass football parks in the last two years
3. A note of organisations that regularly book the sports facility, split between the main hall and studio, and showing the times of bookings

Please note that we have recorded Attendances as: 18/19 87,811  
 19/20 63,639

The costs of the grass pitches for the 2 years were:

2019/20	Adult	£67.45
	Junior	£33.75
	Junior Discounted	£16.90
2020/21	Adult	£69.35
	Junior	£34.70
	Junior Discounted	£17.35

<b>JSC BB prices 19-20</b>			
<b>Area</b>	<b>Adult</b>	<b>Junior</b>	<b>Reduced Club Rates</b>
<b>Court hire</b>	10.70	5.35	2.70
<b>Sports hall</b>	42.20	21.10	10.55
<b>Studio</b>	15.50	7.70	3.85
<b>7 a-side 3G pitch</b>	38.70	19.35	9.70
<b>11 a-side 3G pitch</b>	67.10	33.60	16.80
<b>Grass game (2hrs)</b>	67.45	33.75	16.90

This information does not include the personal information in relation individual users of the facility or personal contact information for organisations as we have not obtained these

individuals consent to release their information under the terms of GDPR. However I can confirm that a Notice of your proposal has been displayed at the premises along with a copy of your submissions and if you would like additional information to be made available to users of the facility I can arrange for this to also be displayed. Alternatively if you have a standard letter that you would like issued to users inviting them to contact you that can also be arranged.

There are 6 members of staff based at Jock Stein Sports Facility with an overall employee cost in the region of £234,000 per annum. The Council and South Lanarkshire Leisure and Culture consider that TUPE regulations may apply to the proposed asset transfer and we are at present seeking Legal advice on this issue. I expect that we will require further discussion with you regarding your staffing proposals prior to the meeting of the Assessment Panel. We will also require to consult with Trade Unions.

I trust that the above information is of assistance and I will contact you again once the consultation period is over to discuss in more detail the issues raised.

Regards

Joanne Forbes

Property Services Manager (Assets and Estates)  
Housing and Technical Resources  
South Lanarkshire Council

07795 090569



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**From:** [REDACTED]  
**Sent:** 29 August 2021 09:12  
**To:** [REDACTED]  
**Subject:** Re: Expenditure Jock Stein

[REDACTED] thanks for your update. We have added 15% to utilities.

[REDACTED]

On 28 Aug 2021, at 12:59, [REDACTED] wrote:

Afternoon [REDACTED]

As explained in my email of 21 June 2021 the figures provided on the council's previous expenditure on this property reflect the council's bulk contracts and it may not be possible for your organisation to secure the same utility charges as these. We would always therefore recommend building in an element of increase to reflect commercial charges and the fact that your hours of operation may differ from the Council's.

The charges in the most recent 2 years reflect the restricted use of the property during the pandemic.

With regards to the salary costs I am advised that these are still appropriate however would highlight that there are ongoing pay negotiations and therefore again it makes sense to allow for an increase.

We can however pick up on these matters when we meet.

Regards

[REDACTED]  
Joanne Forbes  
Property Services Manager (Assets and Estates)  
Housing and Technical Resources  
South Lanarkshire Council  
07795 090566

<Outlook-cdbpbazm.png>

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<Outlook-st4v1bdt.png>

**From:** [REDACTED]  
**Sent:** 18 August 2021 06:43  
**To:** [REDACTED]  
**Subject:** Expenditure Jock Stein

[REDACTED]  
as you know we are in the final stages of putting our plans together for the Jock Stein Facility. Can you please confirm that this is the complete expenditure with no hidden extras.

Wages £ 234,000

Utilities

[19/20 electricity and water £11,510 inclusive of vat (copy of JSC main hall)}

If this is correct we can complete our financial analysis and complete our finances on this matter.

Thanks

[REDACTED]

**From:** [REDACTED]**Sent:** 07 September 2021 09:47**To:** [REDACTED]**Subject:** RE: Jock Stein - Community Asset Transfer

Hi

Further to [REDACTED] email please find below operating costs for the Jock Stein Centre for the three full years prior to the COVID-19 outbreak.

	17/18	18/19	19/20
Employee	226,048	224,494	215,173
Property (utilities and maintenance)	43,255	43,938	47,782
Supplies and Services (equipment, PPE, Uniforms)	10,786	7,834	10,519
Administration	1,824	1,712	1,388
PRS	1,755	1,956	3,571
Payment to coaches	16,892	16,871	13,968
<b>Total</b>	<b>300,560</b>	<b>296,805</b>	<b>292,401</b>
Income	133,563	130,156	124,017
Net deficit	-166,997	-166,649	-168,384

Note: Synthetic pitch income is contained within the income line in the table above and amounts to circa £30,000 per year. Gross pitch income does not feature in the above table as it is accounted for elsewhere and amounts to approx. £4,000 per annum. PRS refers to the public entertainment licence. Property costs exclude any costs of a capital nature and legislative compliance as the responsibility for this rests with the Council rather than SLLC. There are no grounds maintenance costs included as the responsibility for this rests with the Council rather than SLLC.

I hope this information is of use.

Regards

[REDACTED]

**David Booth**

General Manager  
 South Lanarkshire Leisure & Culture Ltd  
 Floor 5  
 Council Offices  
 Almada Street



Hamilton  
ML3 0EW

Tel: 01698 454374

[www.slleisureandculture.co.uk](http://www.slleisureandculture.co.uk)



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From: [REDACTED]

Sent: 03 September 2021 18:45

To: [REDACTED]

Subject: Jock Stein - Community Asset Transfer

Evening [REDACTED]

Thank you for this afternoon's frank conversation.

I thought that it would be useful to note the issues raised at this meeting and I trust that the following reflects our discussions. I have asked [REDACTED] to put a follow up meeting in the diary for the beginning of October.

### Staffing

We note that the business plan is on the assumption that existing BSA staff and 2 additional staff will manage the facility and this seemed light in terms of the salaries budget and the hours of operation. You highlighted that it is proposed to use volunteers and coaches to assist in the operation of the building and agreed to reflect this in the business plan.

There are 6 members of staff operating at Jock Stein and although the Council and SLLC are still to seek specific Legal advice on the issue it is our understanding that TUPE will apply and the existing staff will have the right to transfer along with the facility. You will appreciate that this is a key issue in terms of the CAT application and also the source of anxiety to the staff involved. We agreed that we will both seek professional advice on this matter.

In the meantime █████ will raise the issue of TUPE at a meeting with Scottish Government and other bodies next week to identify other occasions where TUPE has applied.

### **Organisational Structure**

We discussed the proposed organisational structure and you confirmed that you are working on providing more detail on the intended arrangements and the recruitment of representatives for the new Board.

It is my understanding that the property will transfer to and be owned by BSA, however the new "Board" will manage the facility. You recognise that the Council will require further information on how this relationship will be legally recorded and the extent of the remit and powers of the Board before the assessment panel considered the request. This will be particularly important with regards to the assessment of the community benefits to be delivered by the transfer and consequentially the level of any discount to be applied.

### **Community Benefit**

On the issue of Community Benefit, there has been significant objection to the proposed asset transfer, a good deal of which is based upon the perception that this transfer is for the benefit of a specific football club rather than the wider community. As well as demonstrating how the new Board will represent the community it is important that there is evidence of engagement with the existing users and that the proposal will not create displacement of the existing community activity.

You assured us that the success of the business model is based upon the existing users continuing to use the facility and that you are making efforts to meaningful engage with the users. It is acknowledged that this will be challenging in view of the various facebook campaigns, however, it is vital to the assessment of community benefits.

