Aberdeenshire COUNCIL

From mountain to sea

Asset Transfer Request

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015. **Please read the applicant notes before completing this form.**

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

1.1 Name and address of the CTB making the request. This should be the registered address, if you have one.

Name	Banchory Outdoor And Active
Postal Address	96 Grant Road
Postcode	AB31 5UU

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

Contact Name	[redacted]
Position in CTB	
Postal Address	[redacted]
Postcode	AB31 5UU
Email	[redacted]
Telephone	[redacted]

☑ 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.*

1.3 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	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	OSCR SC051783
	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**
- A statement of accounts for the most recent 3-year period examined by an Independent Examiner. (see footnote) [1]

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

No ☑

Yes ☐

Please give the title and date of the designation order:

[1] This is only applicable to organisations with a gross income in a financial year of less than £250,000 or companies limited by guarantee with a turnover of less than £500,000. Organisations with a turnover exceeding these figures must submit statements of audited accounts for the most recent 3-year period. For organisations which have not been established for a 3-year period, a one-year financial statement may be considered.

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

No ☑

Yes ☐

If yes, what class of bodies does it fall within?

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Section 2: Information about the asset requested

2.1 Please identify the asset - land or building(s) - 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 attach a map and 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.

Name of Asset	Banchory Recreation Ground
Address of Asset	[redacted]
Postcode of Asset	[redacted]

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

This should be given in the relevant authority's register of land

UPRN: 151650760

Section 3: Type of request, payment and conditions

3.1 Please mark what type of request is being made (mark one only):

☑ 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 asset requested?

Proposed price: £ 1 or nominal fee

Please give information 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?

n/a

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

Proposed rent: £ per

Please give information 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?

n/a

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.

Request for Community Asset Transfer and Land Use Proposal

Reasons for the Request

1. Revitalisation of a Derelict Site:

o The current all-weather training pitch and surrounding areas are in a state of disrepair and underutilised. Revitalising this space will transform it into a valuable community asset.
2. Community Demand:
o Surveys and community feedback indicate a strong demand for modern, accessible sports facilities in Banchory. 91% of respondents supported the purchase and upgrade of the site.
3. Health and Well-being:
o Providing high-quality sports facilities will promote physical activity, which is essential for improving both physical and mental health within the community.
4. Support for Local Sports Clubs:
o Local sports clubs currently lack adequate facilities. This project will provide them with the necessary infrastructure to grow and thrive.
5. Inclusivity and Accessibility:
o The project aims to create an inclusive environment where individuals of all ages and abilities can participate in sports and recreational activities.

Objectives of the Project

1. Develop Modern Sports Facilities:
o Create state-of-the-art sports amenities, including football pitches, a multi-use court, tennis courts, and padel courts.
2. Promote Public Participation in Sports:
o Encourage community members to engage in sports, enhancing their physical and mental well-being.
3. Support Local Sports Clubs:
o Provide a platform for local sports clubs to grow and thrive.
4. Ensure Accessibility and Inclusivity:
o Make sports facilities accessible to all individuals, including those with disabilities and special needs.
5. Foster Community Engagement and Unity:
o Use sports as a tool to bring the community together and foster a sense of belonging.

Development and Changes to the Land

1. Construction of Sports Facilities:
o Two 5-a-side football pitches
o One multi-use court for basketball and netball
o One tennis court
o Two padel courts
2. Infrastructure Improvements:
o Improved access to the site
o Installation of an electronic keypad/fob system and CCTV system
o'Pay Per Play' meter for lighting and club card fob access system
o Shared changing facilities and WCs with the bowling club
3. Sustainability Initiatives:
o Explore the use of solar panels and battery storage for floodlighting to offer a more sustainable and cost-effective solution.

Planned Activities

1. Sports and Recreational Activities:
o Regular sports training and matches for football, basketball, netball, tennis, and padel.
o Walking football and basketball sessions for older generations.
o Relaxed sessions for individuals with Additional Support Needs (ASN).

2. Community Events and Tournaments:
o Host community sports events, tournaments, and workshops to engage residents and promote physical activity.

3. Club and Group Activities:
o Provide facilities for local sports clubs to train and hold matches.
o Offer free access hours for community groups, underprivileged populations, and youth sports.

4. Health and Well-being Programs:
o Organize fitness classes, outdoor exercise groups, and rehabilitation exercises to promote overall well-being.

The proposed project aims to transform the derelict all-weather training pitch into a vibrant, multi-use sports facility that will serve the Banchory community. By providing modern, accessible, and inclusive sports amenities, the project will promote physical activity, support local sports clubs, and foster community engagement and unity. The development and planned activities will ensure that the land is used to its full potential, benefiting individuals of all ages and abilities.

Benefits of the proposal

4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. Where applicable, benefits should include: - A sustainable economy, connected communities, living well locally and climate change.

This section should explain how the project will benefit your community, and others. You should also give an indication of the population number that will be directly affected by the transfer i.e., your target group. If your project is primarily aimed at a particular demographic, it is this number that should be used rather than the population of the area. Please refer to the applicant notes on how the relevant authority will consider the benefits of a request.

If the request for the asset transfer is agreed, the following benefits to the community are anticipated:

> Sustainable Economy

Economic Boost: The project will attract local and regional visitors, increasing foot traffic in Banchory and benefiting nearby businesses such as cafes, retail shops, and transportation services.

Job Creation: Employment opportunities will be generated during the construction phase and ongoing operations, including facility management and coaching roles.

Event Hosting: The facility's capability to host events, such as tournaments and sports workshops, will further stimulate local economic development.

> Connected Communities

Community Engagement: The facility will serve as a focal point for community interaction, fostering connections among individuals through common interests and structured activities.

Intergenerational Relationships: The facility will accommodate a wide range of demographics, from youth to seniors, promoting intergenerational relationships and social cohesion.

Inclusivity: The project guarantees that individuals with diverse abilities, needs and fitness levels can partake in its offerings, fostering a more inclusive community.

> Living Well Locally

Health and Well-being: Increased levels of physical activity are associated with a lower incidence of chronic diseases, leading to improved physical health outcomes.

Mental Well-being: The facility will promote mental well-being by providing avenues for outdoor exercise and fostering community interaction, which can alleviate stress, anxiety, and depression. Reduces lonliness particulary with the elderly

Recreational Opportunities: The facility will offer a variety of sports and leisure activities, promoting year-round engagement for community clubs, educational institutions, and residents.

> Climate Change

Sustainable Development: The project revitalises a neglected area, presenting a sustainable option compared to developing untouched land, thus reducing ecological harm.

Energy Efficiency: Implementing eco-friendly construction techniques and maintaining energy-efficient operations will significantly decrease the carbon emissions associated with the site.

Active Travel: The emphasis on outdoor sports facilities promotes walking and cycling, potentially reducing local vehicle usage and contributing to lower carbon emissions. The Deeside Way helps link surrounding towns to the facility which is in the centre of the town and will encourage cycling/wallkiing to and from the facility.

> Population Impact

Directly Affected Population: The project is expected to directly benefit a significant portion of Banchory's population, which stands at 7,440 residents. The facility will cater to various age groups and demographics, including young aspiring athletes, seasoned sports enthusiasts, individuals with disabilities, and senior citizens.

Overall, the asset transfer will create a sustainable, connected, and healthy community, positively impacting thousands of residents in Banchory.

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.

Yes, there are some restrictions on the site:

Current Condition: The site is currently in a state of disrepair, with dilapidated facilities including the all-weather training pitch, tennis courts, and a former changing room facility that has attracted vandalism.

Limited Scope for Expansion: The site has limited space for further expansion beyond the proposed regeneration project.

Parking Facilities: While there is a large public car park nearby, the site itself has limited space for additional parking, which may require exploring partnerships with nearby parking areas for convenience during peak hours or events.

Planning and Regulatory Issues: Any development on the site will need to comply with planning and regulatory requirements, including health and safety regulations, environmental impact assessments, and obtaining necessary permissions from Aberdeenshire Council.

Despite these restrictions, the proposed project by BOA aims to address these challenges through careful planning, community engagement, and collaboration with relevant authorities and stakeholders.

Risk Analysis

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.

If the request is agreed to, the following potential negative consequences may occur, along with proposed measures to limit them:

Negative Consequences and Mitigation Measures

> Increased Traffic and Parking Issues
Consequence: The development may lead to increased traffic and parking congestion, especially during peak hours or events.
Mitigation: Collaborate with nearby parking facilities, such as the Bellfield Car Park or King George V Park, to provide additional parking options. Encourage active travel by promoting walking and cycling routes and providing safe bicycle storage on-site.

> Noise and Disturbance
Consequence: Construction activities and increased usage of the facility may cause noise and disturbance to nearby residents.
Mitigation: Implement noise control measures during construction, such as limiting work hours to daytime and using noise-reducing equipment. Post-construction, manage facility usage to minimise noise during late hours and ensure compliance with local noise regulations.

> Environmental Impact
Consequence: Construction and increased foot traffic may have an environmental impact on the local area.
Mitigation: Use eco-friendly construction techniques and materials, implement energy-efficient operations, and maintain green spaces to enhance biodiversity. Regularly monitor and manage waste and recycling to minimize environmental impact.

