

Community Asset Transfer Review Notification

An 'Application for Review' has been made by **Kelburne Hockey and Community Sports Club** in relation to the **Ralston Community Sports Centre**, as set out in Section 86 of the Community Empowerment (Scotland) Act 2015.

Under Section 4(1)(b) of the Asset Transfer Request (Review Procedure) (Scotland) Regulations 2016, the Council is required to provide notice of the review to all interested parties.

Copies of any representations previously made with respect to the asset transfer request, will be considered by the local authority when determining the review.

Further representations may be made to the local authority, in writing and stating your full name and address, to catreview@renfrewshire.gov.uk or by posting to CAT Review, Committee Services, Renfrewshire House, Cotton Street, Paisley PA1 1TR. All further representations must be submitted by **Thursday, 27 October 2022**, being 10 working days from the date of this notice.

A copy of further representations received will be sent to KHCS who will have a further 10 working days to submit a response.

All further representations and responses will be posted on the Council's website <https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>.

Review Documents

The following key documents are attached to this notice:

- KHCS Application for Review 29-09-2022
- KHCS Ralston Residents Information Session 6-6-2022
- KHCS Response to 8th August CAT Panel Review

General information about the asset transfer process is available at www.gov.scot/assettransfer.

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

Kelburne Hockey & Community Sports Club application for a CAT of Ralston Community Sports Centre - Our Request for a Formal Review (Appeal)

General Statement on the KHCS Application and the Management of Ralston Community Sports Centre

Our CAT application was born out of a series of pitch funding inactions by Renfrewshire Council for various reasons since Feb2018, when we joined a small project team to provide technical guidance on pitch materials & construction. We worked on the proposed mini sports village project at St.James which when not supported (for hockey only) by the Council on cost grounds, moved to the support of a change to a full water-based pitch at the existing ON-X Linwood pitch.

We provided guidance once again as part of a £3m+ budget for the ON-X regeneration, of which £1.5m was for the hockey element, and once again the budget was not taken up and nothing was built. Covid-19 then hit and we were informed that all monies were off the table and once again, after 5 years of effort, KHCS were not a single step forward. As it transpires, £400k remains stated (Finance Director Alastair MacArthur) on the 2022 capital spend budget (for Linwood only) but the Council confirm that as of yet, no further investigative work on the Linwood hockey re-generation project has begun yet.

Due to the lack of funding from 2018, we had no option other than to create our own CAT initiative to re-generate Ralston Community Sports Centre to a Hockey and multi-sport centre, with regenerated grass pitches and proposals for a Pavilion to make it significantly busier and more hi-tech than before which would continue employment creation and allow the centre to open 9am to 9pm every day, which we know is highly sought after by local residents.

When you inspect One-Ren public accounts that show that **Seedhill Sports Centre is subsidised to the tune of £1.03** per person visit to the centre, and the similar operation at **Ralston is subsidised to the tune of £2.84 per person visit** to the centre, almost 3 times more, then it is clear that there are serious financial implications in the retention of Ralston as a Community Sports Centre in it's current format.

The Ralston Community Sports Centre requires a change of direction and a new mission, and Kelburne Hockey & Community Sports Club are of a firm belief that we can provide this which has been outlined in our extensive business case. You will also find when speaking to local Ralston organisations that they will agree that the centre needs to change and that it needs to become a more viable operation. A few extra classes each week doesn't bridge the significant financial gap. If you look at the statistics and talk with the Service Provider (One-Ren) directly, they will call out this message very clearly to anyone in the Council who engages with them directly.

When you add to the mix that Renfrewshire Council have a new budget deficit of £34m, that this centre costs more money to run than any other centre of the same purpose, that this centre requires a £500,000 football pitch replacement, that this centre currently only opens from 5pm due to previous cost/budget constraints, we only need to look forward 2 or 3 years and see the centre will be at serious risk.

We believe that Renfrewshire Council needs to embrace change, look at the on-going expense of this centre and support KHCS's Community Club initiative for Hockey and multi-sports, including football on grass, young child skills/football on artificial turf, and make a truly valued and ground-breaking commitment in the world of Sports Centre Management, by letting Sports people run a sports centre for the overall good of the whole community.

We hope that Renfrewshire Council will address all of these facts as they deliberate over our appeal and make the right decision to create a new Vision for this centre.

Our Request for a Review

Under Section 88 of the Community Empowerment (Scotland) Act 2015 (the "Act"), we are writing to confirm our formal request for an internal review of the decision (on 30th August 2022) to REFUSE our CAT application for the transfer of the Ralston Community Sports Centre Kelburne Hockey & Community Sports Club.

As part of our submission, we will lay out the facts & evidence received during the period of the CAT process which will demonstrate that the wrong conclusion was reached by the CAT Panel and that a new set of eyes should undertake the formal review and consider our appeal in greater detail and provide a formal response by return.

The following specific points were stipulated in the REFUSAL by Renfrewshire Council on August 30th and we will provide our statement, reasons and evidence relating to each of the the points stated in turn below

- 1... Uncertainty of funding available to carry out works detailed in the CAT Request; and
- 2... Impact of the significant degree of community opposition to the CAT Request on community cohesion

Kelburne Response to point 1 – uncertainty of funding

On 3/8, we were asked **3 questions** by the CAT Panel (see appendix 1) which required a response prior to 26/8 which was their next meeting date (see Appendix 3) to make the final decision

- a) Provide more evidence specifically on the £300k grant/loan request from the council and the start-up balance
- b) Explain the corresponding (growing) expenditure on staff salaries in our 10 year I&E plan
- c) Provide further assurance that Ralston Skills would be provided with access after the new pitch was laid

We provided our response to the Council officers in good time as below and this is contained within the attachment document - [*KHCSC Response to 2nd August CAT Panel Review*](#)

Response to question a) Our business case requested a Grant or a Loan for £300k from Renfrewshire Council. During discussions over the course of the transfer process, we were made aware the Council would not provide a grant for an asset that would be leaving the council estate, therefore we suggested an interest free loan route (paid back @ £6,000 pa over the 50 year lease deal) and this was made in writing to Renfrewshire Council Finance Director, Mr Alastair MacArthur. The response from Mr McArthur (see Appendix 2) was that he was not prepared to enter in to any discussions regarding a loan until the CAT panel make a formal assessment. Given that the Finance Director would not collaborate on our Loan request and the CAT Panel subsequently refused the application based on the £300k funding specifically, it makes no legal sense to do this since the source of our funding has refused to discuss it.

It is inconceivable that Renfrewshire Council could REFUSE this CAT request as the basis of £300k not sufficiently firmed-up, whilst the same Renfrewshire Council refuse to talk to us regarding our loan request for the £300k over an affordable 50 year period.

Our legal advisor informs us that if any particular part of the Council body is not supportive of your request for specific needs which contributes to your application, and another part of the Council body rules against you without this information being known, then they are in breach of process and legally cannot rule against you until this part of the process is complete.

We had also made this loan request on the basis of a process that already exists in the Council, that the Council had previously provided a loan of £250k to a local Athletics/Harriers Club to finish-off a CAT project that was in its final stages and needed an investment boost to get it over the line.

KHCSC also provided a full response to the £300k question and also the £288k balance in our original business plan and we have fleshed this out in our specific document. This document is attached as back-up in our response.

All Funding elements were sounded out using tried and tested Grant organisations across Scotland & the UK, that support Charity organisations, and our business proposal outlines where these funds would come from in detail. We believe we have a sound business model which secures the future for this Sports Centre and allows it to flourish under a more dynamic & nimble organisation who can create the right opportunities for members and visitors alike in the short, medium and long-term at the Sports Centre..

Finally, we were informed that we had to ensure our response was sent before the final CAT Panel meeting on 25/8 which we did. What has become apparent through discussions with Renfrewshire Council, was that the 25/8 meeting did not take place to discuss the merits of our response. The CAT Panel made their decisions individually and then collectively using mail-forwarding processes, summarising individual panel members responses into a response and the REFUSAL Notice.

It is inconceivable again that what has been acknowledged as the largest Financial CAT in Renfrewshire Council, has been decided by the CAT panel using an eMail trail ultimately then leading to a collective Panel REFUSAL decision, rather than a more significant and meaningful team/panel discussion in a room which has much more gravitas (See Appendix 3 confirmation).

We have placed a FOI request with Renfrewshire Council, for all the panel (individual and collective) discussions from Aug 1st in order that we can provide more background to our response, however as yet, this has not been provided by Renfrewshire Council. We would respectfully request that as the Review co-ordinator, that you are also equipped with this information to assist in your deliberations. It is our belief that the decision to REFUSE this application was pre-set in the Panels minds from the first 3/8 meeting and regardless of what KHSCS sent, was rubber-stamped on the 30/8 Refusal Notice.

Response to question b) Our response to this was the increasing values related to a YoY salary growth estimate of 3% and the detailed background behind the roles were clearly stated in our response

Response to question c) There is no issue with regard to access to Ralston Skills when the new pitch is installed. This was previously explained in the communication trail with Ralston Skills stated on the appendix documentation from our original business proposal and repeatedly re-stated in various meetings thereafter. The Ralston Skills sporting ethic for primary-school children football/skills coaching is identical to the Kelburne Jockey Hockey ethics and we very much want to have BOTH these two young groups playing at our facility and we scheduled this in the playing calendar - again part of our proposal. The Chair of Ralston Skills is on-record however, as stating that he would close Ralston Skills himself if the facility was handed over to KHSCS to create the new sporting & business model.

This was unfortunately mis-represented in Social Media posts/groups as it being KHSCS kicking-out Ralston Skills when this is very specifically the opposite.

Kelburne Response to point 2 – community cohesion

We note the Council used Section 82 (**Asset transfer requests: decisions**) Part 3 in order to determine whether the KHSCS application provided a positive or negative benefit on community cohesion and resilience. In this case, the Council used Part 3 (J) “such other matters (whether or not included in or arising out of the request) as the authority considers relevant” to conclude that our proposal provided a net reduction in benefits at the Centre. KHSCS argue that the Council are wrong in their assertion that this proposal provides a negative effect for the following reasons

Response Part A... The Council have not fully considered the complete Section 82, specifically Part 3 C(i), C(ii), C(iii), C(iv), C(v) and C(vi) (see appendix 4) in relation to the benefits that the KHSCS proposal offers for this facility as it has been operating in the last 6 years with the Council service Provider One-Ren.

The many increased KHSCS proposal benefits have not been considered or commented on by the Council in their deliberations and they simply opted to apply the catch-all “Sect J - any such other matters” clause to become the over-riding reason to refuse the proposal. Our overall proposal for the centre is captured in the attached document titled **KHSCS Ralston Residents Information Session – CONDENSED VERSION** which is a document that summarises all the benefits which have been listed below, starting from Sect 82 Part 3, Sect C (i thru vi) below viz.....