### **Business Plan/Financials**

It is appreciated that at the moment the business plan is based upon the existing financial information provided by SLLC and a "best guess" in terms of income and expenditure, however here are some general observations;

- we recommend a building survey in order that you have more detailed information on the repairs and future maintenance investment required for the buildings.
- we would normally expect to see a "sinking fund" for the regular replacement of the pitch surfaces i.e. money set aside each year to ensure that there are funds available every 10 years or so
- the booking and income figures provided by SLLC only reflect the regular bookings and not the "walk in" or gym use. As a result the suggested 68% non use is inaccurate. █████ will provide some additional information on overall income levels.
- a policy of electronic payments only can exclude people within the community from use of the facility
- there will be costs associated with insurances (property, contents and public liability), legislative compliance, refuse collection etc.
- employee costs will be much higher if TUPE applies

### Investment

You confirmed that you are in discussions with funders regarding the investment in the new and existing synthetic pitch and that you have spoken to Sports Scotland and SFA regarding the project. Initial reaction has been positive.

It would strengthen the application to have confirmation of this support from both organisations.

### Terms and Conditions

I expect to have the District Valuers Valuation before the end of the month. The DV is likely to make contact with BSA to discuss the valuation in the next couple of weeks.

As discussed the sale price is dependant upon the market value and a discount based upon a community benefit assessment. In general discounts for strong cases have been in the region of 60 - 70%.

### General

You confirmed that the play area is included within your request.

We agreed that it would be simpler for the gym equipment to be excluded from the request.

The request is still under development and we agreed to meet again in 4 weeks time to review progress. It is acknowledged that we may need to "pause" the clock however we will understand the position better by the next meeting.

In the meantime [REDACTED] will check that there is no information that requires to be redacted from the business case before it is placed on the planning portal.

Apologies for the length of the email however I trust that this is of assistance.

regards

[REDACTED]  
Joanne Forbes  
Property Services Manager (Assets and Estates)  
Housing and Technical Resources  
South Lanarkshire Council  
07795 090569



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**Objections from the Public Consultation Process in relation to:**

**2**

**Appeal by Blantyre Soccer Academy to South Lanarkshire Council's decision to refuse a Community Asset Transfer for the Jock Stein Facility, Hillhouse**

**1.**

I am opposed to the take over of the Jock Stein centre by BSA. I run a local football team and find it difficult to get pitches for the kids at the best of times. I have also had a 7 a sides booking at the Jock Stein centre for the last 20+ years which has been valuable to all players young and old for their fitness and well being.

Regards

Sean Callaghan

**2.**

Dear Sir or Madam

I refer to the recent application to transfer the Jock Stein Centre to a local amateur football club. I have been a resident of Hamilton for 31 years and I have used the centre on many occasions. I object to such a local facility being handed over to a single focus group and the attendant and most likely detrimental impact on the many other users. I have not paid my council tax over all these years to build and maintain leisure facilities so that they can be handed over to one group who will of course run it to suit their own agenda and football clubs benefit. They have the use of the facility like everyone else so why do they need exclusive use?

I understand that the application was originally denied and is now on appeal. I think it would be short sighted and wrong to proceed with such a transfer and would ask what has changed since the original application to now allow it on appeal.

Regards

John Forsyth  
15 Eriskay Avenue  
Hamilton  
ML3 8QB

**3.**

My name is Linda Carroll of 137 Belhaven Road Hillhouse Hamilton ML3 9SQ. I would like to register my objection against BSA appeal to take over Jock Stein sportsbarn. It would be in our communities best interests for this to stay in our community. I have been a Hillhouse resident most of my life and my children and grandchildren have used and loved the facilities from the swing park to exercise park and football parks and astro turf. I am now retired and was looking forward to using the gym facilities which have not opened yet due to covid, we have all suffered so much these last 3 years due to covid and need these facilities in Hillhouse. I think too much would be lost if there is a takeover BSA would not be able to afford to pay to run the gym and pay for staff. I sincerely hope committee votes to keep this in our community as we have always been so proud to have Jock Stein Sports barn here, what we need is SLC to invest in it and keep it in our community for us .

Mrs Linda Carroll

**4.**

I would like register my objection to BSA taking over the Jock Stein Centre and pitches as they already have numerous other facilities they can use for their own sole use, and leave the Jock Stein Centre for the local community to use, as there would be no viable alternative for the community of Burnbank and Hillhouse to use all the facilities that are available right now through the Jock Stein.

Yours David Murray

**5.**

Covid times have been very demanding for many in a number of different ways. Personally my family and I have benefited greatly from the local community centre in Fairhill and now attend a number of classes there. As with many of these facilities in South Lanarkshire I feel that they are definitely underused, not achieving their potential and that South Lanarkshire Leisure need to get their act together regarding this. I am not sure how you encourage full use of them but the local community and individuals would benefit greatly from their use.

I am also upset at hearing of the possible sale of the Jock Stein Centre, named after one of our local sports greats. Instead I would encourage South Lanarkshire Leisure to financially invest in keeping the centre and investing time and energy into promoting a much fuller use of it.

I am not from Fairhill but use their centre. Almost every class that I book is full and it is not unusual to go on a waiting list. Let's invest in, improve where need be, and promote our SLL facilities. Most have great parking facilities but are also within easy walking distance for locals.

Yours in anticipation

June Brown

**6.**

Dear Sir,

I refer to the matter relating to the appeal submitted by Blantyre Soccer Academy, in respect of the submission made, the appeal in itself provides no new evidence of any wider community support to their original request nor have they provided new information to support or suggest that the original decision to deny their request be revisited.

I would suggest that the Council's original decision to deny the asset transfer be upheld and any appeal by BSA be rejected.

My details are as follows

Paula Law  
61 Skylands Rise  
Hamilton  
ML3 8SA

Yours sincerely  
Paula Law

**7.**

I refer to the attached relating to the appeal submitted by Blantyre Soccer Academy, in respect of the submission made the appeal in itself provides no new evidence of any wider community support to their original request nor have they provided new information to support or suggest that the original decision to deny their request be revisited.

I would suggest that the Council's original decision to deny the asset transfer be upheld and any appeal by BSA be rejected.

My details are as follows

Elaine Maxwell  
2 Redwood Close  
Hamilton  
ML3 8SY

Kind regards  
Elaine

**8.**

I oppose the asset transfer to Blantyre Soccer Academy. This is a well used community football pitch. No way it should be sold like the play barn in East Kilbride which now sits empty because of the same circumstances years ago.

Craig Smyth

**9.**

Hi I am writing this email to kindly request the jock Stein stays within our community. I am a resident with young children. If this facility is not available to us we will have nothing. Furthermore will lead to antisocial behaviour.

Kind regards

Nadia Barghati and family

**10.**

To whom it may concern , this is my 2nd objection to BSA getting JS, they have already been rejected once and we all saw the reaction it got 1st time.If BSA are that determined to get there own facility there are options in Blantyre ie Stonefield rd Priory parks, and leave JS alone as it will only cause more outrage. Yours Kenny Davies,Blantyre G729PR

**11.**

Good afternoon,

I write to advise I am against the decision of Blantyre Soccer Academy taking over the Jock Stein Centre and I would like this to remain as part of the Hillhouse community.

Aimee Gibson  
19 Hillhouse Road  
Hamilton  
ML39TB

**12.**

Good morning

Following the recent decision by BSA to appeal the decision regarding the asset transfer of the Jock Stein, I would once again like to register an objection to this.

At present BSA monopolise let's across south Lanarkshire leaving the rest of the clubs to fight over the scraps. I note that BSA allege it will be open to all clubs however look at the number of teams that the club has across their infrastructure, what times would be available to clubs 10pm-11pm at night?