> Financial Viability
Consequence: There is a risk that the facility may not generate sufficient revenue to cover operating costs, leading to financial strain.
Mitigation: Develop a robust business plan with conservative revenue estimates and diversified income streams, including memberships, pay-per-play fees, and event hosting. Implement a sinking fund for future maintenance and renewal of facilities. Increase level of volunteer support if required as well as reducing outlays (salary) and suplement revenue with additional fundrasiing activities beyond the development phase.

By proactively addressing these potential negative consequences through careful planning, community engagement, and collaboration with stakeholders, BOA aims to ensure the successful and sustainable development of the Dee Street MUGA project.

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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.

Banchory Outdoor and Active (BOA) has a well-structured plan and a capable team to manage the project and achieve its objectives. Here's how the organisation will manage the project:

1. Experienced Leadership and Team

Committee Members: BOA has a dedicated team of trustees and volunteer members with diverse expertise in project management, legal, financial, marketing, and community engagement.

Scott Birse (Chair/Trustee): Experienced in event organszation, fitness management, and community engagement.
Tony Stephen (Trustee): Extensive experience in leadership, communication, and volunteer management.
Mark Williams (Trustee): Proven track record in managing large-scale community projects and increasing participation in sports.
Graham Reid (Project Development/Funding Officer): Over 20 years of experience in development, funding, financial management, operations consultancy.
Sarah Stewart (Ordinary Member): Legal expertise and project management skills.
Nick Sangster (Ordinary Member/Cost Advisor): Construction industry professional with experience in quantity surveying and project management.
Ally Reid (Secretary/Marketing/Events): Data analysis, social media management, advertsing, and event organisaton.
Jenny Birse (Treasurer): Organisational skills, financial managment and finance reporting.
Paul Wilson (Ordinary Memember): Retired headteacher with experience of leading the local tennis club (operations, membership, etc), event organisation and public relations.
Aimme Tennant (Marketing Advisor): Over 25 years of experience in marketing.
George Montgomery and Gordon Humble - Bowling Club President (operations, management, etc) and Secretary and representitives.

2. Comprehensive Business Plan

> Detailed Planning: The business plan includes a thorough analysis of the project scope, financial assumptions, capital costs, and operational considerations.
> Feasibility Study: A robust feasibility study has been conducted to ensure the project's viability and sustainability.
> Risk Management: A detailed risk assessment and mitigation plan have been developed to address potential challenges and ensure smooth project execution.

3. Community and Stakeholder Engagement

> Surveys and Consultations: BOA has conducted multiple surveys and community engagement sessions to gather feedback and ensure the project meets the community's needs.
> Letters of Support: The project has received strong backing from local organisations, schools, and community groups, demonstrating widespread support.

4. Financial Management

> Funding Strategy: BOA has identified multiple funding sources, including community fundraising, grants, and support from local businesses.
> Budget Management: A detailed budget has been prepared, outlining all costs and funding requirements. Regular financial reviews will be conducted to ensure the project stays on track.

5. Operational Management

> Booking and Access Systems: Implementation of the SportsKey booking App and Igloo Padlock System to streamline facility management and access control.
> Professional Advisors and external Contractors: MAC Architects - Concept Design, planning applcation, buidling warrant application, contruction drawings, and certification.
Goodson Associates - Engineering support
Tender for Construction - Site clearance, pitch formation, lighting, fencing, and overall construction management
DC Lighting Services Ltd - Lighting Solutions - floodlighting
SportsKey - booking system provider - online booking system for court reservations, scheduling and payment and handling.
Igloo Padlock System - : Access control system.- Digital padlock system for secure access to courts and equipment.
Leisure Tec Surfaces - Maintenance contractor - Ongoing monthly maintenance and quarterly deep cleaning of pitches and courts.
> Additional consultants: M&E Engineer - Mechanical and electrical engineering support - Design and implementation of mechanical and electrical systems.
Principal Designer - Health and safety compliance - Ensuring compliance with CDM regulations and managing health and safety aspects of the project.
Tree and Habitat Surveyors - Environmental assessments. - Conducting tree and habitat surveys to ensure environmental compliance.
Noise and Visual Impact Assessors - Impact assessments.- Conducting noise and visual impact assessments to address potential concerns
Transportation Consultant - Transportation impact assessment. - Providing a transportation statement to address access and parking consideration

> Maintenance and Upkeep: Regular maintenance schedules and contracts with local service providers to ensure the facility remains in top condition.
> Insurance and Liability: Appropriate insurance coverage for public liability, buildings, and contents, as well as employee liability insurance for volunteers and staff.

6. Marketing and Promotion

> Website and Social Media: Active promotion through the BOA website and social media channels to keep the community informed and engaged.
> Events and Fundraisers: Organising events and fundraisers to generate additional support and revenue for the project.

7. Monitoring and Evaluation

> Regular Reviews: Ongoing monitoring and evaluation of project progress, financial performance, and community impact.
> Feedback Mechanisms: Structured feedback systems to gather user input and continuously improve services.

By leveraging the expertise of its team, engaging with the community, securing diverse funding sources, and implementing robust operational and financial management practices, BOA is well-equipped to manage the project and achieve its objectives. The organisation's comprehensive approach ensures that the Dee Street MUGA project will be a sustainable and valuable asset for the Banchory community.

The collaboration with these external contractors and consultants ensures that the Dee Street MUGA project is well-planned, compliant with regulations, and executed to the highest standards. Their expertise in various fields, from architectural design and construction to environmental assessments and booking systems, will contribute to the successful development and sustainability of the project.

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, their response and how the community have contributed to the design of the project. You should also show how you have engaged with any other communities that may be affected by your proposals.

Banchory Outdoor and Active (BOA) has received significant support from the community and various stakeholders for the Dee Street MUGA project. Here are the details of the level and nature of support:

> Community Support:
Initial Support Survey (2022)
Participants: 405 respondents.

Key Results:

99% supported BOA's request to purchase the former artificial training area.
91% felt the quality of existing multi-sports outdoor space in Banchory was inadequate.
96% felt there were insufficient facilities in Banchory for all ages.
87% noted that public transport was not suitable to support the use of facilities elsewhere.

> Community Engagement Survey (2023)
Participants: 605 respondents.

Key Results:

78% under 18, 10% aged 18-34, 9% aged 35-60, and 3% over 60.
61% female, 38% male.
451 respondents were members of sports clubs or local groups.
High demand for outdoor sports and activities, including football, tennis, basketball, netball, and more.

Survey Three (2024)

Participants: 471 community members (AB31 postcodes only).
Key Results:

High demand for basketball/netball, football/5-a-side, and hockey facilities.
70% of respondents voted for the top 5 sports facilities.
Strong interest in forming new sporting groups and clubs.

> Stakeholder Support:

Letters of Support:

Banchory Yoga: Expressed interest in using the facility for yoga/wellbeing events.
Girlguiding Banchory: Supported the project and expressed interest in using the facility.
Banchory Primary School: Full support for the project, highlighting the importance of health and wellbeing for children.
Feughside Amateur Football Club: Endorsed the project, emphasizing the need for training facilities.
Banchory Community Council: Welcomed the initiative, highlighting the lack of sports facilities in Banchory.
Banchory Lawn Tennis Club: Supported the project, recognizing the benefits for the community.
SCILL (Supporting Children in Learning for Life): Highlighted the benefits for families with children with additional needs.
Banchory Amateur Swimming Club: Supported the project for land-training activities and biathlon opportunities.

> Public Engagement Events:

Survey Monkey(2021)
Public asked whether they would support BOA

Farmers Market (January 2024)
BOA committee members engaged with the public to discuss the project and gather support.

Community Drop-In Event (February 2024)
Engaged with the public and sport representatives to discuss survey results and optimal layouts for the facility.

Publications:
Numerous publications in the Banchory Fly - Articles written updating the community of BOA's intentions, the benefits of the project and its fundrasiing intitatives.

>Fundraising Events

Farmers Market Coin Trail - £70 raised
Cheese and wine Tasting Event - £535 raised
FAmily SPorts Fun Day - £425 rasied
Casino Royale Event (November 2024): Raised over £5,000.
Charity Golf Day (May 2025): Planned to raise additional funds.
FAmily Sports Fun Day (Summer 2025) Planned to raise additional funds
Sing-o-Bingo Event (Spetemebr 2025) Panned to raise additional funds.

The Dee Street MUGA project has garnered substantial support from the community and various stakeholders. The surveys and public engagement events demonstrate a strong demand for improved sports facilities in Banchory. The letters of support from local organisations and clubs further emphasise the project's importance and potential benefits for the community.

Section 6: Funding

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

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.

Banchory Outdoor and Active (BOA) has developed a comprehensive funding plan to cover the cost of acquiring the Dee Street MUGA site, its redevelopment, ongoing maintenance, and the cost of activities. Here is a detailed outline of the proposed funding, cost calculations, and future use of the asset.