“In reaching its decision, the authority must take into consideration the following matters : Part (3) (C) whether agreeing to the request would be likely to promote or improve”

(i).. Economic development

- the current operation runs from 5pm to 9pm every day and does not open daily as it's not financially viable to do so. This has been confirmed by the One-Ren Executive to be the case and there is no plan to open the from 9am to 9pm daily. **The KHSCS operation confirms the centre will run from 9AM to 9pm daily with many more events than provided today under One-Ren**
- the current operation, prior to Covid, ran an average of 19 classes per week in the Gym and Studio Room. **The KHSCS operation will run over 30 classes per week in the Gym under a franchised Gym operation with our partner, SKFitness, and will offer over 30 other events in the Studio room per week. This is a significant increase in general activities in the Pavilion which provides increased economic development than today under One-Ren**
- In the last known & detailed Renfrewshire Leisure Accounts (2015 – see appendix 5) the following comparable ‘sport-centre operation ‘subsidy per person’ is highlighted. This resulted in a 2016 closure notice which was pushed back subject to operational improvements to improve the cost-burden which has not materialised since then, resulting in One-Ren opening ONLY in the evenings - there is no economic desire to change this in One-Ren. In a financial comparison of like-for-like sports centres, it is clear the lack of economic development of the current centre puts it high-risk of closure, particularly with the expected re-development of Seedhill for UWS and additional new pitches underway in Johnstone, Gryffe and new Paisley Grammar school which will ADD to the football pitch estate run by One-Ren. **The KHSCS proposal is designed to turn this around by providing a different strategy than today with a wider range of sports available, provision of FREE hockey for all Renfrewshire schools, increased use of the whole sporting estate and dedicated up-keep of a listed building to HES Standards.**

Outdoor Sports Centre	Subsidy (Cost to Council) per visit	Source Documentation
Seedhill Community Sports Hub	£1.03	rl-annual-report-2015-21-10-15-spreads.pdf renfrewshireleisure.com
ON-X Sports Centre	£1.90	
Erskine Community Sports Centre	£2.18	
Ralston Community Sports Centre	£2.84	

(ii).. Regeneration

- As well as a NEW artificial hockey (and multi-sport) pitch provision, KHCSC will regenerate and improve the drainage on the grass football pitch ([not offered for hire today by One-Ren](#)) and make it available for hourly hire and/or as part of an 'anchor tenant' scheme, working with a large/local football organisation to make this their home when they don't have one of their own today
- The grass pitch functionality will be geared towards football and/or American football as dictated by the final arrangement and utilisation of the current fully un-used part of the facility
- partnership with UWS to provide access for 1 of their key sports (hockey) and 1 other (American football, rugby or football on grass has also been discussed with their Sporting Director Ciaran O'Brien
- More sports classes will be run on the artificial pitch (eg physical training, bootcamps, walking football, Ralston Skills, other skills groups, Active Schools Sports camps etc)
- A state of the art gym, financed by our partner SKFitness, rather than old/out-of-date gym equipment there today, will be implemented immediately on entry to the facility and after refurbishment.
- Redevelopment of the Reception area to re-design and provide MORE rooms for other activities

(iii).. Public health

- Increased use across a wider range of activities of the facility, as an option away from football, provides a much better range of activities for our young kids of today. Hockey is a 'growing sport' between the ages of 7 and 70, whereas football participation is in decline in football between the ages of 18-34yrs old.
- **FREE USE** offered and accepted by Ralston Primary every day during term-times for their PE and other classes
- **FREE USE to ALL 11 secondary schools** which increases the general health by offering hockey and other sports to youths as AN ALTERNATIVE to those who don't want to play football – this is not the only sport in our County – Hockey is recognised by recent pitch studies in Renfrewshire as the 2nd most popular team sport activity
- **FREE USE to ALL Primary schools** via Active Schools programme
- **FREE USE** of the grounds for dog-walking and general individual self-keep-fit. Currently the ground IS NOT exclusively able to be used by dog-walkers, a fact which many people fail to note on the facility entrance signs today. We currently allow this at our current centre at Whitehaugh in Ward 3 and we embrace local utilisation for informal walking use
- Social/local youths use of football goals, nets and lines will be made available on the re-generated grass pitch which **IS MORE** than they have available to them today as the pitch/cage is locked by One-Ren unless it has been booked by a client. Or if the Council accepts that the current illegal entry to the pitch is acceptable, the same provision would then be available in the grass area for free use by local youths

(iv).. Social wellbeing or

- This is a wider opportunity for school kids to have free-space to play a wider range of sports [than what exists today](#)
- [More rooms available](#) for youth Social groups
- The Pavilion re-generation [provides a wider-range of group activities](#) to take place
- A Barista Café area provides a much-needed sit-down for
- Increased number of self-help local groups. Social Groups returning to the centre or increasing their classes. Slimming Clubs, Art classes, Roar Groups, Jogging groups under Active Communities and so on. [ALL of these activities will be supported within programme designed by KHCSC](#)

(v).. Environmental wellbeing

- Phase 2 with sensory gardens, allotments and nature walk-ways

(vi).. Whether agreeing to the request would be likely to reduce inequalities of outcome which result from socio-economic disadvantage

- Hockey as a sport is being lost in Renfrewshire as youths are not able to afford the journey (time & money) to get to our current home pitch in Glasgow Green G41 area. They don't have the opportunity of having a hockey pitch on their doorstep in the central public transport corridor of Glasgow Road.
- Hockey as a sport at KHCSC has a wider demographic range - 50% of males vs female participation, 50% of playing population is under 18. More 'family/generational' groups play hockey and therefore the social demographic provides more family participation of hockey across the board
- [The KHCSC argument is that there is an IMPROVEMENT in socio-economic advantages with hockey & multi-sport at this centre](#)

These over-riding statements demonstrate that as a whole, there will be MUCH MORE happening at this centre if it becomes ours to make our vision become reality. The Centre will be open for much longer during the week, the Pavilion would be more widely used, the artificial pitch would continue to be used extensively for hockey and other sports/training and children sports/skill groups, and the grass would finally become available for hire after works are undertaken. All of this provides substantial benefits “over and above” the operation as it has been run for the past 6 years under Renfrewshire Leisure/One-Ren.

The CAT Panel have failed to acknowledge these additional benefits which will outweigh the (lack of detailed) feedback offered by them in their REFUSAL response ...!

It is KHCSCs view that the CAT Panel should have looked at how this centre could be run more effectively, how our [overall benefits](#) which are real and captured in our Business Plan support a direct improvement, and while the council felt they needed more background on the stated £300k issue, our suggestion at the very least was that the CAT panel could have [approved the Transfer 'subject' to KHCS receiving a favourable decision by Renfrewshire Council on the loan provision request](#) (over the lease-term) in an arrangement agreed with the Council Finance Directors in separate meetings

Response part B... The Council have noted the letters of objection sent in as part of this proposal and have concluded that this is a part of the negative impact, however they failed to properly review the specific content based in these observations in relation to content and duplication of multiple entries across households and the concurrent theme running through all of them being based on inaccurate and deliberately mis-leading statements made by a few leading organisations, resulting in a mis-leading social media campaign against our proposal.

KHCSC will continue to work with ALL organisations in the Community to make the Ralston Community Sports Centre a place to be reckoned with again in the future. We certainly appreciated and took on-board some local views and adjusted our proposal to accommodate those to take it forward to a deployment stage with the Councils blessing, and we will continue to do so ensure that our proposal is sound and takes cognisance of local needs. We do accept that there will always be individuals or groups that genuinely have good reason to oppose our proposal and this happens in every walk of life - we accept this. However we do not accept mis-information campaigns on various mediums and urge the Council to review the content in these observations and more specifically, look at our continual and consistent response and guarantees from our Board that are outlined in our presentation material.

The table below outlines some public statements made by some organisations who created these public misrepresentations which we believe appears to have been ‘accepted’ by the CAT panel, rather than investigated and challenged, and to communicate/ask KHCS our views, to understand both sides of the story.

Beside each mis-leading statement is the ‘factual’ information which remains the case today as part of our proposal. KHCS will continue to be open & transparent to any questions asked of us, but also to acknowledge that as we started this process off, we recognised the proposal will self-adjust along the way, as required to meet the demand placed on us by the Council and fellow neighbours in our Ward 3.

Mis-leading Statements unsubstantiated by real facts, made by mis-informed organisations in the Ralston Community including Councillors, MSPs and MPs	Factual statement & response from KHCS
<p>Kelburne is a private company which operates for profit and limited people would get access to the facility</p>	<p>Kelburne was a “Section” within the parent ‘unincorporated’ Kelburne Cricket Club set-up and we have since created our Charitable business (KHCS under SCIO) under SCO51375.</p> <p>As a comparison, St-Peters FC are applauded for their organisational work by the Community Council and others, yet they operate an identical SCIO process to Kelburne as they wish to have their own pitch for Scottish football league entry reasons. We see no difference between St.Peters and our Club in the spirit in which we nurture young sports people through their formative years, yet St.Peters is being portrayed as a good organisation when our identical organisation is derided by others to suit their own agenda</p>

	<p>We believe these continual mis-leading statements gave rise to the 'elite club taking away our pitch' which is simply not the case. KHCSC are attempting to do the right thing for an under-utilised facility which almost closed in 2016 and is at serious risk in the immediate future. Creating our model here will help save and grow the centre going forward.</p>
<p>1000 Kids would lose out for football</p>	<p>There has never been any facts provided by the complainants that this would be the case. One-Ren, under Mark Tokeley provided statements in previous meetings that there is sufficient capacity for football in Renfrewshire and the surrounding areas. Capacity will also substantially increase as 2 new pitches are under construction now (Gryffe HS and Johnstone) and more are in the pipeline with the Seedhill/UWS collaboration underway. In direct contrast, there is only 1 "end-of-life" Hockey pitch available which is Linwood and is in a very bad state of repair.</p> <p>To the best of our knowledge the CAT panel have not checked this off with One-Ren to quantify if 1000 kids would lose out or not, or where some of these 1000 kids would go (eg Seedhill, Paisley Grammar, St.Andrews etc, all very nearby)</p> <p>We would urge the new officers to seek out Mark Tokeley to verify football capacity statements and why football continue to inform that they can only book between 3-6 pitches when the One-Ren website show 14 pitches are available and free capacity is being taken up by Clubs outside Renfrewshire, simply because the whole capacity is not being used by Clubs inside Renfrewshire.</p> <p>Additionally, we have always offered the grass football facility for any organisation that wants to train and play football. Grass is still the SFA preferred surface to play on and KHCSC will make it available in our proposal. We are fully confident that a big club will take this pitch on as an anchor-tenant and we will make this work for them.</p>
<p>Ralston Skills will close if this CAT goes ahead.</p> <p>Various statements and Social Media campaigns were created to shared this view as an event that would happen if KHCSC were successful in our CAT application.</p> <p>This provided significant disruption across many areas as our Club were being vilified for stopping Ralston Skills from using the new artificial pitch</p>	<p>In our original business proposal, KHCSC stated categorically that we applaud the Ralston Skills model as one that is identical to our own Jockey Hockey model on Saturday mornings. We wanted BOTH to take part at the centre and in our proposal, we offered the timetable that demonstrated this.</p> <p>In our Public meeting, it was the Chair of Ralston Skills who stated that HE would close down Ralston Skills if KHCSC were successful. Ralston Skills closing down therefore is one of their own choice and not KHCSCs choice. We continue to remain open for Ralston Skills to take-up the same designated time slot on the new artificial pitch as they had before.</p>
<p>The grass is too wet, is never maintained, and it would take £250,000 to fix it with new drainage.</p> <p>The Kelburne proposal to fix the drainage will divert water away from the pitch and into local gardens.</p>	<p>This is mis-leading and simply a view with no factual evidence provided to back-up what is being portrayed as part of the Social media campaign. KHCSC initiated a professional field study with Fairways Construction and Metro-Rod to survey the primary and secondary drainage systems. It was established that the primary drainage system was working sufficiently, and the secondary drainage was not efficient due to a lack of regular maintenance. A quotation was provided of £32,000 + VAT to fix this by new 1mtr-gap surface sand-slitting to enable waterflow DOWN to the primary drainage network and exiting as normal through Scottish Water channels. At no stage will any new drainage create an issue with local gardens as it will flow through the existing and improved drainage network.</p>