Proceeding with this not only removes an option for clubs but would make the facility less accessible for the local community.

I hope the council remains to see sense and keeps this as a community facility rather than transfer it for use in an elitist infrastructure that will make it wholly inaccessible for the public.

Regards

Ross Stirling  
4 Mill Court  
Hamilton  
ML3 8JB

**13.**

Hi my name is Dean Barghati, I have objected to BSA taking the jock stein as a community asset transfer.

I have had numerous meetings with BSA, community groups and every other football team in Hamilton and Blantyre in the last year. None of these teams/groups or any of the public were in favour of this transfer and I am now in the process of getting the proper funds to get the jock Stein facility that it deserves.

We have been lied continuously from BSA and the council's decision to reject this transfer was correct. The facility is used by everyone young and old and the children use the facility even when it's closed I was told by BSA that children joining thier club would have to" pay to play" and the BSA chairman was quoted In saying that the council had stopped a growing business.

I have been a resident of hillhouse for more than 30 years and I have have used this facility from the day I could walk to the present I would be a disaster for our deprived area if BSA take over this facility.

I hope that the appeals committee see sense in upholding the council's decision.

Dean Barghati  
67 Inglefield Gardens  
Hillhouse  
Hamilton  
M13 9FT



**14.**

The complex has served the community extremely well over the years, reflected in the large investment made by the council on behalf of the community using public funds. In my experience, pre-pandemic, it was being used by many community groups. After lockdown, it is being seen across the country that engagement in these type of community groups and other more personal endeavours are growing rapidly as people seek to improve their physical and maintain a positive mental health.

To remove an opportunity for the people in the immediate locale of the JSC and indeed wider Lanarkshire community, would be irresponsible of you as well as failing to recognise the needs of the current and would be stakeholders of the JSC.

As I understand, BSA have benefitted from CAT in the past. Although their charitable status and their support work within the community is commendable, previous CATs haven't engaged the public in the locale of these in the ways that might have been suggested. It is of utmost concern that should this pattern be continued with a high value and large scale facility CAT, the council and its taxpayers will simply be subsidising one community group. It's also worth noting that despite previously enjoying provision from SLC with discounted rates for pitch use etc, their subscriptions to parents and guardians remained high in comparison with other football groups - pricing the families who would benefit most from community areas like JLC - out of attending BSA.

That in turn brings me back to an issue that cannot be ignored in that the complex should serve it's immediate locale of Hillhouse first and foremost. Needless to say, it is one of the poorest areas in our community. SLC should be looking to engage with this community. Before transferring the asset, I implore you to ask yourself if you have properly engaged with the 3 schools in the hillhouse community to make use of the facility (particularly during the quieter hours). At a time that our young people have missed out on so much interaction with others, we should be using this extremely valuable asset to offer more opportunities - not take them away. There's many groups in the area, with their funding absolutely slashed, who would excel with the benefit of being able to use the facility.

In conclusion, I would beg of you to properly commit to engaging with the whole community - not a single entity.

Yours Sincerely  
Paul McGovern  
Chairman  
Blantyre Celtic YFC

**15.**

Hi,

I would like to reiterate my strong objection to the asset transfer of The Jock Stein Sports facility to Blantyre Soccer Academy.

Having grown up in the local area and remain there to this date I know the importance that it gives everyone in the local community. I understand that there is a process to follow but I am astounded and disappointed that an attempt to remove this facility has again been attempted after the overwhelming objection that was put forward in the first instance. The correct and sensible thing to do is to reject the appeal and remain with the original decision and to look for ways to engage, improve and include everyone within the local community, especially

those who cannot afford to lose access to it and further deepen the lack of opportunities at a time when the current climate is fraught. We have a duty as a community to make sure that we take decisions that are in the best interests of everyone.

Please do the correct thing and keep The Jock Stein Sports facility a local community facility that can give opportunities to everyone within the local area, like it did for me throughout my childhood into my adult years, it was invaluable.

Best Wishes

David McLellan

**16.**

In relation to the refusal I am fully behind this decision and any further appeals should also be refused.

Having used the centre for bookings at the Centre for my children growing up, this should be retained in public ownership for the full benefit of the whole local community interests.

Furthermore, BSA should never have taken the decision to be ran as a commercial business as what should be a local Club to encourage children to become involved in grass roots football. The application is a power grab to disclude other local clubs from utilising the pitches for bookings. By attempting to monopolise and expand what is already a large commercial enterprise.

I think you now know my thoughts.

Lee Waldron  
47 Murray Crescent  
Blanyre  
G72 0WX

Please do not hesitate to get in touch if you require further clarity

**17.**

Sirs

I am a 71 year old who, until COVID hit, attended Jock Stein gym etc 4 days a week along with 5 of my friends. Now we only attend on a Sunday due to staffing problems.

My main concern about BSA taking it over is that it will turn out to be solely for football related activities (mainly for Blantyre) and we will effectively lose our gym/table tennis/badminton and pickle-ball which we thoroughly enjoy.

Please DO NOT ALLOW THIS IMPORTANT ASSET TO MOVE OUT OF SOUTH LANARKSHIRE CONTROL.

James Gebbie  
123 Dalcraig Cresc  
Blantyre

**18.**

Good morning

I write in response to the appeal for the above application to transfer the Jock Stein Hillhouse to the BSA. The Jock Stein must remain a council run property and be available for use by all in the local community. Hillhouse needs this and football clubs must have equal opportunity to access outdoor pitch facilities.

It is just wrong for this to transfer into the hands of one club.

Address: 117 Philips Wynd, Hamilton, ML3 8PH

Kind Regards

Joanne Carroll

**19.**

I continue to reject BSA proposal for Jock Stein centre and grounds!

The Jock Stein centre and grounds are for, and are widely used by the local community! Local schools use the pitches and car park and local football teams rely on use the pitches. Local people also rely on the use of the gym facilities and groups run within the hall! It would be terribly unfair to allow BSA to take over these grounds for their own good and this must not go ahead!

JMcKeane- local resident

**20.**

To whom it may concern

I was shocked to hear that there has been an appeal by the bidders to take over the Jock Stein Centre and hope that the original decision to reject the bid will be upheld. I thought the decision was final when the Council rejected the bid in November.

I feel strongly about keeping such a facility in our community in order to guarantee access to all. We have used the centre for years and it would be a huge loss to many of the clubs and local families which use the facility. My family has been attending the badminton club there for years and there are many others who use it for recreational badminton, short tennis, basketball and other activities. Football is already well catered for throughout our region. Not every child likes to play football and I feel other sports should be given more consideration and promotion. This is especially true when we are trying to overcome the effects of covid and lockdowns on our young people. Just when we are starting to see sporting and community events getting back to some semblance of normal, the loss of this centre would be a huge blow.

Anna Agnew  
27 Philips Walk  
Hamilton  
ML3 8PL

**21.**

My name is Arthur McKeown.

I am a parent and resident of Hamilton. I am contacting you to raise my objection to the JS pitches being transferred to the control of a private club (BSA).

This move is fundamentally unfair. It disadvantages the many to favour the few. The local community do not benefit in any way from a single football team controlling a resource which was funded by the people of Hamilton. The same thing has happened in other facilities in NL and SL and results in teams having nowhere to train and nowhere to play.

I have seen it at first hand. Also, it means national government health targets are negatively affected by a council decision.

Please reconsider and refectorio the BSA application. Do the correct thing.

Thanks  
Arthur

**22.**

I oppose the transfer of this centre which should be for the community of all south lanarkshire residents especially those from the Hill House area

I also believe there maybe a conflict of interest as one of the committee members is a south lanarkshire council employee

Peter Henry

**23.**

Dear John,

I write to you regards the appeal from the BSA regards the asset transfer of the Jock Stein facility.