> Proposed Use of the Asset
The Dee Street MUGA site will be transformed into a multi-purpose sports facility, including:

Two 5-a-side football pitches
One multi-use court for basketball and netball
One tennis court
Two padel courts

Improved access to the site
An electronic keypad/fob system and CCTV system
'Pay Per Play' meter for lighting and club card fob access system
Shared changing facilities and WCs with the bowling club

> Funding Sources
Community Fundraising & Crowdfunding
Amount: £20,000
Timeline: Ongoing

Banchory Community Fund (Mid Hill Wind Farm) ?
Amount: £5,000

SSEN Local Fund
Amount: £5,000
Timeline: Application Submitted - know by end of March

Sportsscotland
Amount: £100,000

Aberdeenshire Council Place Based Investment
Amount: £250,000

Suez Trust
Amount: £50,000

FCC Scottish Action Fund
Amount: £40,000

The Benzies Foundation
Amount: £20,000

EB Scotland
Amount: £25,000

The National Lottery Community Fund
Amount: £100,000

Total Funding
Total Amount: £615,000

>Cost Calculations
Land Purchase and Transfer Costs

Land Purchase/Community Asset Transfer: Nominal price requested
Land Purchase Fees: £1,500

Redevelopment Costs

Architectural Brief & Completion of Concept Design: £5,063
Architect Detailed Planning Drawings: £5,063
Engineering Support for Planning, Drainage, and Levels Drawings: £1,200
Tree & Habitat Survey: £2,000
Noise, Visual & Transportation Impact Assessment: £5,500
M&E Engineer: £5,000
Principal Designer: £2,500
Drainage Survey, Test Holes & SI: £6,000
Detailed Cost Tender: £5,000
Planning Application Fee: £1,896
Contingency: £2,500

Section 7: Business Plan including a 3-year financial forecast

7.1 Please give details of your Business Plan

You should include a statement of your goals, reasons they are attainable, plans for reaching them and a forecast of future revenues and expenses.

Banchory Outdoor and Active (BOA) aims to transform the derelict all-weather training pitch in the heart of Banchory into a vibrant multi-sport facility. The project will enhance community engagement, promote health and well-being, and provide inclusive sports opportunities for all age groups and abilities.

Vision: To create a vibrant sporting hub for multiple sports, fostering the health and well-being of the Banchory community.
Mission: To promote active and healthy lifestyles within the Banchory community by renewing and regenerating sport facilities.

Goals

Develop Modern Sports Amenities: Create state-of-the-art sports facilities to cater to various sports and activities.
Promote Public Participation in Sports: Encourage community members to engage in sports, enhancing their physical and mental well-being.
Support Local Sports Clubs: Provide a platform for local sports clubs to grow and thrive.
Ensure Accessibility and Inclusivity: Make sports facilities accessible to all individuals, including those with disabilities and special needs.
Foster Community Engagement and Unity: Use sports as a tool to bring the community together and foster a sense of belonging.

Reasons Goals are Attainable
Community Support: High levels of support from community surveys and letters from local organisations.
Strategic Location: Central location in Banchory, making it easily accessible to residents and surronding communities through cycle paths.
Comprehensive Funding Plan: Detailed funding strategy with multiple sources of funding identified.
Experienced Team: A dedicated team with expertise in project management, fundraising, and community engagement.

Plan for Reaching Goals
Develop Modern Sports Amenities:
Secure funding from various sources.
Collaborate with architects and engineers to design and construct the facilities.
Implement state-of-the-art technology for facility management and security.

Promote Public Participation in Sports:
Organise community events and sports tournaments.
Offer free access hours and concessionary membership schemes.
Partner with local schools and organisations to promote sports activities.

Support Local Sports Clubs:
Provide affordable booking rates.
Offer training and development programs for coaches and club members.
Facilitate the formation of new sports clubs.

Ensure Accessibility and Inclusivity:
Design facilities to be accessible to individuals with disabilities.
Offer specialised programs for individuals with special needs.
Provide free access hours for underprivileged groups.

Foster Community Engagement and Unity:
Host community events and workshops.
Engage with local media and use social media to promote activities.
Encourage volunteer participation and community involvement.

Please refer to the attached business plan to see details of our forecast future revenues and expenses.

The Dee Street MUGA project is a well-supported initiative with a comprehensive business plan. The proposed funding, cost calculations, and financial projections ensure the project's financial sustainability and long-term success. The project will significantly enhance the sporting landscape of Banchory, promoting health, well-being, and community engagement.

Signatures

Two authorised signatories (e.g. manager, 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	
Address	
Date	
Position	
Signature	
Name	
Address	
Date	
Position	
Signature	

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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 and a statement of accounts

Title of document attached:
Attached Constitution.

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

Documents attached:
Attached Location and Site Plan.

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

Documents attached:
n/a

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

Documents attached:
Business Plan.

Section 5 – evidence of community support

Documents attached:
Business Plan.

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Section 6 – funding

Documents attached: Business Plan.

Section 7 – business plan including a 3-year financial forecast

Documents attached: Business Plan.

Completed applications should be sent to your **local Area Manager** and marked '**Asset Transfer'**. **Contact addresses are listed below**:

BANFF & BUCHAN Area Manager Town House 34 Low Street Banff AB45 1AY Email: banffandbuchanamo@aberdeenshire.gov.uk	**BUCHAN** Area Manager Buchan House St Peter Street Peterhead AB42 1QF Email: buchanareaoffice@aberdeenshire.gov.uk
FORMARTINE Area Manager Formartine Area Office Email: formartineareaoffice@aberdeenshire.gov.uk	**GARIOCH** Area Manager Unit 7, Harlaw Industrial Estate Harlaw Way Inverurie AB51 4SG Email: garioch@aberdeenshire.gov.uk
KINCARDINE & MEARNS Area Manager Viewmount Arduthie Road Stonehaven AB39 2DQ Email: kincardineandmearns@aberdeenshire.gov.uk	**MARR** Area Manager Alford Area Office School Road Alford AB33 8TY Email: marr@aberdeenshire.gov.uk

CONSTITUTION OF

BANCHORY OUTDOOR AND ACTIVE (SC051783)

CONTENTS		
GENERAL	Definitions, Name, Office, Community Definition & Purposes, Powers, General Structure	Clauses 1-6
MEMBERS	Membership, Application for membership, Membership Subscriptions, Re-Registration of Members, Liability, Cessation, Register of Members, Associates	Clauses 7-20
DECISION-MAKING BY MEMBERS	General Meetings, Chairperson, Quorum, Voting, Proxy, Resolutions, Adjournment	Clauses 21-31, Schedule 1
BOARD (CHARITY TRUSTEES)	Management by the Board, Interim Board, Composition, Elected, Appointed and Co-opted Charity Trustees, Vacancy, General Duties, Code of Conduct, Register of Trustees, Termination	Clauses 33-47,
DECISION-MAKING BY CHARITY TRUSTEES	Chairperson, Board Meetings, Voting, Sub Committees	Clauses 48-56
ADMINISTRATION & FINANCE	Constraints on payments, Personal interests, Office Bearers, Finances & Accounts, Notices, Records of meetings, Indemnity, Alteration to Clauses, Dissolution	Clauses 57-69

Charities and Trustee Investment (Scotland) Act 2005

Constitution

of

BANCHORY OUTDOOR AND ACTIVE

In this constitution, the following definitions apply throughout:

- **"2005 Act"** means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification and re-enactment thereof for the time being in force.
- "**AGM**" means an Annual General Meeting.
- "**Board**" means the Board of Charity Trustees.
- **"Charity"** means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.
- **"Charity Trustees"** means the persons having the general control and management of the Organisation.
- "**Clauses**" means any clause.
- "**Clear days**", in relation to notice of a meeting, means a period excluding the day when notice is given and the day of the meeting.
- "**Community"** has the meaning given in clause 4.
- "**GM**" means a General Meeting.
- **"Group"** means those other organisations (incorporated or not) that are not this organisation.
- **"Individual"** means a human/person.
- **"Members"** means those individuals and groups who have joined this organisation.
- "**Organisation**" means the SCIO whose constitution this is.
- "**OSCR"** means the Office of the Scottish Charity Regulator"
- "**Property**" means any property, assets or rights, heritable or moveable, wherever situated in the world.
- "**SCIO"** means Scottish Charitable Incorporated Organisation.
- "t**hem"** and **"their"** refer to individuals or groups (either he, she or they).