<p>We have major problems at the St.Mirren Allanton Complex where they came in with great intentions and it has been nothing short of a disaster for the local community around the complex</p>	<p>The KHCSC stance is quite simple on this one. St.Mirren are a huge professional Premiership Football Club. KHCSC are a Community-based Hockey Club which is significantly different. We have many years of experience at Whitehaugh working with bordering neighbours and any issues are dealt with quickly by our Board at Whitehaugh</p> <p>At Ralston, we would simply apply our same experience from Whitehaugh to great effect, working with local residents to sustain and build relations going forward.</p>
<p>This is the last piece of 'Green space' and we can't let it go to a private Club for their own benefit</p>	<p>As part of our submission, KHCSC would continue to allow free and open space to use the grass for dog-walking, socialising, self-fitness training/running around circumference, youth groups playing football on the grass, use for the Ralston Community games and St.Marks Church.</p> <p>We are a very open Club and we want all locals to be involved and be able to use the grounds as they are today – we see no changes to the way the grounds have been run before and therefore</p>
<p>We would have a licenced bar at the Club which would cause considerable noise and distress for local residents</p>	<p>KHCSC have specifically EXCLUDED a Bar from our proposal as we know that Ralston is largely a dry area and in keeping with the professional approach we want at our Club, we have created our Business case around activities on the pitches and inside the Gym and Studio Room and generic re-generation of the Pavilion.</p> <p>Our statement at KHCSC is quite simple that should we be successful in our CAT application, Renfrewshire Council should simply add it as a term on the lease, that a bar is not an option.</p>
<p>We will sell the land for housing</p>	<p>Our request is for a 50-year lease of the facility, therefore the property is still owned by Renfrewshire Council</p>
<p>Ralston Primary School would be thrown out of using the centre as they do currently</p>	<p>In our meetings with the Head teacher, Ms J McGown, we confirmed that the current arrangements with Ralston Primary would be maintained, for staff, parents drop-off, use of the pitch and Pavilion during term-time etc. In short, no change at all to the current arrangements</p>

It is the KHCSC view that these statements above are representative of the received 'representation letters' as a result of local organisation collaboration and a social media campaign to walk round neighbourhood doors, putting a negative spin on what KHCSC see as a positive opportunity to regenerate this under-utilised facility as it stands today.

Some of the views stated were 'deliberate' acts created to cause confusion and anger and we have answered them specifically above. We would urge the panel selected for this appeal to receive samples of these letters and match them to our response above which is a formal commitment and statement of fact from KHCSC.

As part of the campaign to regenerate the centre, we remain open to working with the local Community Council, local Councillors, users of the centre and all local residents in an effort to improve the facility as a whole and to secure its future going forward.

Final statement on CAT process breakdown

When this CAT process started off, and we acknowledge it is a complex process for everyone including council officials, the process was clear. The proposal would be assessed and then approved/refused by the CAT Panel and then passed to the Elected (15) members on the ILE Board for review and final decision.

This was still the case when we received the first questions on 3/8. During August, it then became apparent that the process was wrong and that the CAT Panel now **had full delegation of powers** and that their meeting on 26/8 (which didn't happen) would have then allowed them to make the **FINAL DECISION**, with any appeal/ hearing thereafter, managed by the ILE Board sub-committee.

Our issue is this.

The responsibility and pressure placed on the CAT Panel between the 3/8 date and the 26/8 date became so enormous as the future of this centre was in their hands and no-one else's. For this very reason alone, the process **should not** have concluded with the Panel making a decision as it had not started off that way.

We believe that the pressure on the CAT panel became so enormous that they were not equipped to handle this new-found responsibility, and in that sense they **would not make any decision at all** and they manufactured these questions and pressure-points to apply against the 2 refusal points and not so much as REFUSE the application, but more so simply just to **retain the status quo** at the Ralston Community Sports Centre and kick the can down the line a little longer.

We also believe that the Panel are not aware of the existing financials of this centre and not joining the dots to look ahead at the pending financials and how that centre runs should be a major part of their analysis, especially in light of the £34m budget deficit, how it would then run thereafter.

We hope the Council ILE sub-committee finds in our favour and we would be delighted to attend any meeting to discuss this our proposal in more detail.

The Board

Kelburne Hockey & Community Sports Centre.

Appendix 1

Sandra Inrig <sandra.inrig@renfrewshire.gov.uk>

3 Aug 2022,
3:29

The CAT Panel met yesterday afternoon to consider Kelburne's CAT Request for Ralston Community Sports Centre. The Panel have deferred making a recommendation pending clarification of the of funding for the capital works; staffing costs in the Income & Expenditure projections; and confirmation of the arrangements to accommodate Ralston Skills after the hockey pitch is installed.

1. Capital Funding – concerns raised were that your Business Plan is predicated on receiving £300k from the Council. This funding is not in the Council's budget, which, if not available, leaves a significant hole in the organisation's business plan. The Panel require confirmation that all of the money required for the capital works is secured or committed and that KHCS has a realistic funding strategy to meet all of the costs, capital and revenue, identified.
2. 10-year I&E Projections – You have identified an income source for staff £83,610 in year 1 and fluctuation over the 10 years and reaching a high of £94,923 in year 10. The question is, what is this and how has it been arrived at? There is a corresponding expenditure for staff of £87,389 in year 1 and increasing each year reaching a high of £135,568 in year 10. Similar question as for income, how is this arrived at and what is the relationship with the income?
3. Ralston Skills – the business plan states that Ralston Skills will have their usual Saturday morning slot on the Astro pitch; does this still apply after the pitch is re-laid and will there be any restrictions on use by different sports?

Appendix 2

[KHCSC mail to RC – Alastair MacArthur \(12/8/2022\)](#)

Billy Anderson <secretary@kelburne.com>

Fri,
12
Aug,

to alastair.macarthur,

Hi Alistair.

I'm writing on behalf of our Board to hopefully arrange an early meeting with you to discuss our proposal at Ralston Community Sports Centre with regard to a loan arrangement we wish to discuss in detail as part of our proposal.

In our most recent submission, we were of the opinion from past discussions inside the Council that our request for a grant or a loan would be discussed after a CAT panel review on the business modelling of our proposal but as it now transpires, this is not the case.

We understand now that, from the questions raised during initial discussions in the CAT panel, they have asked us for more concrete detail behind our £300,000 'grant / loan' statement from Renfrewshire Council. As we now know because of the economic climate, these grants are unlikely to happen or be budgeted for but we had also stated our wish for a loan arrangement to be considered (similar to the loan attributed to Kilbarchan Harriers to get their final project over the line) and we would like to discuss this in more depth you as our first stage of our formal request.

a) Would Renf Council be willing to provide a long-term loan for £300k to help us get this project over-the-line. We would then cover hockey for Renfrewshire and it becomes free to all schools to use and gro hockey, Ralston Primary & Active Schools to use fOC, and we therefore take over this role of supporting hockey across all of R|enfrewshire, that was previously attributed to One-Ren to organise

b) Are you able to provide in our call, more detail behind a statement from Cllr Neill Graham, that the £450,000 pot of money is still available to allow the artificial pitch at Linwood to be re-laid to allow National & International matches to take place

It would be great if we could have a call soon, for say 20-30 mins which we can organise, so we can cover this topic before the next CAT up-date in the last week of August.

Many Thanks Alistair and hope to hear from you soon

[Renfrewshire Council response to KHCSC \(16/8/2022\)](#)

Alastair MacArthur <alastair.macarthur@renfrewshire.gov.uk>

Tue, 16 Aug,
09:10

to me

Mr Anderson

Thank you for your email.

By way of background, while I would be involved in any discussion on financial support the Council may wish to consider, the final decision rests with elected members – most likely by the Council's Finance, Resources and Customer Services Policy Board. I have no delegated authority to agree a financial loan. However before the Policy Board would consider a request for financial support, I would require to be satisfied that – in circumstances where a loan is being considered – that the Council's interests are protected and there exists a robust business plan which supports both the delivery of the project in question (including an understanding of the commitment of any other funders), and also the full repayment of any amount loaned.

I am not a member of the CAT Panel so have not been directly involved in your application in relation to Ralston CSC. I have therefore had some internal discussion with colleagues today in order I understand the position and where the application process has reached. I understand the Panel have met to discuss your application and have subsequently asked for further information from the Club.

Given the CAT process is still ongoing and no final decision has been made, I think a discussion with regards financial support is – at this point - premature. Should the Panel agree your application, then at that point I would be happy to

have a discussion with you as to what assistance the Council may be willing to consider, recognising that the final decision on this rests with elected members.

With regards investment proposals at the On-X, I can confirm that funding is available, a proportion of which is planned to be used to improve the surface of the current hockey pitch. Early estimates of the cost of this were circa £0.4m, and these plans continue to be developed. I understand that a water-based surface is not now the standard recommended by hockey governing bodies, but otherwise I am not aware of the exact specification of the surface being considered. I will seek to clarify this point with colleagues in the Council and OneRen.

I trust this is helpful and I will be happy to have a discussion with you once the decision of the CAT panel is confirmed.

Regards

Alastair MacArthur
Renfrewshire Council

Appendix 3

Sandra Inrig <sandra.inrig@renfrewshire.gov.uk>

Thu, 11 Aug,
12:34

to me

Hi Billy,

As previously advised your comments in response to the CAT Panel request for more information have been circulated. However the Panel will **not meet again to make a decision before the 26th of August.**

In accordance with the Council's Scheme of delegation, it is the CAT Panel that will make the decision to approve or reject a CAT request. The Board will only get involved in the event of a request (from CAT applicants) to review a decision by Officers or if the Officers fail to meet the timelines given for a decision (6 months from the date of validation).

I appreciate that this further delay will be disappointing to you. I am on leave from this evening, returning on Wednesday 24th, and expect to relay a decision shortly thereafter.

If you need to contact anyone in my absence, please email george.hunter@renfrewshire.gov.uk.

Best regards,

Sandra

Sandra Inrig

Programme Manager – Community Asset Transfer & Regeneration

Appendix 4 - Section 82 – Asset Transfer Requests : Decisions

- (1) This section applies where an asset transfer request is made by a community transfer body to a relevant authority.
- (2) The authority must decide whether to agree to or refuse the request.
- (3) In reaching its decision, the authority must take into consideration the following matters—
 - (a) the reasons for the request,
 - (b) any other information provided in support of the request (whether such other information is contained in the request or otherwise provided),

(c) whether agreeing to the request would be likely to promote or improve—

- (i) economic development,
- (ii) regeneration,
- (iii) public health,
- (iv) social wellbeing, or
- (v) environmental wellbeing,

(d) whether agreeing to the request would be likely to reduce inequalities of outcome which result from socio-economic disadvantage,

(e) any other benefits that might arise if the request were agreed to,

(f) any benefits that might arise if the authority were to agree to or otherwise adopt an alternative proposal in respect of the land to which the request relates,

(g) how such benefits would compare to any benefits such as are mentioned in paragraphs (c) and (e),

(h) how any benefits such as are mentioned in paragraph (f) relate to other matters the authority considers relevant (including, in particular, the functions and purposes of the authority),

(i) any obligations imposed on the authority, by or under any enactment or otherwise, that may prevent, restrict or otherwise affect its ability to agree to the request, and

(j) such other matters (whether or not included in or arising out of the request) as the authority considers relevant.

(4) The authority must exercise the function under subsection (2) in a manner which encourages equal opportunities and in particular the observance of the equal opportunity requirements.

(5) The authority must agree to the request unless there are reasonable grounds for refusing it.

(6) In subsection (3)(f), an “alternative proposal” includes—

- (a) another asset transfer request,
- (b) a proposal made by the authority or any other person.

(7) The authority must, within the period mentioned in subsection (8), give notice (in this Part, a “decision notice”) to the community transfer body of—

- (a) its decision to agree to or refuse the request, and
- (b) the reasons for its decision.

(8) The period is—

- (a) a period prescribed in regulations made by the Scottish Ministers, or
- (b) such longer period as may be agreed between the authority and the community transfer body.