The facility is a community facility not just for football but for all sports that the community take part in . The BSA should never be allowed near the facility as it was stated in print their chairman stated that not getting the facility was stopping a good business they are a boys club not a business.

Their intentions are to get hold of the Jock Stein and benefit from the facility for themselves only ,no matter what they put down in paper. Why if they have the so called funds do they not try and by land in Blantyre and develop it as a facility they can share with the Blantyre Community.

This has caused a lot of distress and anger among the Organisations that use and have used the Jock Stein since it opened . I would urge the appeal be thrown out and continue with the Jock Stein being kept as the community facility it is shared by the community not one organisation like the BSA who have only one intention and that's themselves.

Regards  
Jim McGinty  
Chairman  
Blantyre Boys Club

**24.**

To whom it concerns, I wish to lodge my objection to the possible sale of the Jock Stein Hub to Bantyre Soccer Academy (or any other sole organisation).

The Hub has been a place that throughout the years my children were able to join various clubs (my son actually played for BSA funnily enough) to help build their confidence, keep fit etc. This is a place that South Lanarkshire should be financing for the children of Hamilton to use, it should not just be sold to BSA and taken out of the use of the general public

Thanks

Craig Campbell  
41 Elmbank Crescent  
Burnbank  
Hamilton  
ML3 9JF

**25.**

Dear Sir/Madam,

In relation to the appeal lodged by Blantyre Soccer Academy against the recent decision to decline the community asset transfer of the Jock Stein Centre, I'd like to further express my concerns.

My 3 children use this facility at least 3 times a week each, not just for football but also other sporting activities. It provides facilities to the surrounding community and should be kept in the hands of the council (through SLL) who act on their behalf.

There is no covenant in place to ensure continued access for the wider community. Publicly owned spaces should be for the benefit of all the community.

Kind regards,

Edward.

**26.**

Ref: CAT/21/0004  
Jock stein complex community transfer

Dear sir/madam

I am writing to express my concerns at the possible community asset transfer of the Jock Stein complex to BSA and to ask you to uphold the original decision.

The complex has served the community extremely well over the years, reflected in the large investment made by the council on behalf of the community using public funds. In my experience, pre-pandemic, it was being used by many community groups. After lockdown, it is being seen across the country that engagement in these type of community groups and other more personal endeavours are growing rapidly as people seek to improve their physical and maintain a positive mental health.

To remove an opportunity for the people in the immediate locale of the JSC and indeed wider Lanarkshire community, would be irresponsible of you as well as failing to recognise the needs of the current and would be stakeholders of the JSC.

As I understand, BSA have benefitted from CAT in the past. Although their charitable status and their support work within the community is commendable, previous CATs haven't engaged the public in the locale of these in the ways that might have been suggested. It is of utmost concern that should this pattern be continued with a high value and large scale facility CAT, the council and its taxpayers will simply be subsidising one community group. It's also worth noting that despite previously enjoying provision from SLC with discounted rates for pitch use etc, their subscriptions to parents and guardians remained high in comparison with other football groups - pricing the families who would benefit most from community areas like JLC - out of attending BSA.

That in turn brings me back to an issue that cannot be ignored in that the complex should serve it's immediate locale of Hillhouse first and foremost. Needless to say, it is one of the poorest areas in our community. SLC should be looking to engage with this community. Before transferring the asset, I implore you to ask yourself if you have properly engaged with the 3 schools in the hillhouse community to make use of the facility (particularly during the quieter hours). At a time that our young people have missed out on so much interaction with others, we should be using this extremely valuable asset to offer more opportunities - not take them away. There's many groups in the area, with their funding absolutely slashed, who would excel with the benefit of being able to use the facility.

In conclusion, I would beg of you to properly commit to engaging with the whole community - not a single entity.

Regards

Pamela Hutton

18 Swinburne Ave  
High Blantyre  
Glasgow  
G72 9SG

**27.**

I'm emailing to oppose the transfer of jock stein to Blantyre soccer academy, my sons team plays there it is their home ground, and I believe they would struggle to get their let if Blantyre soccer academy got it and they would you use it solely for their own academy's purpose and they already have their own ground elsewhere. It's not going to benefit other teams in the community and solely benefit Blantyre soccer academy in their use of it, they already have the hub in Blantyre, I really don't feel it would benefit another other teams and community that use the jock stein facilities for their ground for their teams. I travel from Glasgow to jock stein for my sons training and games and they will be hard pushed to find other facilities to accommodate their team elsewhere.

Margaret Pratt  
7 Killin Drive,  
Glasgow,  
G32 9AY

**28.**

I wish to object to the transfer of the Jock Stein Centre . I am 71 years old and have been using this facility for at least the past 10 years . I use this facility because it is easily accessible from my home . I don` t drive and to use another facility would involve using a very unreliable public transport system.

This facility was well used by many people in my age group and to lose this now would have a great impact on our social mixing and wellbeing

Facilities like this are sadly lacking in Hillhouse and to lose this one would be a major blow to the community

Anne Johnstone  
25 Corsock Ave  
Earnock  
Hamilton

**29.**

I am writing to you to register my objection to the Jock Stein sports centre being taking over by a Blantyre Football club.

This is a well used centre and is the only sports facility in the area.

It should not be removed from the public domain.

I would want to see it opened again and the ACE clubs returned.

Kind regards

Lorraine Garrow

**30.**

Just like before Myself and my mother are still against this move please take this into consideration when making your decision

Thank you

Martin Doyle, 19 Inglefield Gardens, Hamilton, ML3 9FT

**31.**

I am writing with reference to the appeal of the original decision to refuse the above Community Asset application by Blantyre Soccer Academy to take over management of The Jock Stein centre. As a resident of hamilton my whole life and now with 3 sons, one a teenager and twins aged 10, we all make regular use of the centre as the community provision that it is. I have held birthday parties for the boys there, attended fitness classes and the gym etc. When younger, my boys regularly used the play park and now regularly use it for football training, both independently and as part of a local football team. The centre is an important facility for all the local residents of Hamilton and should remain as such for the benefit of the wider community. Transferring to BSA is in effect privatising the facility which will have a detrimental effect on a large percentage of the current user groups. I work in public sector and appreciate that all local governments are trying to find ways to meet the ever increasing budget cuts, especially in the wake of the pandemic, but some cuts are too damaging to the very communities that Local Authorities are there to serve. There are many more options for budget savings that councils can implement rather than depriving

their customers and voters of access to key community facilities that are well used and valued by a wide cross section of the community. I urge SLC to uphold the original decision to refuse the application by BSA and protect this important venue and the services it provides for the benefit of the wider community.

Regards  
Moira McCall  
31 Tarbert Court  
Hamilton  
ML3 8UP

**32.**

I strongly object the take over. Growing up in Hillhouse the Jock Stein was always a valuable asset to some very vulnerable families and young people. Working as a teacher now in St Ninians I can see this even more, particularly in the context of tackling isolation, physical and mental health post Covid (I am also a trained applied Psychologist). It's a horrendous idea.

Laura Little

142 Montrose Crescent Hamilton ML3 6LJ

**33.**

Dear John,

I refer to the attached relating to the appeal submitted by Blantyre Soccer Academy, in respect of the submission made the appeal in itself provides no new evidence of any wider community support to their original request nor have they provided new information to support or suggest that the original decision to deny their request be revisited.

I would suggest that the Council's original decision to deny the asset transfer be upheld and any appeal by BSA be rejected.