	Words in the singular include the plural and words in the plural include the singular.
	These Clauses supersede any model clauses. Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.
	The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the organisation is “BANCHORY OUTDOOR AND ACTIVE
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit the Banchory Community Council area with the following objective and below (4.1 - 4.5) purposes To facilitate the development of local sporting facilities and opportunities for the local community living in the Banchory Community Council area that will help increase public participation in sport, physical and mental wellbeing activities.
4.1	To develop and create a multisport facility in a central Banchory location.
4.2	Assist to promote, advance and further local sport clubs and groups via a vibrant membership.
4.3	Strengthen community cohesion and bring people together.
4.4	Aid in supporting local sport facilities/clubs/groups in making their facilities accessible to all.
4.5	Support local initiatives that focus on improving physical, health and mental wellbeing and promotes active and healthy lifestyles.
	POWERS
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so. In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:

5.1	to encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	to promote and carry out research, surveys, and investigations and to promote, develop and manage initiatives, projects and programmes;
5.3	to provide advice, consultancy, training, tuition, expertise, and assistance;
5.4	to prepare, organise, promote, and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	to purchase, take on lease, hire, or otherwise acquire any property suitable for the organisation;
5.6	to construct, convert, improve, develop, conserve, maintain, alter, and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the organisation's property;
5.7	to sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the organisation;
5.8	to establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	to employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the organisation;
5.10	to take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the organisation;
5.11	to accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;
5.12	to borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the organisation;
5.13	to set aside funds not immediately required as a reserve or for specific purposes;
5.14	to invest any funds which are not immediately required for the activities of the organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;

5.15	to make grants or loans of money and to give guarantees;
5.16	to establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	to establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	to enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the organisation and to enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	to enter into contracts to provide services to or on behalf of others;
5.20	to effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	to oppose, or object to, any application or proceedings which may prejudice the interests of the organisation;
5.22	to pay the costs of forming the organisation and its subsequent development;
5.23	to carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The organisation is composed of:
6.1	Members composed of Ordinary, Associate and Junior Members
6.2	Charity Trustees (composed of Elected Charity Trustees and Appointed Charity Trustees, following the first GM).
	MEMBERSHIP
7	Ordinary members shall consist of individuals. Associate members are also individuals but can represent a Group/Club and are admitted to membership under the following clauses.
8	The organisation shall have no fewer than 20 members at any time; and
8.1	in the event that the number of members falls below 20 the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.

9	Membership of the organisation is open to:
9.1	Individuals aged 16 or over which are members of the Community ("Ordinary Members")
9.2	Individuals aged between 12 and 15 who are members of the Community ("Junior Members") (such Members not being eligible to serve as Charity Trustees).
9.3	If an Individual ceases to fulfil the criteria within clause 9.1 or 9.2, that Individual or group must inform the Organisation. The Organisation may choose to reclassify a Junior Member as an Ordinary Member.
	APPLICATION FOR MEMBERSHIP
10	Eligible Individuals or Groups/clubs may be admitted as members once a suitably completed application has been made. An application submitted by a Club/Group must be signed on behalf of that Club/Group.
10.1	The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Ordinary, Associate or Junior Member.
11	Membership of the organisation may not be transferred by a member.
	MEMBERSHIP SUBSCRIPTIONS
12	Members may be required to pay an annual membership subscription. This will be set at a level affordable to members of the Banchory Community Council area.
12.1	Annual subscriptions (if any) shall be set by Members at the AGM. Different rates may be set for Ordinary Members and Junior Members.
12.2	Any Individual or Organisation who/which ceases to be a Member shall not be entitled to a refund of their membership subscription.
	RE-REGISTRATION OF MEMBERS
13	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.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.

13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
	LIABILITY OF MEMBERS
14	The members of the organisation 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.
15	The members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
	CESSATION OF MEMBERSHIP
16	A member shall cease to be a member if:
16.1	that Member sends a written notice of resignation to registered office of the Organisation; they will cease to be a member as from the time when the notice is received by the organisation;
16.2	that Member has failed to pay any annual membership subscription that may be in place for over six months and has received at least one written reminder. This would then be proceeded by a voting by the majority of ordinary members for said member to be expelled.
16.3	that Member has failed to respond to any re-registration request under clause 13;
16.4	a resolution that that Member be expelled (where that Member's conduct, in their/its capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a GM (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Member is entitled to be heard;
16.5	in the case of an Individual, that Individual has died (membership of the Organisation not being transferable);
16.6	in the case of a group, that group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist (membership of the Organisation not being transferable);

16.7	where the Member is a Charity Trustee of the Organisation, that Member has failed to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a member.
	REGISTER OF MEMBERS
17	The Board must keep a register of members, setting out for each current member: a) their full name; b) their address; and the date on which they were registered as a member of the organisation.
17.1	Where any member is representing a group, the register must also contain: a) any other name by which the member is known; b) the principal contact for the member; c) If an associate member is represented by an individual it must be clear that they speak on behalf of the group (individual associate membership) d) any number assigned to it in the Scottish Charity Register, if it is a charity; and any number with which it is registered as a company, if it is a company.
17.2	For each former member the register must set out, for at least six years from the date on they ceased to be a member: a) their name; and b) the date on which they ceased to be a member.
17.3	A) The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.
17.4	A) If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.
	ASSOCIATES
18	Individuals and Clubs/Groups (whom have a clear individual named as the Club/Groups representative at time of registration) wishing to support the Purposes who are not members of the Community may become associates of the Organisation ("Associates"). Associates may attend and speak at GMs but may not participate in such meetings for voting or quorum purposes.

18.1	No Individual or Group may become an Associate unless that Individual or Group has submitted a written application to become an Associate in the form prescribed by the Charity Trustees. An application submitted by a Group must be signed on behalf of that Group.
18.2	The Charity Trustees shall consider applications for associateship promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Associate.
19	The Charity Trustees shall cause a register of associates to be maintained containing: (a) the name and address of each Associate; (b) the date on which each Individual or Group was registered as an Associate; and (c) the date at which any Individual or Organisation ceased to be an Associate.
20	An Associate shall cease to be an Associate if:
20.1	that Associate sends a written notice of resignation to the Organisation;
20.2	that Associate becomes a member of the Community;
20.3	a resolution that that Associate be expelled from being an Associate (where that Associate's conduct, in their capacity as Associate, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a GM (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Associate is entitled to be heard);
20.4	in the case of an Individual: (a) that Individual becomes insolvent or apparently insolvent or makes any arrangement with their creditors; or (b) that Individual has died; or
20.5	in the case of a Group, that Group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist.
	GENERAL MEETINGS (Meetings of the Members)
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the registered office of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
	Annual General Meeting

22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	The business of each AGM shall include: (a) a report by the Chairperson on the activities of the Organisation; (b) the election of Elected Charity Trustees; (c) the fixing of annual subscriptions; (d) consideration of the accounts of the Organisation; (e) a report of the auditor if applicable; and the appointment of the auditor if applicable.
	Notice of General Meetings
23	Notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and (a) in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); and in the case of any special resolution (as defined in clause 30) must set out the exact terms of the resolution.
23.3	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.
	(b) **CHAIRPERSON OF GENERAL MEETINGS**
24	(a) The Chairperson of the organisation shall act as Chairperson of each GM. (b) If the Chairperson is not present or willing to do so the Vice-Chairperson of the organisation shall act as Chairperson of the GM. (c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.
	QUORUM AT GENERAL MEETINGS

25	The quorum for a GM shall be the greater of: (a) eleven Members; or (b) 10% of the Members, present either in person or by proxy. No business shall be dealt with at any GM unless a quorum is present.
25.1	If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.
25.2	The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.
	VOTING AT GENERAL MEETINGS
26	The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.
26.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands
26.2	A secret ballot may be demanded by: (a) the chairperson of the GM; or (b) at least two Members present at the GM, before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.
27	Whilst the attendance of Members at GMs is encouraged, a Member may appoint a proxy to attend a GM on behalf of that Member. A proxy appointed to attend and vote at a GM on behalf of a Member need not be a Member and shall have the same rights as the Member who appointed them to speak and vote at the GM.
27.1	The form appointing the Proxy shall be provided ahead of any GM.
27.2	The form appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, shall be lodged at the

	Registered Office not less than 48 hours before the time of the GM at which the proxy is to be used; and
27.3	No form of proxy shall be valid more than 12 months from the date it was granted.
28	In the event of an equal number of votes for and against any resolution, the Chairperson of the meeting shall have a vote in their capacity as a member of the organisation.
	Resolutions
29	At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).
30	Certain resolutions must be passed as Special Resolutions, including resolutions: a) to alter the name of the Organisation; or b) to amend the Purposes; or c) to amend these Clauses; or d) to wind up the Organisation in terms of clause 69. At any GM a Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).
31	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this Clause are followed.
31.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
31.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
31.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
31.4	Written resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), or by means of a website.
31.5	Written resolutions must be accompanied by a statement informing the Member: (a) how to signify agreement to the resolution; (b) how to return the signed resolution to the Organisation (in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed));

	(c) the date by which the resolution must be passed if it is not to lapse (that is, the date which is 28 days after the Circulation Date); and that they will not be deemed to have agreed to the resolution if they fail to reply.
31.6	A written resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
31.7	(d) Once a Member has signed and returned a written resolution in agreement thereto, that Members' agreement is irrevocable.
31.8	The Members may require the Organisation to circulate a written resolution.
31.8.1	The resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), must identify the resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
31.8.2	If accepted, the Organisation must circulate the resolution and any accompanying statement within 21 days and may require the requesting Members to cover the expenses it incurs circulating the resolution.
	MEETING ADJOURNMENT
32	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
33	The affairs, property and funds of the organisation shall be directed and managed by a Board of Charity Trustees. The Board:
33.1	shall set the strategy and policy of the Organisation;
33.2	shall, where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation;
33.3	shall hold regular meetings between each AGM, meeting as often as necessary to despatch all business of the Organisation;
33.4	shall monitor the financial position of the Organisation;