(9) The Scottish Ministers may by regulations make provision about—

- (a) the information (in addition to that required under this Part) that a decision notice is to contain, and
- (b) the manner in which a decision notice is to be given.

Appendix 5

Facility Performance – 2014/15

FACILITY	USERS	INCOME	EXPENDITURE	SUBSIDY PER VISIT	FACILITY	USERS	INCOME	EXPENDITURE	SUBSIDY PER VISIT
Lagoon Leisure Centre Christie Street, Paisley PA1 1NB. Ph: 0300 300 0250 The centres pool opened in 1987 and developed in 1992 with an ice arena and 2008 with the construction of a regional sports hall. The facilities were upgraded in 2012 and now include a Leisure Pool, Learner Pool, Arena Space, Fitness Suite, 6 Court Sports Hall, EVE Spa, Two Dance Studios, Day Care Centre and Coffee Shop	704,658	£2,035,500	£2,771,400	£1.04*	Renfrew Baths Inchinnan Road, Renfrew PA4 8ND. Ph 0300 300 0250 The baths opened in 1921 and facilities include a 25yrd pool, fitness studio and weightlifting area.	31,896	£118,900	£469,800	£11.00*
Eve Spa Based in the Lagoon Leisure Centre, Eve – Spa provides opportunities for customer to access a 5 star spa experience without the 5* star price tag. Now in its second year of operation, the spa offers a range of thermal experiences and extensive treatment menu.	81,364	£257,000	£293,100	£0.44*	Erskine Community Sports Centre Kilpatrick Drive, Erskine PA6 7AF. Ph: 0300 300 0250 The community sports centre opened in 2002 and facilities include a 4 court sports hall, community hall and small studio area and modular 40 station fitness suite. Includes facilities at Parkmain's High School operated through licence from August 2012.	175,909	£474,600	£858,400	£2.18*
ON-X Linwood S&CC Brediland Road, Linwood PA3 3RA. Ph: 0300 300 0250 The complex opened in March 2013 and facilities include a 6 lane competition pool, 8 court sports hall Squash Court, Fitness Suite, 4 x Dance Studios, Athletic arena, Full size synthetic pitch, 3 x outdoor multi sport areas, 2 grass pitches.	556,521	£1,774,500	£2,830,200	£1.90*	Erskine Pool Bridgewaters Centre, Erskine. PAR 7AA Ph: 0300 300 0250 The pool opened in 1992 and facilities include a 25m pool, Sauna & Beauty area. Partial refurbishment in 2010/11. Closed for 6 weeks for remedial work to pool tank in Sept.	79,950	£245,400	£651,600	£5.08*
Johnstone Community Sports Hub Johnstone High School, Beith Road. Ph: 0300 300 0250 This new community sports hub opened on 16 July 2012. Facilities include a four lane pool, modern fitness suite, four court games hall auxiliary hall and synthetic pitch.	200,990	£647,400	£1,128,800	£2.40*	Parkmain's High School The school's sports facilities are managed 'out of school hours' by under licence Renfrewshire Leisure	63,135	£89,400	£113,600	£0.38*
Renfrew Leisure Centre Paisley Road, Renfrew PA4 8LG. Ph 0300 300 0250 The centre opened in 2004 and facilities include a 4 court sports hall, Fitness suite, Dance studio, Auxiliary rooms, Sauna and spin studio	232,612	£759,600	£1,007,600	£1.07*	Ralston Community Sport Centre Penilee Road, Paisley PA1 3EP. Ph: 0300 300 0250 A listed pavilion and playing fields refurbished in 2009/10 offering two internal studios and a full size synthetic pitch	63,115	£138,800	£318,100	£2.84*
					Seedhill Community Sport Ground Seedhill Road, Paisley Ph: 0300 300 0250 A recently refurbished community sports ground offering modern synthetic pitches accommodating 5, 7 and 11 a side football.	46,828	£118,700	£166,800	£1.03*
					2014/15 Totals	2,236,978	£6,659,800	£10,609,400	£1.77*

*the amount it costs over and above the admission charge to provide the service for that visit.

*the amount it costs over and above the admission charge to provide the service for that visit.



Kelburne
Hockey Club

Kelburne Hockey & Community Sports Club



Renfrewshire Council Up-dates from 2/8 CAT Panel Meeting



Kelburne Hockey Club

www.kelburne.com



@Kelburne1969

Question 1 - RC

Concerns raised were that your Business Plan is predicated on receiving £300k from the Council. This funding is not in the Council's budget, which, if not available, leaves a significant hole in the organisation's business plan. The Panel require confirmation that all of the money required for the capital works is secured or committed and that KHCSC has a realistic funding strategy to meet all of the costs, capital and revenue, identified

Question 1 - Capital Funding – KHCS Response



Kelburne H.C.

The opportunity for KHCS and RC to provide a TOP-CLASS NATIONAL FACILITY for Hockey in Renfrewshire cannot be missed.! Our proposal allows RC to **invest** in the 2nd largest sport in Renfrewshire **in partnership with KHCS and with UWS** who seek the same sporting requirements for hockey.

Our original Business case was prepared on the basis on a Grant from RC. However, after several discussions with RC we appreciate that this may be not possible and an interest free loan may be more appropriate. The loan repayment of circa £6,000 per annum for the duration of the lease would be added to the Business Plan if the loan is the agreed way forward

In return for RC investment, KHCS return the pitch to Ralston Primary for **FREE** use during school days, **FREE** to Renfrewshire secondary schools for after-school hockey and organic growth of a sport that requires investment, **FREE** To Active Schools for Camps and primary school hockey taster sessions. In this proposal there are NO ON-GOING COSTS for Renfrewshire Council or One-Ren (grants, building and pitch infrastructure maintenance and rates etc) after this loan is approved and the loan is repaid in full over the period agreed with both parties.

We also have a secondary source to secure the £300,000 required for the start-up process. This is a loan from Social Investment Scotland (SIS). We have also made representations to them already with regard to the increase & free access for sport for deprived areas across all secondary and (Active) Primary schools as well as support for daily use by nearby located Ralston Primary School. Should our grant OR loan from Renfrewshire Council be rejected, we would refer back to SIS to provide this financial support.

In both cases, we have not yet included the £6,000 p/a loan term in our business case however the business plan will be adjusted to suit when terms are agreed at which point it will be re-published.

We believe that the CAT Panel should look at the sporting & operational benefits this project will provide Renfrewshire and recommend this proposal IN PRINCIPLE, “subject” to the elected Renfrewshire Council officials agreeing to meet the £300k financial proposals suggested by KHCS, or the Council themselves making a financial proposal in return. The Community Benefits from this proposal cannot be under-stated as minority sports need investment at grass-roots level

Question 1 – Capital Funding Response



Start-up Construction Budget



Expenditure		Income	
1 Preliminaries	£10,000	Secured Funding - Verbal Agreements in place	
2 Earthworks	£14,994	1 Members Contribution	£75,000
3 Drainage works	£10,000	2 Works in kind / commercial sponsorship	
4 Base re-construction	£91,044	Sub-total	£75,000
5 Shock-Pad and Carpet	£209,564	Unsecured Funding - Formal discussion Stage	
6 Fencing	£12,000	3 SportScotland - Pitch Support	£100,000
7 Floodlighting	£46,588	4 Renfrewshire Council - pitch support	£300,000
8 Equipment (Goals etc)	£10,024	5 Works in kind / commercial sponsorship	£11,500
9 Testing	£3,980	6 Grant Funding - Viridor / WHMalcolm	£25,000
10 Consultancy Fees	£25,000	7 UWS Sport investment	£40,000
11 Business Alterations (Clubhouse)	£10,000	8 Community Empowerment Fund	£50,000
12 10% Contingency, Legal Fees etc	£47,000	9 Potential VAT Claw-back	
sub-total	£490,194	Sub-total	£526,500
Including VAT @ 20% for all items	£588,233	Total	£601,500
Total	£588,233		

- KHCS Pledges in place, based on personal financial contributions by members and various fund-raising activities.
- This is Secured funding and KHCSs commitment to this project

Question 1 – Capital Funding Response



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Question 1 – Capital Funding Response



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Total	£588,233		

- £100k : SportScotland - our application has already been lodged and held pending confirmation that Renf Council & One-Ren in principle will support. This sum is the current maximum grant value for project of this size and we continue to talk with sportscotland to offer our latest up-dates. It is our understanding that providing all sports continue to be supported by One-Ren in Renfrewshire with this change, they would support our proposal for the same provision of other sports and increased hockey participation as a result of this hockey/sport proposal.

- £11.5k Works in kind / Commercial Sponsorship - currently we have many different companies we are working with that are prepared to support with works-in-kind and additional financial sums. If we are granted the honour of looking after this centre, we would firm these up these before finalising any of the construction projects to convert the football pitch to a hockey multi-sport pitch.

Question 1 – Capital Funding Response



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Total	£588,233	Total	£601,500

£25k – Viridors Credit - as part of the construction programme, we would be ethically removing the existing rubber-crumb pitch and following all ethical and environmental programmes in the construction process to ensure we meet all environment and biodiversity requirements. The application process is ready to commence when we get the go-ahead for this project to begin and we meet all the necessary criteria for this award to be granted. Ruber-crumb products have significant environmental issues and cannot be under-estimated.

£40k - UWS Sports Investment - A partnership arrangement to secure the facility with UWS for hockey as one of their 4 key sports name officially stated at Entrance and pitch-side entrance areas. This may be expanded to cover another sport on the grass area (football, rugby or American football). This has been discussed with the UWS sporting Director (Ciaran O'Brien) as part of their current £350k pledge to One-Ren to re-construct sports facilities from the sale of Thornly Park to satisfy their students needs for sporting grounds located at a local level.

Question 1 – Capital Funding Response



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Total	£588,233	Total	£601,500

- £50k - Community Empowerment Fund Grant - A grant for renovations of clubhouse area to create a different community arrangement including café and social/community rooms for increased residents and local use. £50k is the current maximum grant for this activity
- £xx - VAT claw-back. When we finalise VAT Registration for our Charity, we may be able to claw VAT back for some of the works We don't want to commit this saving therefore have left it blank at this stage and will address this when the project begins

You have identified an income source for staff £83,610 in year 1 and fluctuation over the 10 years and reaching a high of £94,923 in year 10. The question is, what is this and how has it been arrived at?

There is a corresponding expenditure for staff of £87,389 in year 1 and increasing each year reaching a high of £135,568 in year 10.

Similar question as for income, how is this arrived at and what is the relationship with the income?

Question 2 Response - Staffing Summary



The year one of the Business Plan for staff expenditure can be summarised as follows

Expenditure

Operations Mgr (Salaried) - £27,500 +15% ep costs = £31,625

Operations Staff (25 hours per week – 11am – 4pm) = £14,801

Operations Staff (25 hours per week – 4pm – 9pm) = £14,801

Pitch Maintenance (25 hours per week) = £14,801

Cleaner (20 hours per week) = 11,362

Total Costs = £87,389

Income

National Lottery Grants for All - £15,000 (for 3 years)

Robertson Trust - £25,000 (for 5 years)

Baillie Gifford - £5,000 (for 3 years)

Funded Work Placement - £38,610

Total Income = £83,610

The following years expenditure is calculated on the same staff numbers with standard wage increases.

The followings years income includes the grant income from the Lottery, Robertson Trust and Baillie Gifford continuing for their regular durations (3-5 years) and the continued use of the Council Funded Work Placement scheme (at a reduced level).

The Operations manager will also be tasked with ensuring that their post is self-funded from trust and other income streams.

In year 10 the estimated costs for the 5 staff members would be £135,568 (3% increase each year). The income is calculated with £44,923 from the Funded Work Placement Scheme and £50,000 from other trusts and income streams applied for by the General Manager.