My details are as follows

Danny Maxwell  
2 Redwood Close  
Hamilton  
ML3 8SY

Kind regards,

Danny Maxwell

**34.**

I have been asked to comment on behalf of hillhouse residents and tenants assoc again regarding the requested review by Blantyre Soccer Academy. The group voiced their opinion on the first application and the decision to say no to the request has in no way changed for our members. We firmly believe this would not benefit the hillhouse community.

Sandra Panton



**35.**

Paul Fitzpatrick  
12 Durisdeer Drive  
Hamilton  
ML3 8XB

14<sup>TH</sup> Feb 2022

Reference: CAT/21/0004

I am writing to you in relation to the PROPOSED Asset Transfer of the Jock Stein Centre, Hillhouse Road, Hamilton, ML3 9TB.

This letter is being sent on behalf of a group of Clubs who have united in their strong objection at the proposed monopolisation of this facility to one Blantyre based football team, this amounts to more than 50 teams. The Clubs who have united and form this opposition are:

Aston Villa Lions

Bardyke Rovers

Blantyre Boys Club

Blantyre Celtic

Blantyre Victoria

Eddlewood Boys Club

Hamilton Accies Boys Club

Hamilton Dynamo

Hamilton Phoenix

Jim McGinty Over 35s

Mill United

As you can see from the Clubs listed above, there is huge opposition at this proposed Asset Transfer. This is not based out of dislike or hatred for Blantyre Soccer Academy, but rather a strong passion and care for the Hillhouse community and the areas surrounding it. Hillhouse is in some parts a deprived area, and this proposed transfer of the facility to one organisation will only harm the community, not enhance it. We naturally care from a football side of things, but as we are all true community clubs, we have a huge element of responsibility to the local community.

I will outline our main concerns below; this list is comprehensive but not exhaustive. There are also concerns over how this application came about.

- This application was received on 15<sup>th</sup> June, which meant the notices were placed at Jock Stein to coincide with most teams not being at the facility due to the summer holidays. Is this a coincidence or an attempt to manipulate the system?
- When asked how BSA became aware of the option to apply for the Asset Transfer a member of their board replied on more than one occasion that he received an envelope through his door around midnight one evening. Who was responsible for this? Was it from within the council?
- BSA continually use the leaked document relating to a list of venues earmarked for potential closure, yet this proposal has now been removed and no longer remains a concern. Surely this is a blatant attempt to pull the wool over the eyes of the residents.
- Due to the timing of the application no formal public consultation is possible given the current restrictions relating to Covid. Would it not be realistic that if such an application was to be given serious consideration, then it should be placed on hold until all formal procedures can be fully completed.
- BSA can give no information on the future of the staff, these people have dedicated time and commitment into the centre and care about the people. Surely, they need to remain an integral part of a centre at the heart of the community.
- BSA at an informal meeting on 10<sup>TH</sup> July stated that their intention is to make profit from the centre then reinvest this into the local community. How do they plan to make a profit from a facility that has been loss making? They could not provide basic details of this. By making this statement it implies that if they do not make a profit, nothing will go back into the local community.
- BSA have not fully costed or even got a satisfactory business plan or model to know that they can benefit the local community. On this basis alone their application is flawed.
- Their proposal for a community garden is not going to enhance the community as they already have these available for use. Furthermore, this was going to be paid for using grants, something any current local community group would be able to do. Also, BSA currently have a substantial amount of money in their bank account so why do they need to use public funds in the way of grants?
- In relation to the locals using the grass as a garden due to living in flats close by, they state they will allow this to continue. Yet they would not give any assurance that the grass pitches would not be fenced off.
- Pitch availability is a huge concern. BSA advised the pitches would be let fairly, however anyone with a miniscule amount of common sense would understand that this is lip service. The priority will be given to their own teams.
- There is talk of an application being made to the WOSFL. This requires a home pitch for the member team. BSA stated that he Jock Stein would probably be their home pitch. This rules it out of use for other teams for a large amount of time.
- The pitch requires to be updated, yet they do not know a cost for this. How can they ascertain if they can pursue this without knowing the figures?
- There has been no mention of the fees which will likely be charged for the use of the pitches, meaning it is feasible that other clubs could be priced out of using the facility.
- BSA could not confirm what aspects of the centre would be saved. Will the gym remain available? Will community classes be available? For many this is their only form of recreation. This poses a serious risk to the mental and physical health and wellbeing of the residents.

In conclusion I feel, given the reasons outlined above, there is absolutely no ground on which this application can be accepted. There are too many gaps in the proposal. It screams of being rushed through without proper research and planning being undertaken. Why would that be? As a united group of teams, we oppose this transfer in the strongest possible terms. This should be enough to reject the current application given the sparse information supplied and the inability to fulfil the correct process at the current time.

The appeal provides no new evidence of any wider community support to the original request and provided no new information to suggest or support that the decision requires to be revisited.

I welcome any feedback or the opportunity to answer any questions you may have in relation to the above points.

Yours sincerely

Paul Fitzpatrick

On behalf of the above noted clubs



**Support from the Public Consultation Process in relation to: Appeal by Blantyre Soccer Academy to South Lanarkshire Council's decision to refuse a Community Asset Transfer for the Jock Stein Facility, Hillhouse**

1. I think it is a great shame the Blantyre Soccer Academy were not successful in their application for asset transfer of Jock Stein. I know that BSA are an organisation with great ambitions to improve the local community. You only need to look at what they have done with the Community Hub at Birch Place, Blantyre in regards to the garden area that is available for the community to use. I have no doubt BSA would have the same ambition and determination to improve the Jock Stein facility which would in turn benefit the wider community.

I believe that Asset Transfer projects can be hugely successful for all concerned. A great example of this is EKYC who took on a SLC facility and has made great use of the facility and has made further investment to improve it.

There is no doubt in my mind, Asset Transfer of the Jock Stein to Blantyre Soccer Academy would be great benefit to all concerned.

Regards  
Kevin Malcolm



Regarding the community asset transfer of jock stein our stance as a union has not changed and is the same as before. We are concerned for our employees who work at the centre as this situation has lingered on far too long and is causing uncertainty among the employees at the jock stein . Thanks

Kind regards  
Steven McCluskey  
Unite union rep





Community Asset Transfer Request  
Assessment

Organisation:	Blantyre Soccer Academy
Property:	Jock Stein Sports Facility, Hillhouse, Hamilton
Assessment Panel:	Joanne Forbes, Lorraine O'Hagan, Alistair McKinnon
Assessment Panel Date:	19 and 25 October 2021

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### **Property Assessment**

The property consists of Jock Stein Sports Facility and is made up of a sports centre, sports pavilion, 1 synthetic pitch, 3 grass pitches, a play area with play equipment and an external exercise area with exercise equipment.

This is an operational facility leased to SLLC. The sports centre building was identified as potentially “at risk” in the South Lanarkshire Leisure and Culture Review of 2021, however this assessment was for the sports centre and did not include the pitches which are well used. The Executive Committee however subsequently took the decision that the property was to remain operational.

If an asset transfer were to proceed the lease and contract arrangements with SLLC would have to be varied. At present, there remains an operational demand for the property. However, the other users of the facility (aside from Blantyre Soccer Academy) are not supportive of the asset transfer request. Granting approval of the request could therefore result in displacement of service users to other SLLC facilities.

There are 6 staff based at the facility. These staff are not peripatetic and are based solely at the property.

The Council has a clear and marketable title and the District Valuer has placed a value of **£365,000** assuming that restrictions are put in place for existing use only. Discussions with Legal Services have however advised that there are few means whereby the Council can restrict the future use of the facility and these have limited effectiveness. (Discussed further below). It is therefore not possible to use this value and demonstrate Best Value.