33.5	shall direct and manage the affairs and Property of the Organisation;
33.6	shall generally control and supervise the activities of the Organisation;
33.7	may, on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM);
33.8	may exercise the powers of the Organisation; and
33.9	may not also be paid employees of the Organisation.
	INTERIM BOARD
34	Upon incorporation of the organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.
34.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a "term of office" for the purposes of clause 24).
	COMPOSITION OF THE BOARD OF CHARITY TRUSTEES
35	The number of Charity Trustees shall be not less than three and the total number of Charity Trustees shall not be more than 10
	APPOINTMENT OF CHARITY TRUSTEES
36	From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):
36.1	up to 10 individual persons elected as Charity Trustees by the Members in accordance with clause 37 ("the Elected Charity Trustees"), who must themselves be Ordinary Members; and
36.2	up 5 individual persons that are both residents of the Banchory Community Council Area and appointed by BANCHORY OUTDOOR AND ACTIVE in accordance with clause 38 ("the Appointed Charity Trustees"); and
36.3	up to 5 individual persons co-opted in accordance with clause 39 ("the Co-opted Charity Trustees"), so as to ensure a spread of skills and experience within the Board.

36.4	Employees of the organisation may not be nominated as or become Charity Trustees.
	ELECTED CHARITY TRUSTEES
37	At the first General Meeting of the Organisation, the Members shall elect up to 10 individual Ordinary Members as Elected Charity Trustees.
37.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
37.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.
37.3	Provided the first GM is not also the first AGM, there shall be no changes in the Charity Trustees at the first AGM (except to fill any vacancies left following the first GM or caused by retirals since the first GM).
37.4	At the second and subsequent AGMs, one-third of the Elected Charity Trustees (rounding upwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
37.5	A retiring Charity Trustee shall be eligible for re-election after one term of office. A retiring Charity Trustee shall not be eligible for re-election after two consecutive terms of office until a period of one year in which they have not been a Charity Trustee has passed.
37.6	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
	VACANCY
38	The Board may from time to time fill any casual vacancy arising as a result of the retiral (or deemed retiral for any reason) of any Elected Charity Trustee from or after the date of such retiral or deemed retiral until the next AGM.
	CHARITY TRUSTEES – GENERAL DUTIES
39	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the organisation; and, in particular, must:

39.1	seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
39.2	act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
39.3	in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party, put the interests of the organisation before that of the other party; where any other duty prevents them 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;
39.4	ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
40	In addition to the duties outlined in clause 41, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:
40.1	that any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
40.2	that any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
41	Provided they have declared their interest - and have not voted on the question of whether or not the organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
42	No Charity Trustee may serve as an employee (full time or part time) of the organisation; and no Charity Trustee may be given any remuneration by the organisation for carrying out their duties as a Charity Trustee.
43	The Charity Trustees 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
44	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
44.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be

	interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
	REGISTER OF CHARITY TRUSTEES
45	The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee: a) the name of the Charity Trustee; b) the address of the Charity Trustee; c) the date on which they were appointed as a Charity Trustee; and any office held by them in the organisation.
45.1	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
45.2	For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee: a) the name of the Charity Trustee; b) any office held by the Charity Trustee in the Organisation; and the date on which they ceased to be a Charity Trustee.
45.4	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
45.5	If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.
	TERMINATION OF CHARITY TRUSTEES OFFICE
46	A Charity Trustee will automatically cease to hold office if: -
46.1	they give the Organisation a notice of resignation, signed by them;
46.2	they become an employee of the Organisation;
46.3	in the case of a Charity Trustee elected under clause 37) they cease to be a member of the Organisation;
46.4	in the case of a Charity Trustee appointed under clause 38) they cease to be a member of the appointing group;
46.5	d) in the case of a Charity Trustee co-opted under clause 39) the Board under clause 39.2vote to end the appointment;

46.6	a) they become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;
46.7	they are 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 them from office;
46.8	c) they become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
46.9	they are removed from office by resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 44);
46.10	they are removed from office by resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
46.11	they become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act
46.12	they commit any offence under section 53 of the 2005 Act.
47	Clauses 44.9 and 44.10 apply only if the following conditions are met:
47.1	the Charity Trustee who is subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for removal is to be proposed;
47.2	the Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the resolution being put to a vote; and
47.3	at least two thirds of the Charity Trustees then in office vote in favour of the resolution.
	CHAIRPERSON AND VICE-CHAIRPERSON
48	The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint: (a) an Elected Charity Trustee to chair Board meetings and GMs (the "Chairperson"), and (b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so

48.1	In the event that: (a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and (b) the Vice-Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Vice-Chairperson is currently appointed, the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.
	BOARD MEETINGS
49	The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.
49.1	A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.
49.2	The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.
50	7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.
50.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.
50.2	On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.
51	No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.
52	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 35, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
53	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.

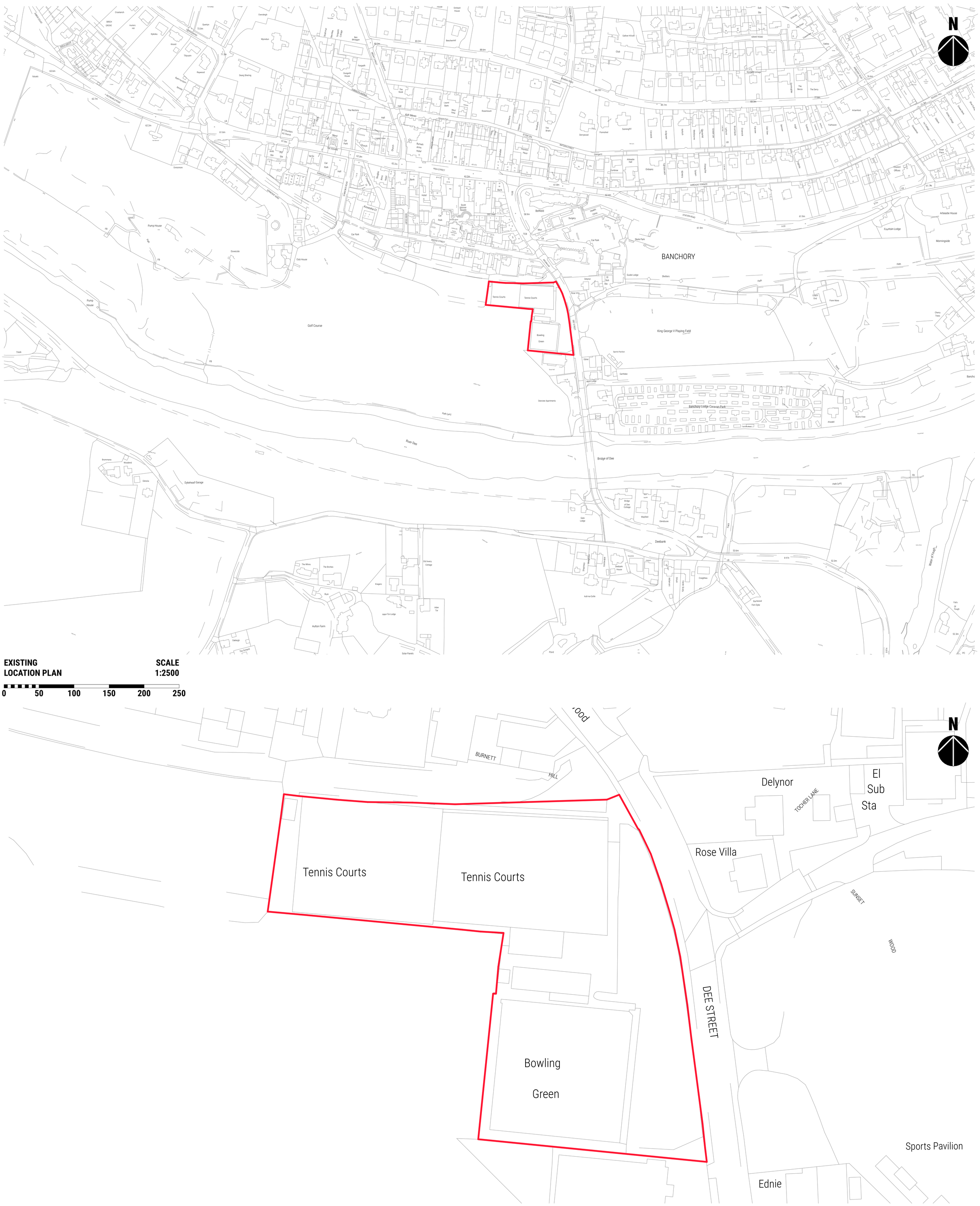
54	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
	VOTING AT BOARD MEETINGS
55	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
55.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
55.2	A resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
	SUB-COMMITTEES
56	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
56.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.
56.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND CHARITY TRUSTEES
57	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
58	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other

	individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 59.
59	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
59.1	repayment of out-of-pocket expenses (subject to prior agreement by the Board);
59.2	reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
59.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
59.4	payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
59.5	the purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
59.6	the sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
59.7	payment by way of any indemnity, where appropriate in accordance with clause 94.
60	Where any payment is made under clause 59, the terms of clause 61 must be observed.
	PERSONAL INTERESTS & CONFLICTS OF INTEREST
61	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 61.3 and 61.4, they have a duty to declare this to the Board meeting in question.
61.1	A Charity trustee 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 they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
61.2	It will be up to the Chairperson of the meeting in question to determine: (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity

	Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.
61.3	An interest held by an individual who is "connected" with the Charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity trustee;
61.4	A Charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
61.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Notices of Relevant Interests is maintained, which shall be open for inspection by both the Board and members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
	FINANCES & ACCOUNTS
62	The Board shall determine:
62.1	which banks or building societies the bank accounts of the Organisation shall be opened with;
62.2	how bank accounts shall be maintained and operated; and
62.3	how cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
63	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
63.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
63.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.