NB : In our plan, we have phased our Grant support over the 3-5 year period however we know that additional grant opportunities can be released after this period, however we have not accounted for this at this stage of the process.

Please see following excerpt screenshot from our detailed I&E plan – more information is available on request

Question 2 Response - Detail from our Projection Plan



Ralston Community Sports Centre Staffing																
Expenditure																
	Salary	Adds	Hrs	Rate	Source	Work Days	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operations Manager	27,500	4,125	38	salariated	Salaried KHCS	9-5pm Mon-Fri	31,625	33,206	34,867	36,610	38,440	40,362	42,381	44,500	46,725	49,061
Ops Shift 1	12,870	1,931	25	£9.90	FWP Scheme	11am - 4pm	14,801	15,541	16,318	17,133	17,990	18,890	19,834	20,826	21,867	22,960
Ops Shift 2	12,870	1,931	25	£9.90	FWP Scheme	4pm - 9pm	14,801	15,541	16,318	17,133	17,990	18,890	19,834	20,826	21,867	22,960
Pitch Maintenance Ops	12,870	1,931	25	£9.90	FWP Scheme	2pm - 7pm	14,801	15,541	16,318	17,133	17,990	18,890	19,834	20,826	21,867	22,960
Cleaner	9,880	1,482	20	£9.50	FWP Scheme	9-11am, 3-5pm	11,362	11,930	12,527	13,153	13,811	14,501	15,226	15,987	16,787	17,626
CPD/Training																
	75,990	11,399					87,389	91,758	96,346	101,163	106,221	111,532	117,109	122,964	129,113	135,568
Cost Increase annually	3%															
Income																
Grant Support																
National Lottery - grants for all	15,000	annually for 3 years					15,000	15,000	15,000							
Robertson Trust	25,000	annually for 5 years					25,000	25,000	25,000	25,000	25,000					
Baillie Gifford Trust	5,000	annually for 3 years					5,000	5,000	5,000							
Other		Ops Manager to be self funding						5,000	7,000	12,000	18,000	25,000	34,000	40,000	45,000	50,000
Funded Work Placement Programme or Employment Recruitment Incentive (whichever is relevant at the time of this project going live)							38,610	40,541	42,568	33,522	35,198	36,958	38,806	40,746	42,783	44,923
							83,610	90,541	94,568	70,522	78,198	61,958	72,806	80,746	87,783	94,923

Expenditure

- 5 Staff 'on the books' with salary and pension/tax 'add-ons'
- Assumption of annual increase of 3% for cost of living, increase to NMW etc

Income

- Grant support from recognised charitable organisations over 1 to 5 yrs
- National Lottery – Grants for All
- Robertson Trust - "Large Grant" criteria for Orgs with £100k+ income
- Baillie Gifford Community Awards - 3 year programme
- RC Funded Work Placement Programme or Employment Recruitment Incentive (ERI)

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

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

Question 3 - Ralston Skills



Question 3 : RC

The business plan states that Ralston Skills will have their usual Saturday morning slot on the Astro pitch; does this still apply after the pitch is re-laid and will there be any restrictions on use by different sports?

Question 3 : KHCSC Response

Ralston Skills Hire RCSC from **9.30-11am** every Saturday term time (app 40 wks per year and allowed in earlier than the 9.30am start to set-up).

KHCSC have scheduled, on the new artificial pitch, **0900-1045am**, for the Ralston Skills Organisation to take their normal sessions. This time has been scheduled since Nov 2021 and is stated on our Business Proposal lodged with Renfrewshire Council. In addition, other skills groups for primary school football coaching (like Ralston Skills) and other sports are able to use the artificial pitch for physical training, boot camps and so on. It will be a multi-sport use pitch however the surface is not suitable for 'metal studs or bladed boots' for football. The grass pitch will be renovated to allow football to be played alongside the artificial pitch for other sports/training as well as hockey. In addition, throughout this process, Seedhill will see more UWS / One-Ren football pitches added, St.James Playing Fields will see 4 more grass pitches added and the (new) Paisley Grammar will see a new 4G football pitch added to the One-Ren booking programme

Please see the following latest version of schedule slides listed on the next pages. These are obviously subject to change as we make block bookings contracts with multiple sporting organisations who will want to use the centre. We have reserved the Ralston Skills places only for them until such times as they decide to take it up or refuse to use it.



Weekdays – Mon – Friday

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

Lights out 9.30pm



Weekends – Saturday

Time	Booker	Purpose	Comments
0900 - 1045	Local Skills Group (Ralston Skills)	Skills training	
1045 - 1200	Jockey Hockey	Junior KHCSC kids 6-12yrs	
1200 - 1830	Seniors Hockey	All teams, Ladies & Gents league / cup matches Other Clubs	Comprises a mix of players across <ul style="list-style-type: none"> - Gents & Ladies Teams - Junior players mixed in Senior Teams

Lights out 6.30pm



Weekends – Sunday

Time	Booker	Purpose	Comments
0900 - 1030	Local Skills Groups Primary School Age Groups	Training / other sports X-Pitch training & fitness	
1030 – 1400	Jockey Hockey Festivals	Junior KHCSK kids 6-12yrs	
1400 - 1830	Masters Hockey at all age levels 35 to 75yrs	All teams, Ladies & Gents league / cup matches	
1400 - 1830	Multi-Sports participation	Other sports <ul style="list-style-type: none"> - Futsal - Walking football, Walking Hockey - Other identified sports 	Subject to Footwear requirements (dimple-soled shoes)

Lights out 6.30pm

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

Free use by Ralston Primary

Free use by all Renfrewshire High Schools

Free to use by local charities and churches

Increased Board & Trustees comprising KHCS & Local Residents

Free use by Active Schools

Grass / Pitch Café with seating area for members/visitors

Responsible dog-walkers welcome at KHCS

Joggers & Runners welcome

KHCS Fete

Ralston Community Games

Social Hub for local Community Groups

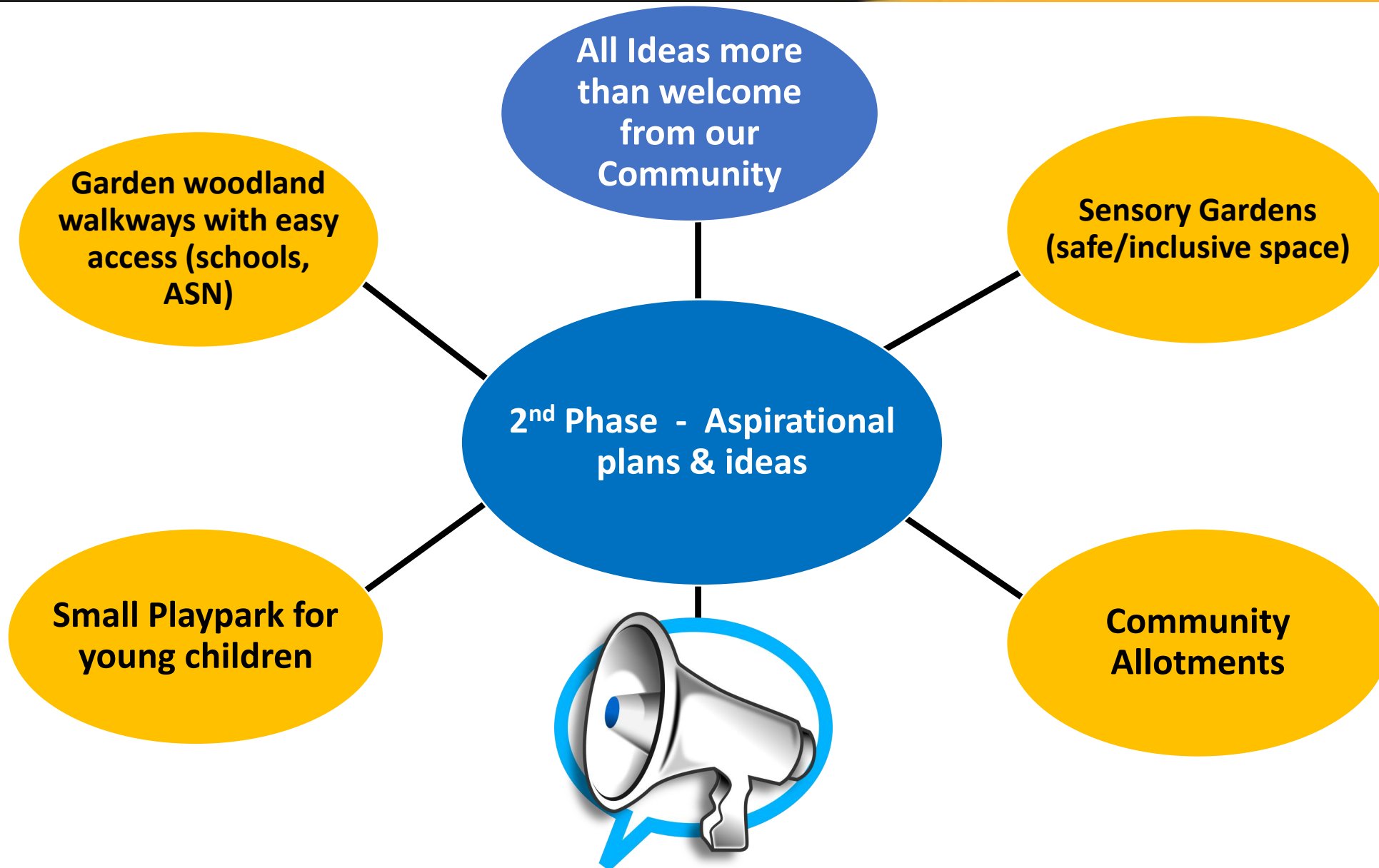
Café visits for organized ASN groups

Community Notice Boards

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

Your Ideas - ALL Ideas welcome







Kelburne
Hockey Club

Kelburne Hockey & Community Sports Club



Ralston Residents Consultation
Ralston Community Centre 6th June 2022



Kelburne Hockey Club

www.kelburne.com



@Kelburne1969



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

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

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

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

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

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

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

The Pavilion is under-used

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

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

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

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



About KHCSC

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

Our Charter

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

Grass Roots Inclusion , Community, Enjoyment, All Ages



Kelburne H.C.