The land is currently zoned for leisure/recreation use however the 5.09-hectare site has residential development potential. The District Valuer has valued the site at **£2.5 million gross** market value. Even allowing for the costs of relocating the grass pitches in order to obtain planning consent for residential development the site is estimated to worth between £1.5 m and £2 m net.

The external play equipment has a replacement value circa £100,000 and the external exercise equipment of circa £25,000.

It has been confirmed to the applicants that the internal gym equipment is excluded from the asset transfer request as the majority is under lease arrangements and would be transferred to other locations.

The land is considered suitable for the proposed project and change of use would not be required for the transfer. Planning consent and Sports Scotland approval would however be required for the proposed change from grass to synthetic pitches.

The condition of the property is considered satisfactory given its lifespan and there are no fundamental repair issues.

### **Question/comment**

If the Council cannot effectively control the future use of the asset through title restrictions or other means, then the transfer would have to be on the basis of the potential development value. A detailed assessment of market value for development would be required to assess what abnormal development costs there might be for example the relocation of the grass pitches might be required by Sports Scotland. For the purposes of this assessment, it is assumed that the net value of the site is in excess of £1.5 million.

### **Organisation Assessment**

The organisation was established in 2014 and is a Scottish Charitable Incorporated Organisation (SCIO), Scottish Charity No. SCO43613.

Legal have confirmed the constitution is appropriate and the objectives are;

- To advance public participation in amateur sport of football by promoting the game of football through the provision of recreational facilities and activities and improve the fitness and health of the persons for whom the facilities/activities are primarily intended;
- To advance community development by providing a safe environment to encourage and promote the development of football, health, self-esteem, health and friendship within the community of Blantyre and its environs;
- To provide facilities and equipment and it will be available to anyone irrespective of race, colour, religion, sex, sexuality or disabilities, promoting a respect for diversity and encourage people to take pride in themselves and their team mates through the game of football.

The organisation has experience in working with other organisations, has been successful in obtaining funding and delivering a range of community-based projects that go beyond football such as a community laundry, community garden and Blantyre Bikes Better.

This will be the organisation's fourth CAT request (Main St Hall was withdrawn, Rowan Hall and land at Birch Place were approved).

The organisation has 3 employees, 75 accredited team coaches and over 400 members. There is knowledge, experience and capacity within the organisation to drive forward projects although they have never taken on a project of this scale before.

They have provided a development plan and business case and sought professional advice as and when required.

### **Question/comment**

Do they have the minimum of 20 members? Yes,

Succession planning and training – they have employees and sufficient membership and experience to develop the capacity of their wide membership and deliver succession planning.

Capacity and Stability – the organisation has experienced Trustees and capacity to develop their organisation further.

### **Project Assessment**

The project is to transfer the full sports facility to Blantyre Soccer Academy who propose to then establish a community-based board, with representations from other community and sports organisations including existing users, to manage the facility. A draft of the board structure and constitution has been provided.

BSA state that the primary purpose of applying for community asset transfer is to support their aspiration for the development of a new football team within the SFA pyramid with its own appropriate facility.

BSA have entered into discussions with funders, including Social Investment Scotland, regarding the purchase of the property and future investment looking at a range of options with a mixture of loan and grant funding expected to make up the overall investment figure of £1.3 - £1.6 million. To date no loan or grant funding has been secured.

The investment is likely to be phased to match the timing of funding with an immediate upgrade of the existing 3G pitch followed by the conversion of one grass pitch to 3G being the priorities. The refurbishment of the pavilion is also included in the early phases.

There are no investment proposals set out in the business plan for the main sports facility.

BSA have undertaken limited public consultation with existing users and the local community through a series of meetings and publicity. Their consultations have met with limited success and there is disquiet amongst the existing users and local community about how easy it will be for them to get access to the facility in future.

The formal public consultation resulted in 404 representations, 342 of which were negative and of which there were 62 in support. Reference was also made within the representations to a petition of over 1,800 people in opposition to the proposal, however evidence of this was not presented to the Council.

A summary of the issues raised within the public consultation responses was submitted to BSA and they carried out further consultation activity, again with limited success. A meeting with existing users of the facility and pitches resulted in only one person attending.

This is a significant operational asset and there are a wide range of operational, financial and legal issues to consider;

## Existing Users

BSA are not the largest user of the facility.

In terms of the 3 G pitches alone, 3 clubs have a greater/equal percentage of the current bookings.

32%	Blantyre Victoria
16%	Hamilton Phoenix
16%	Blantyre Soccer Academy
12%	Blantyre Celtic
6%	Hamilton Accies
16%	others

Blantyre Victoria, Hamilton Phoenix and Blantyre Celtic have all objected strongly to the proposed asset transfer raising concerns about restrictions to their access to the pitches in future and the potential displacement of their bookings to other locations. Other existing users have also expressed the same concerns. The existing users expressed a preference for the facility to remain under the management of the Council and SLLC.

The business model put forward by BSA requires the participation of the wider community in terms of establishing the community board and in terms of developing and sustaining the revenue income from the 3G pitches. Given the level of objection this wider community participation seems unlikely.

With regards to the sports centre there are a range of other sports and individual users including Judo, badminton, gymnastics and wrestling. The business plan makes reference to no cash payments being accepted for bookings. SLLC have confirmed that there are still a significant number of users that pay with cash. A cashless system could disadvantage individual users.

Existing users of the facility can benefit from a range of concession schemes such as the ACE scheme and Activage. Should the transfer go ahead, individuals could find that it costs them more to use the facility as there is no commitment to offering concessions to any particular groups in future.

## Staff

There are presently 6 SLLC staff based at Jock Stein with a total employee cost of £215,173.

There is at present a mixed view as to whether or not TUPE rules would apply if the transfer were to proceed. SLLC and the Unions are of the view that it should apply however more detailed information on the proposed operating model will be required before detailed legal advice can be obtained.

BSA have made it clear that they do not wish to take on the staff currently employed at the facility. Their financial model does not account for the TUPE of the existing staff and is based on the assumption that there will be limited staff costs for BSA. They propose to transfer their existing 3 staff and are considering the establishment of 2 additional posts

however intend to rely upon volunteers to provide the additional support required to manage the facility.

Staff costs within the business plan appear very low and if TUPE were to apply the financial model is not viable.

SLLC have advised that should the asset be removed from their lease/contract arrangements with the Council, these staff would be surplus to their establishment as their duties are very specifically related to this property. There are currently no vacant posts at the relevant grades that could be used to redeploy these staff to another establishment. It is considered reasonable to assume that it would take in the region of 6 -12 months to redeploy all of the staff.

This means that the asset transfer would leave SLLC with an additional staff cost of £215,000. The asset transfer does not immediately generate a revenue saving to SLLC or the Council.

The Unions have also expressed strong concern about the implications in terms of security of employment as well as the terms and conditions for the staff. The application for asset transfer has inevitably created anxiety for the staff based at Jock Stein.

### Organisational Structure

The development plan and business case set out 2 key objectives

- It is the intention of the development plan to Empower the Community by the creation of a Strategic Board, and have a different type of relationship with the local community and users.
- It is the intention to establish a Pathway for Success - new football team within the SFA pyramid with appropriate facility

Whilst there is a lot of information within the business plan around the community management of the facility it is clear that the primary purpose of the asset transfer is to enable the development of Blantyre Soccer Academy's Football Team.

"The development of U20 team will create an attractive part of player pathway. The building of a 'one club' philosophy through the creation of U20 and Tier 7 team progression will ensure that every player will have the opportunity for progression.

We are looking to further develop the positive environment by achieving consistent success by providing members with the opportunity to progress to Pro Youth, Senior and hopefully International Appearances.

We are looking to create a Football Excellence Hub in order to provide greater experience, training and support for football coaches."