63.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.
63.4	Copies of such accounts shall, not less than 21 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
	NOTICES
64	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand-delivered) or electronic form (faxed or e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e-mailed.
65	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
	RECORDS OF MEETINGS
66	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
	INDEMNITY
67	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the

	funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.
	ALTERATION TO THE CLAUSES
68	Subject to the terms of this clause, this constitution may be altered by a Special Resolution of the members passed in accordance with clause 30 or 31.3
68.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005
68.2	The Board must notify OSCR (and its successors) of any changes to the constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005
	DISSOLUTION
69	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 30 and 31.4, and subject to written consent being obtained from OSCR.
69.1	If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be: (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).


BANCHORY
Tennis Courts
Tennis Courts
Bowling
Green
DEE STREET
BURNETT
HILL
Delynor
El
Sub
Sta
TOCHER LANE
Rose Villa
SUNSET
WOOD
Sports Pavilion
Ednie
Golf Course
King George V Playing Field
Bridge of Dee
River Dee
Deebank
Banchory Lodge Caravan Park
Dykehead Garage
Aultan Farm
Pump House
Club House
Dovecote
Car Park
Skate Park
Bellfield
Surgery
Arbeadie House
Fountain Lodge
Morningside
Council Offices
Guide Lodge
Shelters
Path
Bowling Green
Sports Pavilion
Ednie
Garthdee
Deeview Apartments
Bridge of Dee Cottage
Mayfield
Glendoune
Kiloran
Deebank House
Aultnagoille
Craigshea
Burnwood Fern Dyke
Falls Of Feugh
Water of Feugh
Old Invery Cottage
Aden Tor
Aden-Tor-Lodge
Ruin
Kragaro
The Whins
The Birches
Oakleigh
The Orchard
Solar Panels
Brommana
Woodend
Glenola
Pond
Path (um)
Path (upm)
Track
Cherry Trees
Coach End
Fionn Mara
Rivers View
Alnadell
Cairnlarich
Birch Grove
Hunters Hill
Kylesku
Knoxd
Tillycairn
Raywood
Dearg Shieling
Wyndrum
Quentyn
Eversleigh
Issues
Eonsmore
Dungeth House
Fasgadh
Ben Bhragaie
Beechwood
Orchard House
Gallow Hillock
Wyvern Cottage
Oakleo
The Becco
The Derry
Fairhaven
Artamford
Sunnybrae
Sunnyhill
Fonnshiel
Derrywood
The Briars
Rosemount
Weyr View
Laurel Bank
The Nook
Hall
The Rectory
Manse
Car Park
Church
St Columba's RC Church
Burnett Arms Hotel
Hotel
Bank
Post Office
Chemist
Thornton Place
Gingarry
Arbeadie Hall
Ordeans
Sunbrae
Tel Ex
Amb Sta
Pol Sta
Douglas Hotel
Scott Skinner Square
Kinneskie Ct
Health Centre
Mon
TCB
Delynor
Rose Villa
Ednie
Garthdee
Ward Lodge
Sports Pavilion
Bridge of Dee Cottage
Mayfield
Glendoune
Kiloran
Deebank House
Aultnagoille
Craigshea
Burnwood Fern Dyke
Falls Of Feugh
Old Invery Cottage
Aden Tor
Aden-Tor-Lodge
Ruin
Kragaro
The Whins
The Birches
Oakleigh
The Orchard
Solar Panels
Brommana
Woodend
Glenola
Pond
Path (um

+	SPOT LEVEL WITH RL
PO	DENOTES POST
RE	DENOTES RODDING EYE
SV	DENOTES STOP VALVE
EP	DENOTES ELECTRICITY POLE
G	DENOTES GULLY PIT
IC	DENOTES INSPECTION COVER
OL	DENOTES OBVERT LEVEL
WO	DENOTES WATER OUTLET / TAP
SP	DENOTES SIGN POST

EXISTING SITE PLAN

SCALE 1:250

0 5 10 15 20 25

NOTES

1. Do not scale off this drawing.
2. All dimensions are in millimetres unless otherwise stated.

Rev.	Drn.	Chk.	Apd.	Date	Description
A	JC	BM	EM	14.10.2024	BOUNDARIES UPDATED
B	JC	BM	EM	12.11.2024	LAND INFO REMOVED PENDING TITLE PLAN
C	JC	BM	EM	18.12.2024	BOUNDARIES UPDATED

BOA - BANCHORY
DEE STREET
BANCHORY
AB31 5ST

DRAWING TITLE
EXISTING SITE PLAN - REV C

ISSUE STATUS
FEASIBILITY MASTERPLAN

Scale at A1	Date.First Issue	Drawn	Checked	Approved	Job No.	Drawing No.	Rev.
AS NOTED	14.08.2024	BM	CB	JC	662	662(FS)002	C

MAC CHARTERED ARCHITECTS

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REGENERATING OUR COMMUNITY

BANCHORY OUTDOOR AND ACTIVE

Our Business Plan and Purchase Proposal

Aberdeenshire Council

REGENERATING OUR COMMUNITY

INTRODUCTION & SITE CONTEXT

Banchory Outdoor & Active (BOA): Igniting Community Spirit Through Sports

Founded in 2021, Banchory Outdoor & Active (BOA) is on a mission to transform community sports facilities and ignite local passion for sports. Our goal is to:

•**Develop Community Sports Facilities:** We're working tirelessly to facilitate the development of modern sports amenities.

•**Promote Participation:** Encouraging public participation in sports and helping local clubs flourish, leading to enhanced mental health and well-being.

Our Primary Vision: BOA aims to take ownership, regenerate, operate, and maintain the derelict all-weather training pitch in the heart of Banchory. Our vision is to create a vibrant sporting hub for multiple sports, fostering the health and well-being of our community.

Key Highlights:

•**Community Engagement:** Uniting the community through the power of sport and fostering a sense of belonging.

•**Health and Mental Well-being:** Enhancing overall well-being by promoting increased physical activity, which benefits both mental and physical health.

•**Inclusive Development:** Supporting the growth of local sports clubs and nurturing talents across all age groups and backgrounds. We will provide opportunities for everyone, from young aspiring athletes to seasoned sports enthusiasts, including those with ASN, other disabilities, and senior citizens.

•**Accessibility:** Ensuring our sports facilities are accessible and welcoming for all individuals. We have included a wide range of sports to provide equal opportunities for participation and enjoyment to everyone, regardless of their abilities or backgrounds.

•**Stakeholder Support:** This Business Plan outlines the immense community and stakeholder backing for this project and demonstrates its financial feasibility.

Together, let's build a healthier, happier, and more connected Banchory through sports!

Building an Active Community

"If physical activity were a drug, we would refer to it as a miracle cure, due to the great many illnesses it can prevent and help treat."

Chief Medical Officer 2019

The Opportunity

BOA have identified an exciting new opportunity – restoring The Dee Street Multi Use Games Area (MUGA) which is in the heart of Banchory town centre. Our aim is to regenerate the MUGA, enhancing not only physical activity and mental well-being but creating a ripple effect of positive social and economic benefits for the community. The transformation of the dilapidated MUGA into a modern sporting and well-being facility not only enhances the physical landscape but also fosters a sense of unity and pride within the community.

From the initial community survey completed in Spring 2022, 91% respondent's supported BOA in their quest to purchase and upgrade the partially derelict brownfield site known as The Dee Street MUGA. The purpose of this document is to bring this opportunity to life whilst demonstrating the justification for a Community Asset Transfer (CAT) and the ongoing viability of the proposal.

Our request is to take title to the land in early 2026 through the Community Asset Transfer process and be operational by early 2027.

We thank you for taking the time to consider this request.

About Us

Banchory Outdoor and Active's (BOA) aim is to improve Banchory's recreational and outdoor facilities by renewing and regenerating dilapidated areas within the community. BOA's mission is "*to promote active and healthy lifestyles within the Banchory community by renewing and regenerating sport facilities and in so doing fostering a community that prioritises physical and mental well-being.*"

Banchory Outdoor and Active is a group of passionate volunteers who live in the Banchory Area and have the backing of over 1,200 project supporters (10% of the AB31 community).