Social Inclusion



Success



Taking Part – having fun - participation



Summer Camps

Jockey Development



Junior / Youth development

Personal Development

Enjoyment with peers



Coaching

Keeping Fit

Party-Time



Staying Healthy

Celebrate

Winning





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



Elite Athletes
Scottish Internationalists



European Cup
Winners



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



Cup Winners
Celebrate Success

**Alan Forsyth - Kelburne
Junior & Senior, coach**

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



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

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

**Kenny Bain - Kelburne
Junior & Senior, coach**

Internationalist playing for
Scotland, now professional
player in Holland



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

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

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

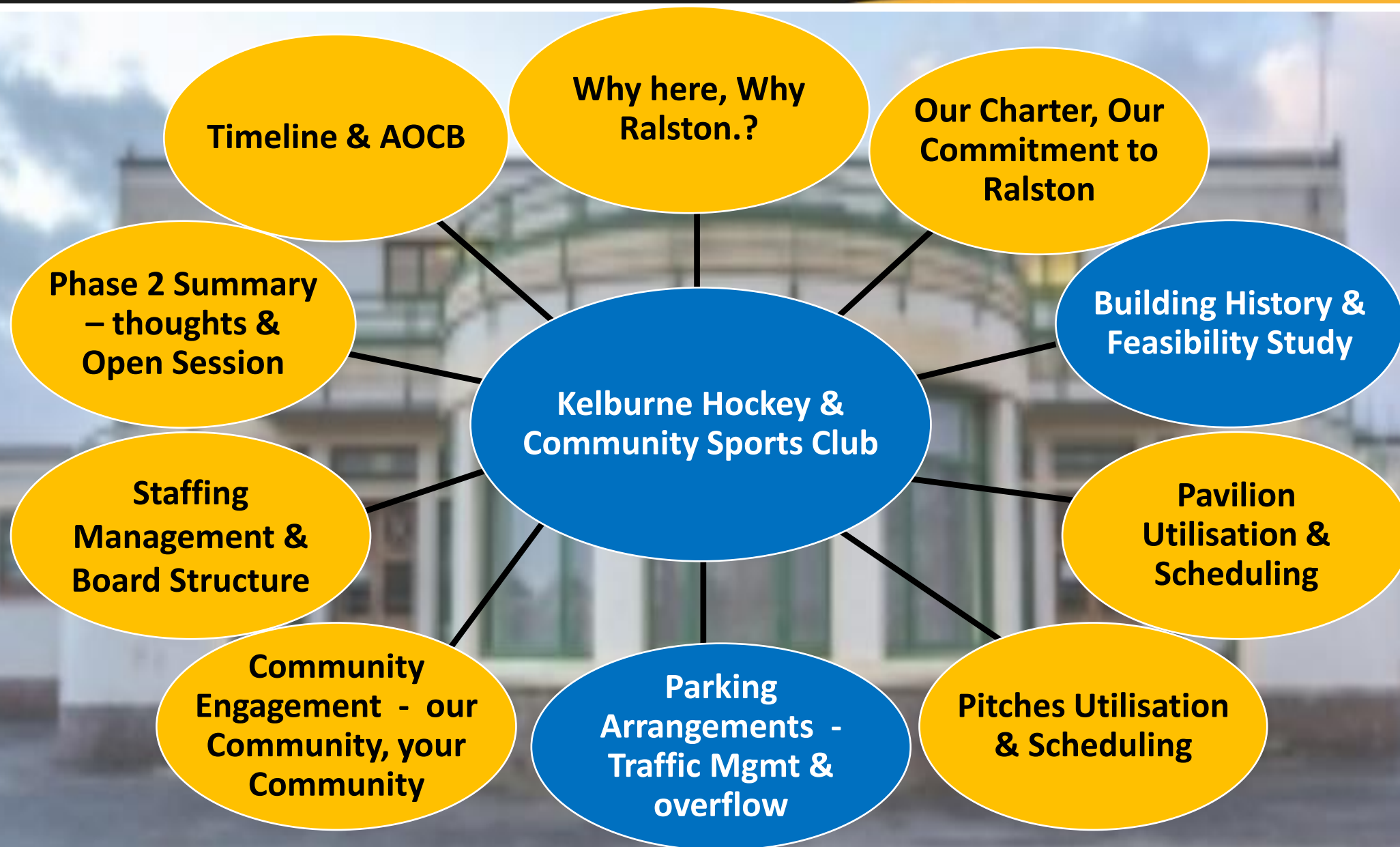


[All about Emily Maguire](#)

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



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





Section 1



2010 Aerial

Section 2 Building Survey Detailed Pics

1.0 Introduction

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

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



Photograph 1 – General View on Pavilion

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

2.0 General Notes

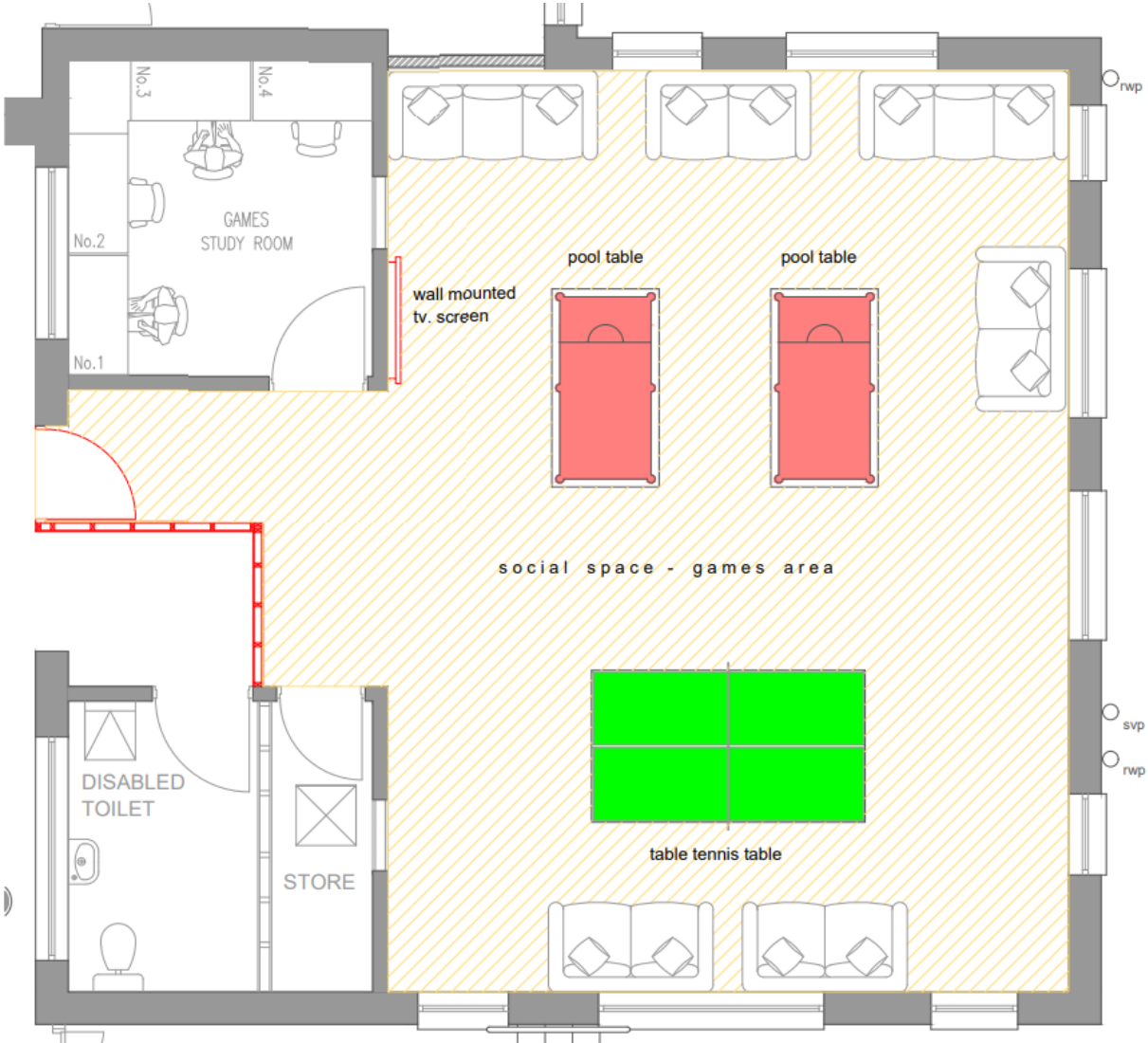
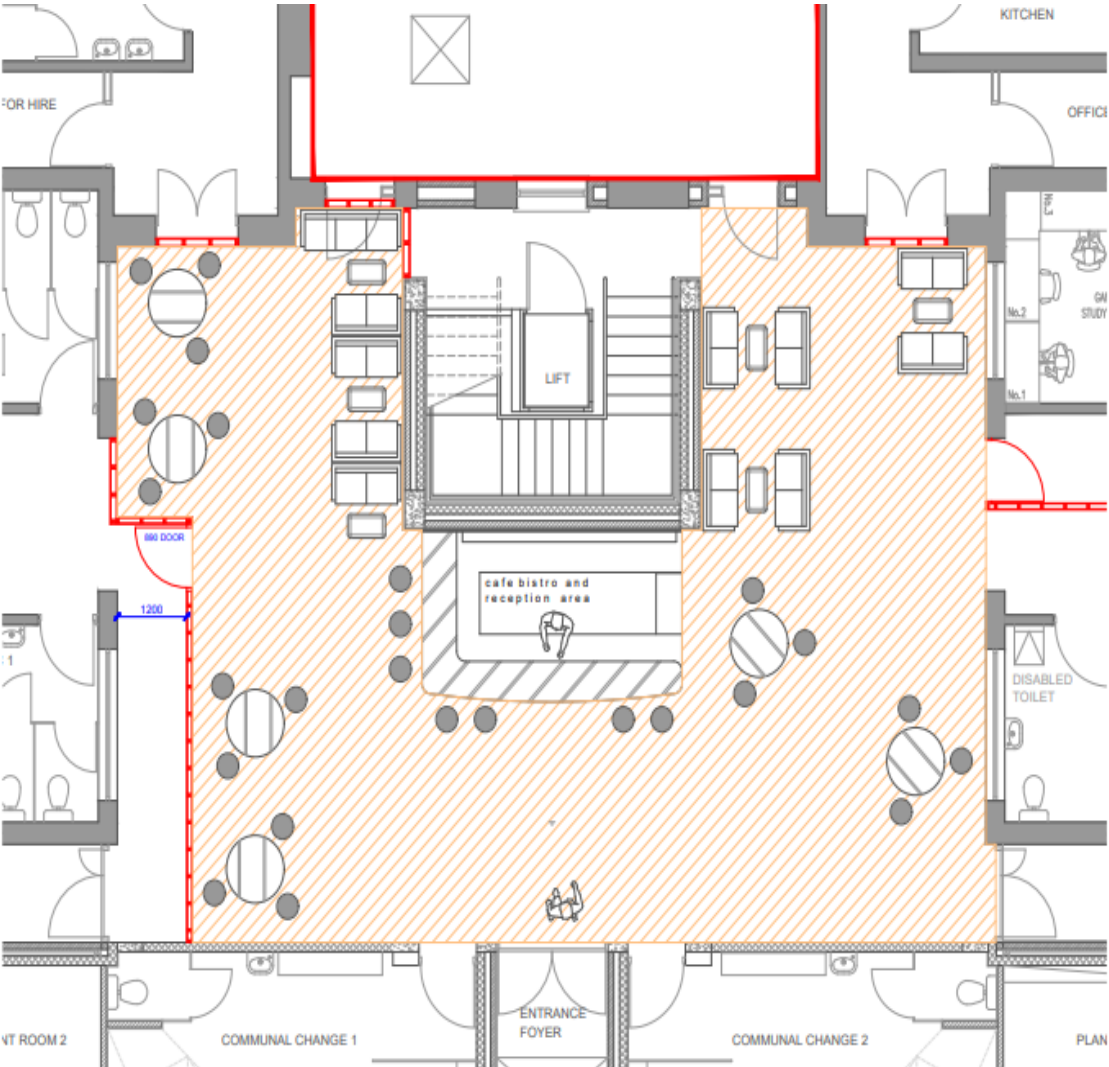
The building is currently occupied and operated by Renfrewshire Leisure, and is currently heated, wind and watertight. During the inspection the building was found to be in generally very good condition, with no structural defects noted.