This has given rise to concerns amongst the wider community about continued community access to the facility.

Whilst a draft constitution has been prepared for a proposed community board there are no community representatives identified and the community is not engaging in discussions.

There is no detail on the decision-making powers of the Community Board or how the relationship between that Board and BSA will operate.

### Community Support/Community Benefit

There are a total of 351 objections and 64 letters of support following the public consultation. BSA have tried to engage with the community on the proposed operational model for the management of the facility however only 1 organisation attended the meeting.

The main themes of the objections were;

- The facility is well used by the local community and being under the control of a football club could impact on public access particularly for non-football sport
- Removal of the wider geographic community benefits in favour of a community of interest
- Detrimental to other football clubs in the area

It is not particularly surprising that other football clubs would oppose the transfer to a rival, however the business model is based upon income from these clubs continuing to book the facility. This affects the viability of the project and potentially causes displacement of existing bookings to other locations.

In other cases, football clubs have worked together in developing asset transfer requests, agreeing at the outset to share the facility. Such an approach would have strengthened this application.

As stated above, the primary purpose of the asset transfer and all of the proposed investment relates to football. The plan does not identify benefits to the wider community and the proposed pricing structure could impact on low-income users as there is no certainty of concession schemes continuing.

### Investment Funding

Funding is immediately required for the purchase of the facility and the first phase upgrade of 1 pitch to 3G.

The proposal is for around £1.3 - £1.6 million in the provision of 2 3G pitches and upgrade of grass pitches. The investment proposals are solely aimed at football.

No funding sources have been confirmed as yet; however, it is expected that for sums of this nature funders would require the title of the property to be unencumbered by any restrictions or clawback of future value by the Council.

### Financial Model

The financial information provided is based upon the current SLLCT business model for the facility itself, and an assumption of income for the pitches. It takes into account a reduced

level of uptake in pitches in the first two years which is usually a reasonable approach for a new venture.

On the face of it, this business model produces a reasonable surplus in-year.

However, as the model is based on the current income streams, and these include the walk-in business element which the project does not support, then it needs to be removed from the cash-flow. In addition, the current income includes the monies received from other local groups utilising the facility and pitches, and these groups are not yet on board. Again, this would have a detrimental impact on the income position.

Taking these into account, it is felt that the financial model is not sufficiently robust as it currently stands.

### **Community Benefits**

Blantyre Soccer Academy have linked their proposals to a number of the Council's key objectives and priorities, particularly. strengthening the community through community asset transfer and health and fitness.

There is strong local opposition to the proposed transfer which affects the likelihood of BSA being able to create a genuinely representative community Board to manage the facility.

Without the wider community support and a robust and diverse community board, the only community benefits that can be taken into account at this stage are those that would be delivered through the continued development of BSA's football club aspirations, which they state is the primary purpose of the asset transfer request.

The Working Group has assessed the potential benefits at 17% due to concerns regarding the lack of community buy in, the financial viability and the potential issues for existing staff.

Community engagement has had limited success.

### **Question/comment**

There is significant community objection to the proposal and in submitting their application for asset transfer prior to engaging with the community BSA have made it difficult to now develop meaningful engagement.

As things currently stand, the community benefits are really only directed toward BSA as an organisation and its members rather than towards the wider geographical or sporting community.

The risk of displacement of existing users and/or increased cost of access offsets to a great extent the community benefits derived from the increased development of BSA.

There is a significant risk the asset transfer will generate less community benefit than the continued operation by SLLC.

### **Alternative Options**

The Council and SLLC consider that the property still meets the current operational requirements for the area.

Stays with SLLC –

- protects the more disadvantaged users and the ACE and the Activage schemes
- ensures equal access for all existing users
- removes the risks associated with TUPE or displaced staff

If the Council and SLLC decided at a future date that this were not the case and the site was declared surplus, the Council could expect a significant capital receipt, circa £1.5 million if sold on the open market.

### **Risks**

**Project Delivery** – Funding is not secured for the acquisition of the facility nor the future investment phases and is likely to be a mixture of loans and grants. This in turn will impact on the Council's ability to protect the development value.

Applying a 17% discount to a value of £1.5 million would require BSA to secure funding of £1.245 million for the acquisition as well as the £1.3 million for investment. This is a significant risk to the project delivery and is unlikely to be acceptable to funders.

The project delivery is also dependant upon planning consent being granted and Sports Scotland agreement for the 2<sup>nd</sup> 3G pitch.

**Viability/Sustainability** – The financial model is based upon existing costs and use figures, with the assumption that existing users will continue to book/use the facility despite local objection and that the facility can be managed effectively with less staff and volunteers.

The financial model is based upon an income from other organisations however to date the wider community and other football clubs have refused to engage with BSA and have objected strongly to the transfer out of Council/SLLC control. This detrimentally affects the viability of the financial model.

Even assuming that, after the investment in the facilities, other clubs wished to book, it cannot be assumed that it would be at the same levels or costs as at present as the business plan is simply based upon the current operating income and costs.

There is likely to be displacement of existing users to other SLLC facilities and no guarantee that existing users will be able to access the facility or pay affordable prices for that access.

The financial model does not reflect a full complement of staff nor recognise the possibility that TUPE applies.

**Community Benefits not delivered** – The community benefits are primarily in relation to a specific football organisation and are offset by the potential loss of benefits to other organisations and the wider community. The business plan does not provide sufficient evidence that the investment can be delivered or the revenue income generated to support the ongoing operation of the facility. If the operation were to fail and the property be sold on the Council would lose a significant capital receipt.

### **Mitigation of Risks**



At present there is insufficient information to enable identification of effective mitigations.

Greater engagement with the wider community and existing users would be required.

More information would be required on the membership, remit and operation of the Management Board.

A full development appraisal and valuation would be required along with a suitable arrangement for “clawback” and/or standard securities to protect the development value, would need to be identified and agreed with funders.

Detailed Planning consent and Sports Scotland agreement would be required for the development of an additional synthetic pitch.

Funding options would need to be developed further and the business and financial models be more robust.

### **Decision**

This is a high value asset which is still in operational use. The alternative use value of the asset is significant and there are very limited means whereby the Council can effectively protect/recover any share of that future development value.

Whilst recognising that the organisation is capable and stable, the proposal has failed to secure community buy in. This impacts, not only upon the assessment of community benefits, but also on the business plan and financial viability. The detail provided with regards to the operating model, proposed community board and financial planning is insufficient to demonstrate that risks identified are mitigated. For an operational asset of this scale more information is required and wider community support essential.

The alternative option of SLLC continuing to deliver the services ensures wider public access to the facility, protects existing users who benefit from concessions and protects those 6 jobs currently associated with the management of the facility. It also protects the longer-term development value.

Through discussion with Council officers the organisation has been providing additional information and adapting their business plan ever since their original submission, however the panel believe that the proposal is not sufficiently robust for a positive recommendation to be made to the Housing and Technical Resources Committee.

The decision is to refuse the application, specifically, for the following reasons;

1. Lack of community engagement and community support for the proposal with strong objection from existing users.
2. Primarily football focused with insufficient evidence that the membership and remit of the proposed Community Management Board would deliver wider community involvement
3. The high value of the asset would require identification of a mechanism to protect future development value that is also acceptable to funders

4. The negative implications for the 6 existing staff whether TUPE applies or not
5. High risk with limited mitigation.

<p>Not fully developed</p> <p>Refuse</p>	<p>Governance and financial arrangements of the organisation are strong however not tested against a project of this scale. Best Value characteristics are not well demonstrated in the proposal particularly given the value of the asset and that the benefits accruing from the current use are equal to or greater than those delivered by the proposal. Related projected benefits are not based on robust information given the lack of community support, lack of information on the proposed community board and the project demonstrates questionable value for money.</p>
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**Blantyre Soccer Academy****Appeals response**

Blantyre Soccer Academy is an organisation dedicated to the eradication of poverty: financial, health, lack of opportunity and physical and mental well-being. It is evident that the Jock Stein Sports Facility has been neglected by South Lanarkshire Council and the Leisure Trust. Furthermore, we have provided written documentation that South Lanarkshire will only provide a repairs service at Jock Stein.