The BOA Team headed by Scott Birse. Left to Right: George Montgomery, Paul Wilson, Sarah Stewart, Scott Birse, Ally Reid, Rev Tony Stephen, Emma Windle, Gordon Humble and not photographed Graham Reid.

Our committee members have considerable experience to draw on (See Appendix 1 for details of the committee members) and we have been supported by Alan Jones Associates. BOA is a registered charity with the Scottish Charity Regulator (OCSR) – Registration No. SC051783.

Above: the identified regeneration project is in the heart of the Banchory community.

The Site

We have identified a c. 1.8-acre prime site in the heart of our community that is ideal for regenerating for several reasons, including:

- It is ideally situated within the heart of our community.
- It is easy to access, generally level and serviced with electricity, water and drainage.
- It is visible from one of Banchory's busiest streets and directly opposite the town centre car park which will drive footfall.
- The site enjoys a fantastic outlook to the south towards Scolty Hill.
- There is an exciting opportunity to collaborate with the adjacent sports clubs to create additional impact beyond just this project.
- The usable site areas is of a sufficient size that it will allow a range of activities to be catered for.
- The land is currently a wasted brownfield resource and in an extremely poor condition - any regeneration efforts will have an instant impact on how people perceive their community.
- Finally, the bowling club continue to operate on a seasonal basis and a new facility/hub will help to boost and diversify their membership base (37 currently) and drive increased community engagement.

Site Assessment

The History of the Site

The site, most recently known as DATA (Deeside All-weather Training Area) was last operational about 10 years ago and, as can be seen from the adjacent photos is obsolete. Given the passage of time since the site was operational, we have no data on the performance of the facility, but it is understood its demise was caused by lack of management with DATA ceasing to operate.

The site currently provides three tennis courts to the east and a 33m * 40m Multi Utility Games Area (MUGA) to the west, all enclosed by a 3m metal wire fence. There is also a dilapidated former changing room facility on the northwestern area of the site which has attracted the unwanted attention of vandals.

The remainder of the site comprises a bowling green, putting and a club house. The Bowling Club are a key partner in this proposal.

The Site Today:

The following images show the current site and facilities, highlighting the need for upgrades, replacements and / or improvements.

Above: Dee Street with the Bowling Green and MUGA on the left and King George V Park on the right and the High street ahead. **Below**: Free car parking facilities near to the Dee Street MUGA.

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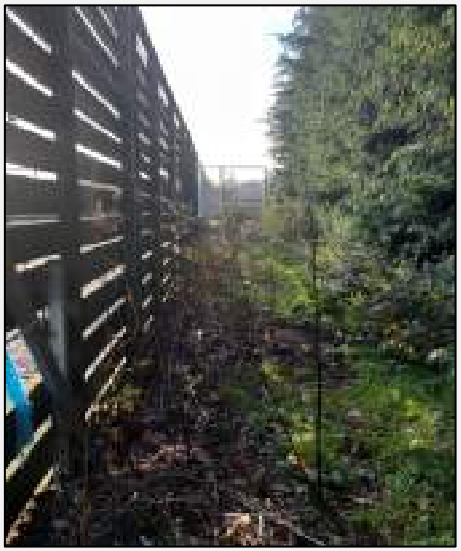
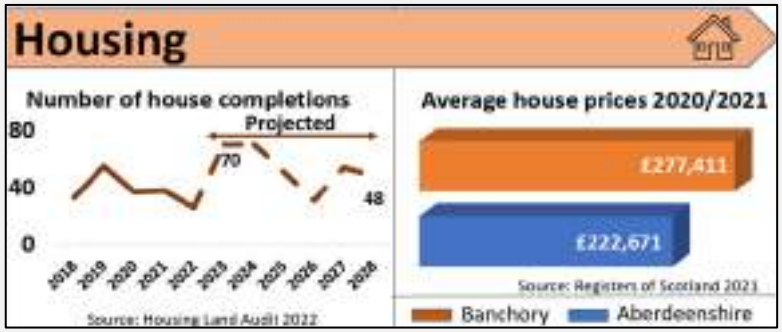
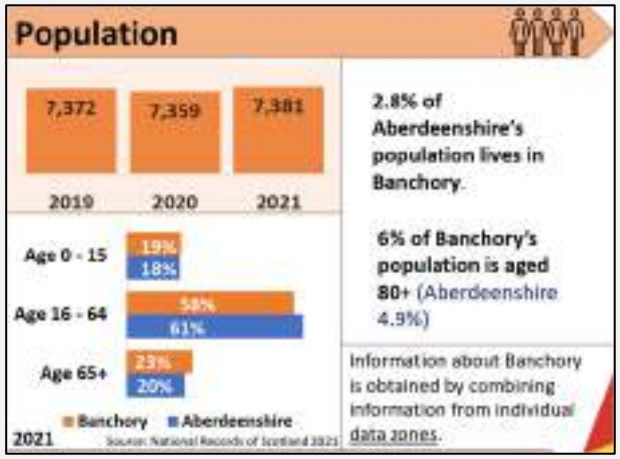


Demographic Assessment

Banchory, commonly known as the 'Gateway to Royal Deeside,' is a lively town located in Aberdeenshire, Scotland. According to the census data for Banchory and Mid-Deeside, the population stands at 11,253, with 7,440 residents in Banchory itself. The town has experienced a consistent rise in housing development – the town has increased by 35% in 2001 and 2022 – and continues to grow rapidly. Bancon are currently constructing an additional 38 homes at Lochside of Leys, complementing the 134 homes already completed and occupied by families. Furthermore, Kirkwood Homes is developing 85 homes to the west of Banchory, while Cala is adding another 68 homes to the north. This ongoing growth in housing and population will likely necessitate an expansion of local facilities.





As a growing town, Banchory balances its historic charm with modern development. The population has steadily increased in recent years (as seen above), reflecting its appeal as a commuter hub for Aberdeen while retaining its rural character.

Rural Deprivation

Defining Rural Inequality

The Scottish Rural Policy Centre (SRUC) published a report entitled Rural Scotland in Focus which looked to monitor how rural Scotland is changing, focusing on population trends, the lives of young people, the levels and experiences of poverty and disadvantage and how use of our finite rural land resource is negotiated through planning and other means. With specific reference to the project in Banchory, it is important to consider the aspects of rural inequalities, which, as listed below create challenges to living that are alien to communities within larger urban areas.

This project's location positions it culturally and geographically as a population where rural inequalities are likely to be present and relevant to community life. The following are key aspects of rural life that highlight differences and inequalities in rural life for Banchory residents.

- **Employment Issues and Inequalities** - In reviewing employment in rural areas, the SRUC report highlights a significantly larger percentage of those in part time or smaller contract jobs, often with lower hourly rates or salaries than counterparts in urban population centres. With the nearest suitable floodlit pitch being 14 miles West, lower income puts more financial pressure on families to use such resources that are not local.

- **Fuel Poverty** - Living out with larger urban areas is likely to increase the costs of goods overall – primarily due to the cost of the supply chain network required. This can be seen in the cost of petrol and diesel with a predominant market of independent providers, unable to offer the prices of larger national outlets. This again highlights the added costs to Banchory residents to use external facilities out with the town.

- **Minimum Income Standard for Remote Rural Scotland**
The above report follows on from work and research on the Minimum Income Standard for Scotland. Bearing in mind, the previously noted inequalities in rural living, the report headlines that the cost of food and consumable goods are between 10-50% higher in rural areas whilst clothing and household goods are between 30-50% higher than in urban areas.

As shown in the SIMD (Scottish Index of Multiple Deprivation) 2020 figures (overleaf), 5 of the closest data zones to the project sit within the top 10% most deprived in terms of access to services.

SIMD Assessment

The SIMD is the Scottish Government's official tool for identifying small area concentrations of multiple deprivation across all of Scotland. The SIMD provides relative rankings for 6,976 small area (data zones) across Scotland from the most deprived (ranked 1) to the least deprived (ranked 6,976)

The following table details the SIMD assessment for the 15 data zones closest to the site map. Whilst the overall scores place each data zone within the lowest 30% of deprived areas in Scotland, drilling down into each index, there is clear presence of deprivation around geographic access to services, and for one data zone (Banchory West) crime. These are highlighted below and overleaf:

Data Zone	S01006800	S01006855	S01006856	S01006859	S01006860
	Aboyne and South Deeside	Dunecht, Durris and Drumoak	Dunecht, Durris and Drumoak	Banchory East	Banchory East
Population (total)	868	796	715	981	569
Population (working age)	553	494	462	626	330
SIMD Rank	5,870	5,244	5,876	6,448	4,334
	9th Decile	8th Decile	9th Decile	10th Decile	7th Decile
Income Domain Rank	6,198	6,649	6,621	6,243	3,947
	9th Decile	10th Decile	10th Decile	9th Decile	6th Decile
Employment Domain Rank	6,396	6,429	6,870	6,290	4,220
	10th Decile	10th Decile	10th Decile	10th Decile	7th Decile
Health Domain Rank	6,948	6,851	6,928	6,728	4,285
	10th Decile	10th Decile	10th Decile	10th Decile	7th Decile
Education Domain Rank	6,373	6,919	6,306	6,833	2,749
	10th Decile	10th Decile	10th Decile	10th Decile	4th Decile
Access Domain Rank	517	74	409	1,512	3,470
	1st Decile	1st Decile	1st Decile	3rd Decile	5th Decile
Crime Domain Rank	6,460	5,066	4,864	6,342	6,742
	10th Decile	8th Decile	7th Decile	10th Decile	10th Decile
Housing Domain Rank	6,119	5,236	5,084	6,719	3,930
	9th Decile	8th Decile	8th Decile	10th Decile	6th Decile