3.0 Minor Water Ingress

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



Section 4 – Café & Social Space close-up



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

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

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

This would under current FIH guidance be as follows :-

FIH National :- sand dressed synthetic turf

FIH Global :- non-filled short pile synthetic turf

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

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

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

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

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

Section 6 – Pitch Lighting



EXISTING ABACUS 15m HIGH LIGHTING COLUMNS



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

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

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



N.P.L. 1 - INDICATES EXISTING FLOODLIGHTING TO BE UP-GRADED FROM HALISE TO LED SYSTEM
REFER TO HALLIDAY LIGHTING DRAWING - PROJECT No. 2128 - Drawing No. HL32128

METHOD STATEMENT (HALLIDAY LIGHTING REF. No.2128 Dated 15th January 2021)

1. ISOLATE SYSTEMS AS REQUIRED
2. LOWER EXISTING ABACUS 15.00m COLUMN
3. ISOLATE AND REMOVE THE EXISTING PHILIPS OPTIVISION 2.2 KW METAL HALISE FLOODLIGHTS
4. CUT COLUMNS DOWN TO 13.0m TO ACCOMMODATE THE ADDITIONAL WEIGHT AND WINDAGE OF THE LED FLOODLIGHTS
5. REPLACE COLUMN BRIGETS AND T BARS
6. RE-FLEX COLUMNS WITH NEW 7 CORE FLEX
7. INSTALL DRIVER AT BASE OF COLUMN
8. INSTALL 16 No. PHILIPS 528 - 1.5 KW LED FLOODLIGHTS
9. INSTALL 4 No. PHILIPS 518 - 1 KW LED FLOODLIGHTS
10. AMEND COLUMN CUT-OUTS AS REQUIRED
11. AMEND PULLER SWITCHGEAR AS REQUIRED
12. TEST AND COMMISSION



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

Section 7 – Car Parking & Traffic Management

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

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

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

There are no street parking restrictions on these roads.

Existing Council Site Layout Drawing :- Car Parking

52 car park spaces

4 disabled car park spaces

2 coach car park spaces

Existing School Car Park

3 disabled spaces marked

27 possible spaces (refer to attached slide for layout)

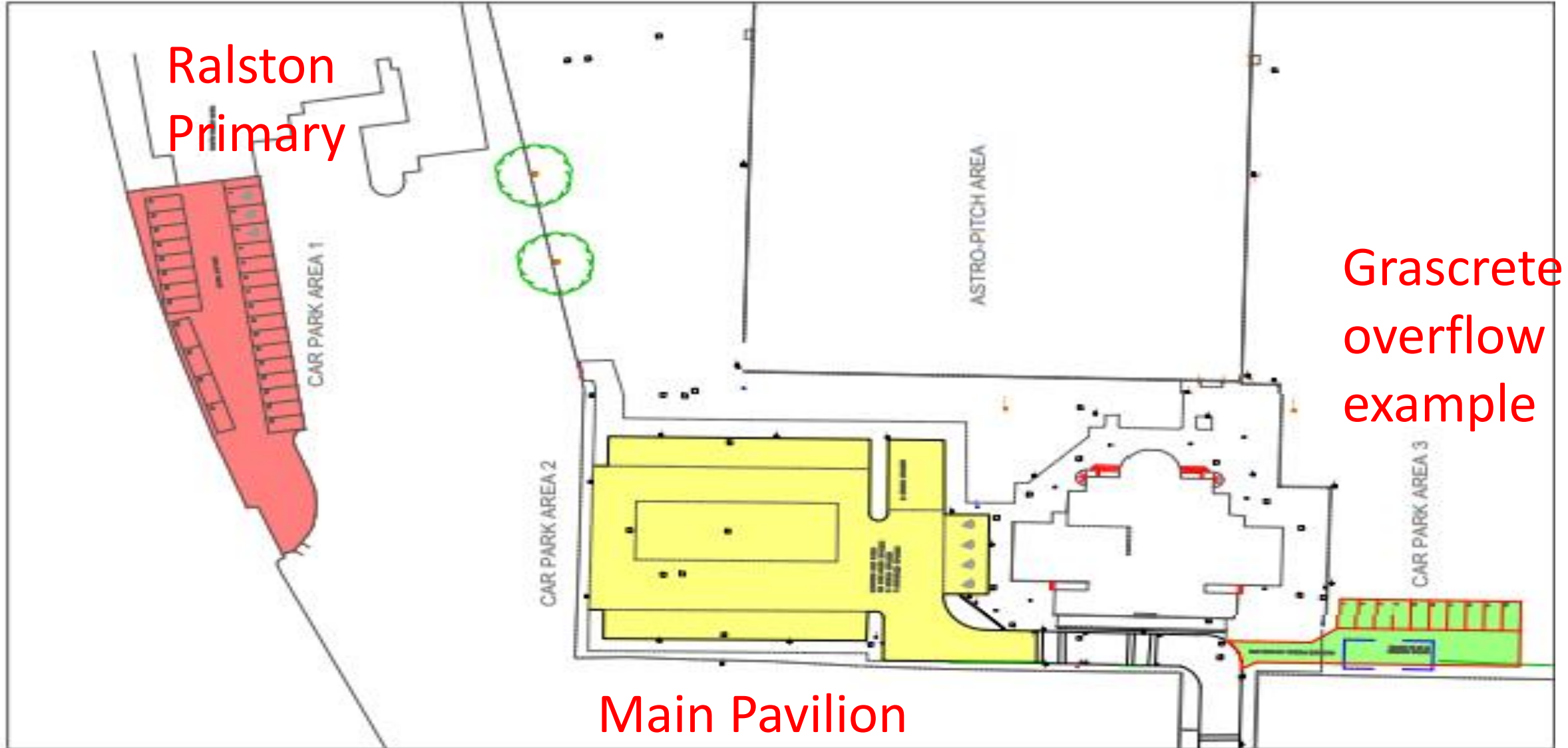
Total = 86 spaces possible

Overspill Car Park - Grasscrete System **

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

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

Section 7 – Car Parking & Traffic Management



Pavilion

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

Grass Pitch Improvement works

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

Artificial Pitch (Ref prev ETSC slide)

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

Parking Issues

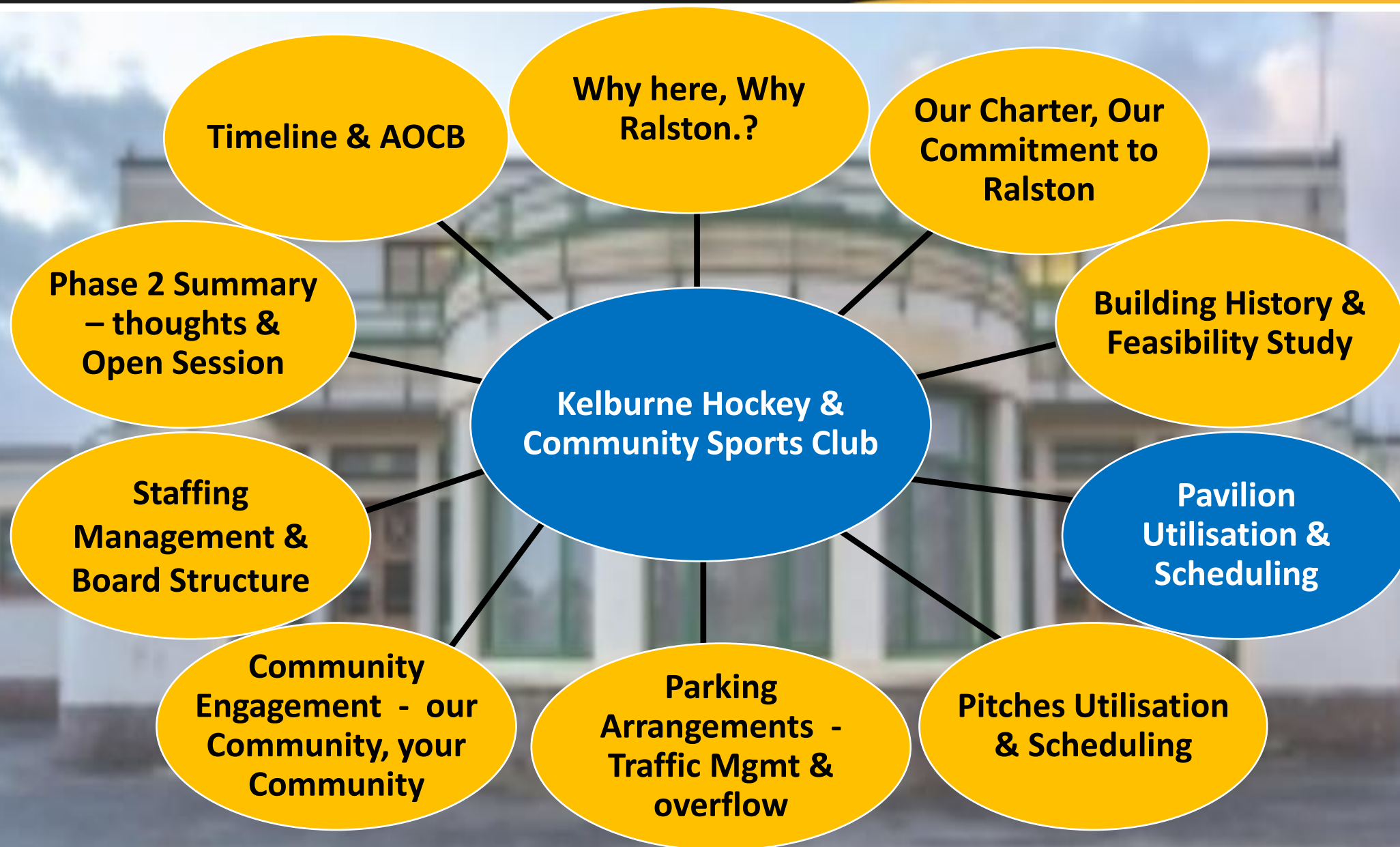
- Sat & Sun Capacity issues (football)
- Inconsiderate drivers - parking in front of properties whether space available inside the grounds or not

Solutions being considered

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

Traffic Management Solutions

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



KHCSC working in partnership with

skfitness
simply keep fit



About SKFitness & Suzanne Harrison-Kerr

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

Gym Partnership Arrangement



KHCSC
partnership
with
SKFitness



**Suzanne
Harrison-
Kerr**



Provision of a
wide-range of
quality fitness
classes



Tailored to suit
INDIVIDUAL &
GROUP reqmts
for local
residents



Classes based on
survey &
known market
demands



Local
surveys for
other
classes



Availability
of fully-
trained PTs

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

Gym Timings & Scheduling

Mon – Fri : 9am to 9.30pm

Saturday : 9am to 6.30pm

Sunday : 9am to 5.30pm

Participation Options

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

Class samples

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



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

Studio Timings & Scheduling

Mon – Fri : 9am to 9.30pm

Saturday : 9am to 6.30pm

Sunday : 9am to 5.30pm

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

Health & Well-Being

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

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

Seniors Clubs

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

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

Social Groups

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

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

Individual Groups

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

- **Organised Groups**





Weekdays – Mon – Friday

Time	Booker	Purpose	Comments	Criteria
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Lights out 9.30pm



Weekends – Saturday

Time	Booker	Purpose	Comments
0900 - 1045	Local Skills Group	Skills training	
1045 - 1200	Jockey Hockey	Junior KHCSC kids 6-12yrs	
1200 - 1830	Seniors Hockey	All teams, Ladies & Gents league / cup matches Other Clubs	Comprises a mix of players across <ul style="list-style-type: none"> - Gents & Ladies Teams - Junior players mixed in Senior Teams

Lights out 9.30pm



Weekends – Sunday

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

Lights out 6.30pm

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 - Maintained & Free to use for local kids - Goals, Lines etc