We have constructed a social, sporting and financial plan to stop the closure and further eradication of service provision at the Jock Stein Sports Facility.

We have written Development Plan, Community Use Agreement, Business Plan which clearly shows that the Hub will stay open, the football facility will be improved and the users and the local community will have direct access to the Jock Stein Sports Facility.

It is extremely disappointing to view the negativity of some sporting organisations, who perceive that the Soccer Academy is some sort of enemy without having any serious consideration of the current owners of the site, the lack of management scrutiny and the run down of the facility over the last number of years.

We believe that any anger should be directed at the decision makers and not a community organisation who has invested significant resources trying to resolve the historical underfunding, mismanagement and under resourcing of the working-class communities within South Lanarkshire.

It is evident that there are a number of organisations/people who believe that the Jock Stein Sports Facility should remain within the ownership of South Lanarkshire regardless of historical underfunding and the knowledge that the situation will not change. They have not provided one notion, positive comment, credible thought on how to keep the Jock Stein Sports Facility open.

We do not accept this position, we believe that the improvements at the Jock Stein Sports Facility can be the catalyst for the renewal of the local community: a launching pad against insecurity, hunger, lack of opportunity and physical fitness.

**Summary**

The Strategic Board and the Community Use Agreement will ensure that fairness and proper decision making will be at the heart of the new facility. So, if you have a team which e.g. trained on the facility, for 20+ years, the booking would be honoured.

The council tax payers throughout South Lanarkshire are subsidising a facility, on figures provided by South Lanarkshire council, is 62% closed and had lost £500,000 in the last three years. This financial crisis and lack of use as well as the historical underinvestment initiated the closure programme by South Lanarkshire.

We are also proud of the Jock Stein Sports Facility, and that is why we are determined to raise the standard of the facility, campaign for better facilities and to improve the quality of life of everyone.

A local resident has advised that the Soccer Academy should look at other facilities and leave the Jock Stein Sports Facility within the ownership of South Lanarkshire Council. We have used the Jock Stein Sports Facility for many years, and we treasure the facility just as much as any other organisation. It is the lack of funding and the run down by South Lanarkshire which caused our intervention. Our first objective is to keep it open.

We also support the sentiments raised by another local resident, who demanded that we would not be in this position if South Lanarkshire had invested in the facility.

There appears to be a standard letter from a particular source, which appears to be quite happy to reject the application by the Soccer Academy but has provided no alternative.

There is a comment about a play barn in East Kilbride, which appears to be subject to a transfer and now sits empty. We have absolutely no knowledge of this matter. It may be prudent for the sender to raise the matter directly with South Lanarkshire Council.

There is a comment about the transfer will lead to anti-social behaviour. This comment comes from the core of the objectors. Unlike this person, we trust the local community. Investment, improved facilities and a new future for the younger ones will never lead to anti-social behaviour.

A person connected with a football club had advised the soccer academy that we should go for Stonefield or the Priory Parks. It is not an ideological refusal; it is just the Jock Stein Sports Facility (stay out of Hillhouse message to Blantyre)

A local resident has commented that they want the Jock Stein Sports Facility to remain part of the Hillhouse community. It is, currently, the same as every other council facility, owned by South Lanarkshire. The asset transfer will bring the ownership closer to the local community. run by Strategic Board and with the Community Use Agreement.

A resident from central Hamilton has described the Soccer Academy as an elitist organisation but didn't manage to read any of the documentation provided by the Soccer Academy. We recommend that he reads the Community Use Agreement, which for the first time provides a guarantee of use and not reliant on the letting system of South Lanarkshire.

One local resident associated with a football team has made scurrilous allegation of the soccer academy telling lies. We will not be commenting on any part of the contribution by this person.

We support a significant part of the contribution from Blantyre Celtic. The council should be doing more to engage with the local community, the schools, sporting groups. We do not believe that South Lanarkshire has the wherewithal, skill, determination or commitment to change its philosophy. South Lanarkshire has been in existence since 1996, and had not managed to engage so far.

A resident has commented that the facility would be removed from public use. We reaffirm that the asset transfer will bring the ownership closer to the local community. run by Strategic Board and with the Community Use Agreement.

A resident has complained that the Soccer academy is run as an efficient and competent organisation. We reaffirm that the asset transfer will bring the ownership closer to the local community. run by Strategic Board and with the Community Use Agreement.

A local resident has commented that the sports hub will close and that the facility would only be used as a football venue. we recommend that the resident read the documentation provided.

A resident has commented that the facility should stay in council ownership despite the fact there is a recognition there will be no investment in the facility. We reject this notion. We want a brilliant facility.

We believe that the local community will gain an asset with the asset transfer: not controlled by politicians, senior officials and trust. A resident commented that the community would lose the facility.

There is a scurrilous comment that a member of the soccer academy is an employee of south Lanarkshire. We never comment on the personal employment of other people.

A comment from football team states that the asset transfer is only to benefit one team. we recommend that the person should read the documentation. It is evident that he has not done so.

A resident does not want any community asset transfers and believes that South Lanarkshire should keep all the facilities. We would have some sympathy with this comment if South Lanarkshire has a proper investment strategy and looked after the facility.

We also support that the public should have access to public facilities. the lack of funding has led to the crisis at the Jock Stein Sports Facility.

A resident with a Parkhead postcode has commented that they travel to train/play with a team at the Jock Stein Sports Facility and would oppose the asset transfer as the child would need to find a new base. The community agreement is very clear: we want the current teams to stay at the Jock Stein Sports Facility. There is no need for this team to change location.

This resident wants Blantyre teams not to use facility, apparently.

There is a major conspiracy theory contribution which appears to suggest that there is an ulterior motive with regard to the asset transfer.

pitch availability – the community use agreement covers this matter.

strategic board – provides the management and overview

finance – the improvements are fully costed

funding – the information is within business plan, (did you read the business plan?)

A number of clubs who claim to use the facility are not recorded by South Lanarkshire on documentation provided to us.

## Conclusion

We have provided a social, sporting and financial model. We have provided a future of investment, high standards and a positive impact on the local community. we reject the current situation and we believe that the policies of disinvestment can be reversed. we have faith in local people, especially those who have been disenfranchised by poverty, health inequalities and lack of opportunity. It is time for a radical change,

social

sporting

financial







Inventory of Documents for Jock Stein Review Report

1. Plan of Site
2. Ariel Photos
3. Application Form dated 21 May 2021
4. Constitution for Blantyre Soccer Academy
5. Supporting Business Case (updated version) received 13 October 2021
6. Community Use Agreement received 13 October 2021
7. DV Valuation Report dated 8 October 2021
8. List of Responders to initial Notice
9. Summary of Representations closed 20 July 2021
10. Decision Notice dated 16 November 2021
11. Request for Review (revised) dated 28 January 2022
12. Email Correspondence
  - a. 21 June 2021
  - b. 9 July 2021
  - c. 28 August 2021
  - d. 7 September 2021
13. Responses to consultation on Review
  - a. Objections to review
  - b. Support or review
  - c. Representation from Union
14. Assessment Panel Report dated 19 and 25 October 2021
15. BSA response to consultation on Review received 7 March 2022