Free use by Ralston Primary

Free use by all Renfrewshire High Schools

Free to use by local charities and churches

Increased Board & Trustees comprising KHCS & Local Residents

Free use by Active Schools

Grass / Pitch Café with seating area for members/visitors

Responsible dog-walkers welcome at KHCS

Joggers & Runners welcome

KHCS Fete

Ralston Community Games

Social Hub for local Community Groups

Café visits for organized ASN groups

Community Notice Boards

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

Your Ideas - ALL Ideas welcome



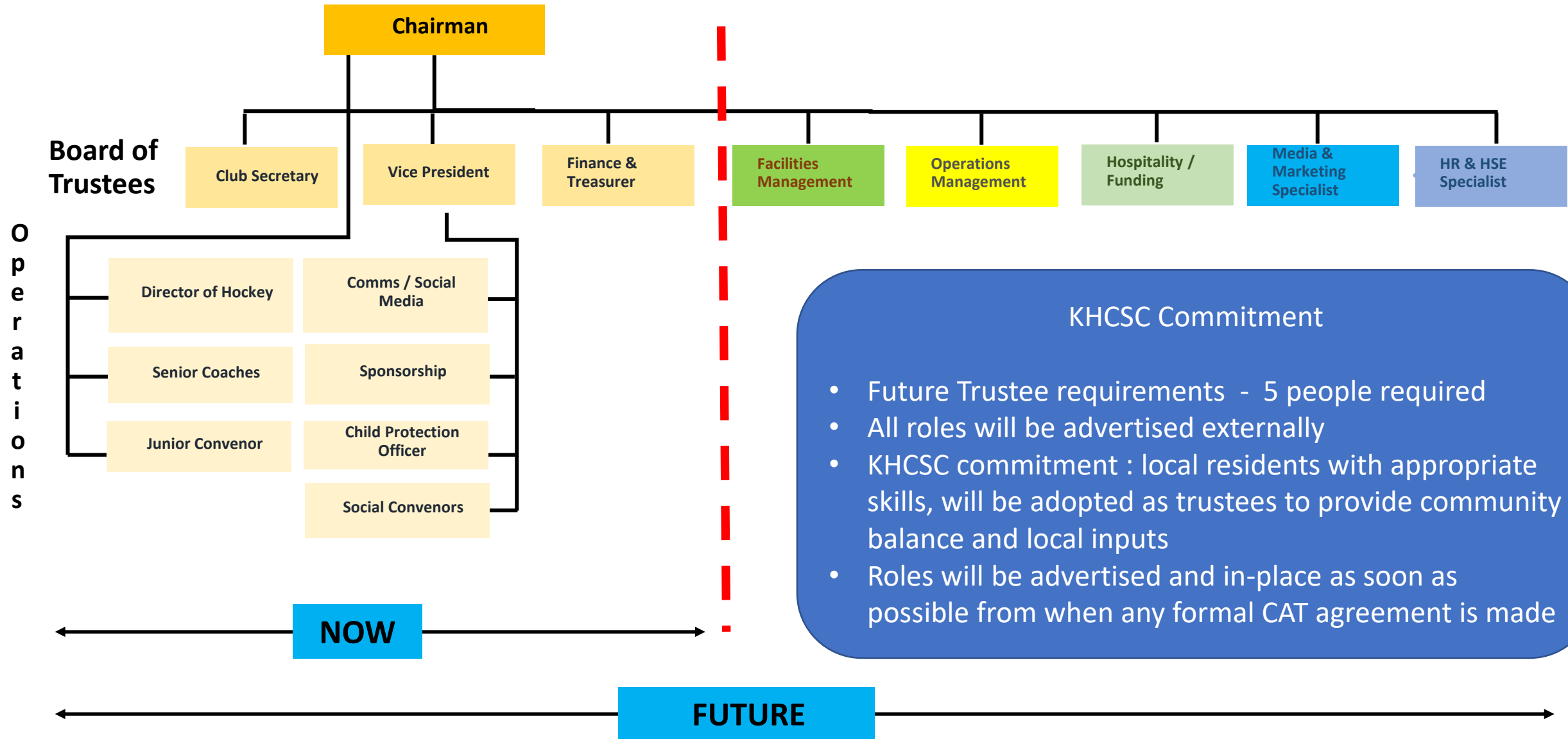


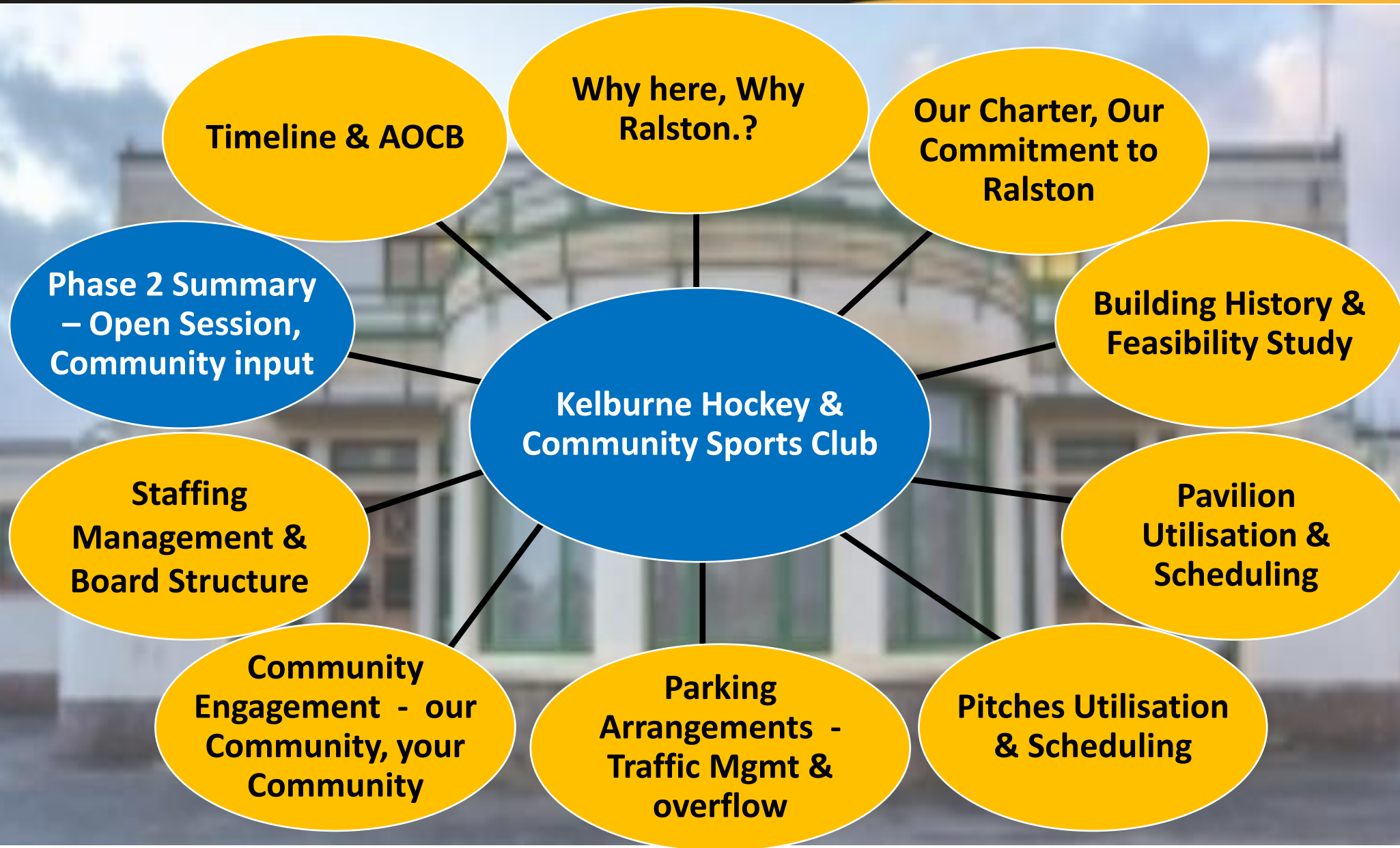
KHSC will employ the following Staff to help run the operation along with appointed Trustees and Sub-committees.

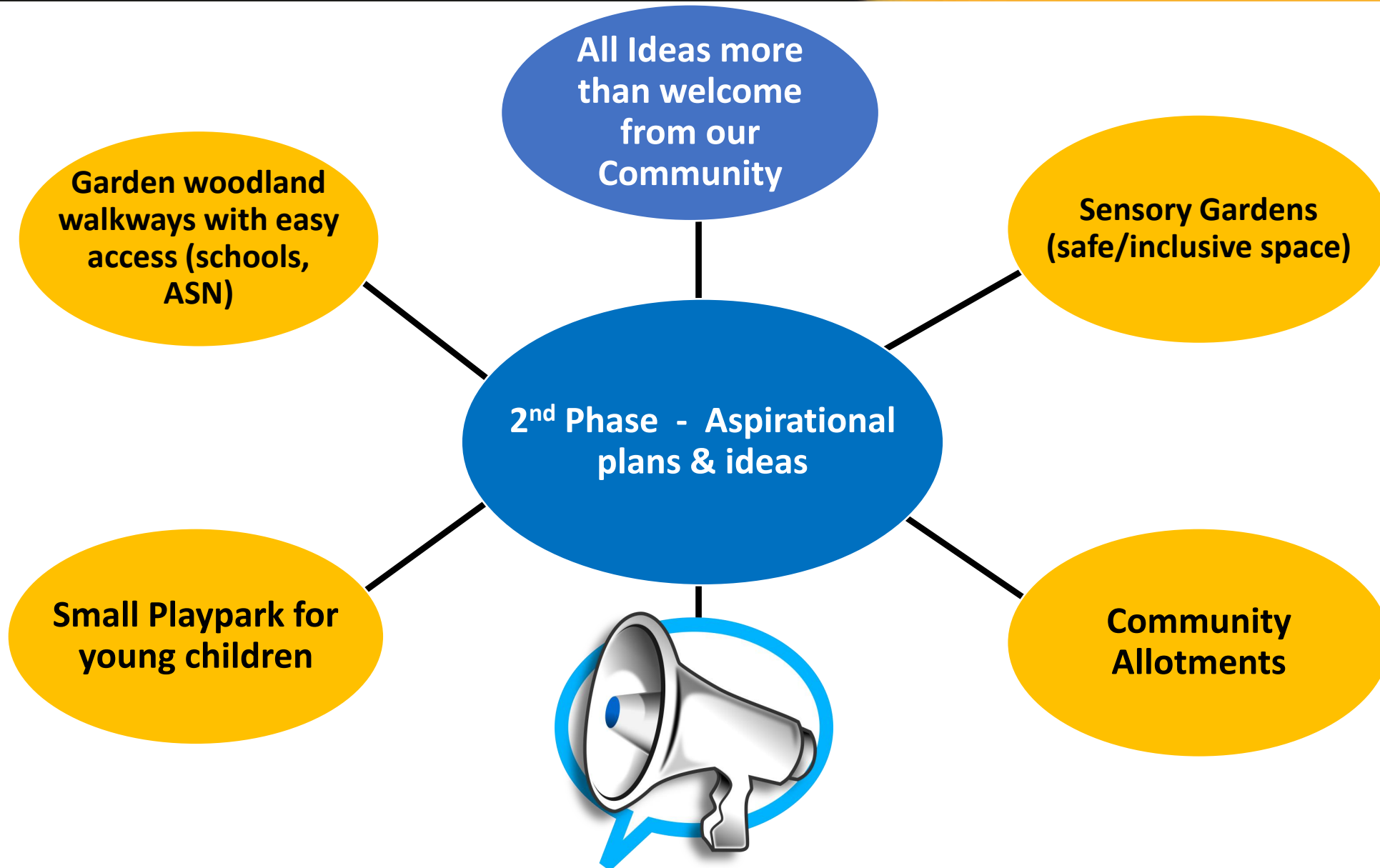
- 1 x Centre Manager (9-5pm Mon-Fri, weekends as required)
- 2 x Pavilion Operations Staff (shifts)
 - Concierge, front of office, booking administration, general centre operations, looking after café/changing room area to keep it clean and tidy
 - Back-up working pools covering absence, vacation etc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

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

KHCSC Board – now and in the future









Aspirational Timeline (best-case)



KHC Proposed Development - High Level Programme

Today

Hand-Over

Pitch Ready

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