Data Zone	S01006861	S01006862	S01006863	S01006864	S01006865
	Banchory East	Banchory East	Banchory East	Banchory East	Banchory West
Population (total)	634	675	656	590	971
Population (working age)	396	399	371	378	586
SIMD Rank	6,324	5,943	5,255	5,083	6,468
	10th Decile	9th Decile	8th Decile	8th Decile	10th Decile
Income Domain Rank	6,458	5,912	4,418	4,577	6,232
	10th Decile	9th Decile	7th Decile	7th Decile	9th Decile
Employment Domain Rank	6,385	5,120	5,926	5,112	6,497
	10th Decile	8th Decile	9th Decile	8th Decile	10th Decile
Health Domain Rank	6,769	5,338	5,432	5,701	6,107
	10th Decile	8th Decile	8th Decile	9th Decile	9th Decile
Education Domain Rank	6,644	6,203	5,251	5,343	6,533
	10th Decile	9th Decile	8th Decile	8th Decile	10th Decile
Access Domain Rank	1,117	3,052	1,956	1,207	6,006
	2nd Decile	5th Decile	3rd Decile	2nd Decile	9th Decile
Crime Domain Rank	6,196	4,172	3,608	6,928	843
	9th Decile	6th Decile	6th Decile	10th Decile	2nd Decile
Housing Domain Rank	5,936	5,689	4,510	4,211	4,564
	9th Decile	9th Decile	7th Decile	7th Decile	7th Decile

Data Zone	S01006866	S01006867	S01006868	S01006872	S01006873
	Banchory West	Banchory West	Banchory West	Crathes and Torphins	Crathes and Torphins
Population (total)	511	706	821	918	1,068
Population (working age)	275	381	492	569	525
SIMD Rank	6,886	6,898	4,635	5,848	5,631
	10th Decile	10th Decile	7th Decile	9th Decile	9th Decile
Income Domain Rank	6,508	6,486	3,895	6,648	6,667
	10th Decile	10th Decile	6th Decile	10th Decile	10th Decile
Employment Domain Rank	6,277	6,711	4,029	6,860	5,809
	9th Decile	10th Decile	6th Decile	10th Decile	9th Decile
Health Domain Rank	6,693	6,654	4,888	6,951	6,202
	10th Decile	10th Decile	8th Decile	10th Decile	9th Decile
Education Domain Rank	6,926	6,798	5,610	6,454	6,194
	10th Decile	10th Decile	9th Decile	10th Decile	9th Decile
Access Domain Rank	3,748	3,595	2,113	501	460
	6th Decile	6th Decile	4th Decile	1st Decile	1st Decile
Crime Domain Rank	6,713	6,018	5,374	2,948	6,212
	10th Decile	9th Decile	8th Decile	5th Decile	9th Decile
Housing Domain Rank	6,904	6,849	5,516	5,112	6,015
	10th Decile	10th Decile	8th Decile	8th Decile	9th Decile

Data zones are ranked for each domain from 1, being the most deprived area in Scotland, to 6,976, being the least deprived in Scotland. The impact of each domain to the overall ranking is weighted, based on how it contributes to deprivation, with employment and income weighted the most heavily. This provides a relative measure of deprivation at data zone level, and a ranking for each individual domain.

Banchory Overview

There are ten data zones that form the settlement of Banchory. The lowest ranking data zone is in the 45% least deprived overall areas of Scotland. Four data zones are in the 5% least deprived overall areas in Scotland. Data zones S01006859 and S01006866 rank in the 5% least deprived in Scotland overall and for the income, employment, housing, education and health domains.

According to the SIMD, deprivation has increased in Banchory since 2012, particularly in the centre parts of town and to the East. Locally one data zone (S01006860) ranks in the 25% most deprived in Aberdeenshire. The rest are above the 50% least deprived in Aberdeenshire, with three zones in the 5% least deprived overall locally. 3.1% of the population of Banchory can be described as income deprived and 1.6% as employment deprived.

Banchory East and areas near Raemoir Road also have high levels of households claiming Universal Credit. Both Banchory East and Banchory West are above the Aberdeenshire average for claiming universal credit. The number of children in low-income families is also high in Banchory East.

Banchory Data Zones (above) and Map 31 Banchory SIMD16

Trends in Sport and Leisure

Gathering statistical data on sports participation, the Scottish Government has identified the following key trends in sports participation.

- There is a general increase in the overall number of people partaking in sporting activity, with Sport Scotland reporting that "*Scottish evidence from 20141 shows that more men (57%) than women (46%) reported taking part in sport and exercise in the past four weeks*."

- Individuals who rate their health as good are more likely to take part in sports activities than those who rate their health as bad or very bad.

- There remains a gender gap in sports participation, with more male participants than female. It is noted that this gap had significantly reduced over the last ten years. To further improve on female participation in sport, BOA aims to provide increased activities for girls by liaising with the local Clubs, Schools and the Active School Coordinator to provide specialised coaching and activities. BOA will also liaise with local clubs to offer 'female' only booking time to offer a space for additional recreation time if required.

- Research shows that **l**ack of confidence, fear of judgment, and limited exposure to female role models in sports can deter women from getting involved, and BOA would like to minimise these emotional barriers.

- Levels of deprivation have a direct correlation with participation in sports and exercise. Significantly lower income households demonstrate considerably less sports participation. BOA aim to offer concessionary membership schemes and pricing (with multiple free access hours per court per week) to encourage participation from this demographic and to support the reduction of this gap.

- BOA aims to support the larger rate of sports participation in young people living in rural areas compared to those living in larger urban towns and cities.

Following the Coronavirus pandemic, and the restrictions in place throughout 2020 and 2021, there has been an increase in those undertaking outdoor leisure activities and exercise. BOA's sports facility aims to help meet the CAP target of improved outdoor facilities offering a wide range of accessible recreation activities.

Sporting and Community Facilities in Banchory

A report from Grampian Online stated, "*Huntly… along with Banchory, is one of the poorest performing areas in terms of capacity in Aberdeenshire… Key local issues identified included the poor levels of floodlit synthetic provision for all sports especially football which means there is very little peak season capacity." As* one respondent noted, "*It would be great to see this land developed to an all-weather pitch which could be used by many different sporting groups. Banchory is significantly lagging behind other towns in terms of sporting facilities".*

One survey respondent remarked, "*… Banchory is way behind other lifestyle towns. For the ever-growing population, more facilities require to be made available. Having equitable and functional facilities within the Banchory community, will encourage and support a healthy lifestyle choices within the community."* And another added, *"This (new) facility is much needed. Kids are having to travel to Aboyne, Drumoak and Aberdeen as there aren't enough facilities in Banchory…. "Our U13 boys' football had to hire Astro in Inverurie for their Cup match this weekend due to unavailability of pitches in Banchory. We desperately need more facilities".*

The following page details the current sporting facilities, and while it appears that Banchory is adequately served, there are significant concerns expressed by respondents regarding the difficulty in reserving individual courts due to not having/affording membership, club reservations, lack of training facilities for girl's football clubs, as well as the lack of outdoor basketball or netball courts on offer for club use or for those not wanting to be in a club. A survey respondent added, "*There is a good amount of choice in Banchory but it's exclusive. You have to pay a premium or be on a waiting list for a long time. Having a space that groups can rent ad hoc at an affordable rate would be beneficial."* There is a definite call for *"…a multi use area so youngsters can meet and play football* [and other sport] *on it."*

Banchory – the sporting and community facility landscape

Banchory Sports Village provides a high-quality indoor environment for several indoor facilities including swimming, fitness, squash and sports hall. No outdoor facilities are available.

Football fields can be found opposite the MUGA in King George V Park but are often unusable due to weather conditions and grass quality. The football astroturf at Hill of Banchory School is a facility that needs to be booked and is not for use during school holidays.

Banchory Cricket Club are within Burnett Park (Membership £120 p/a).

Also located within Burnett Park is Banchory Lawn Tennis Association who have three all-weather synthetic grass courts. (Membership fee ranging with Mini (under 8) £30, Junior (8-17) £60, Student £65, Adult £160, senior (over 65) £125, Family 1 adult, 1 child £160, 1 adult and children £190, 2 adults and 2 children £320. Visitors – pay and play £6 per court, per 30 minutes, £12 per hour).

Banchory Stonehaven Athletics Club is found at Alexander Park, West of the town centre (Membership fee £35 and coaching fee of £65).

Deeside Rugby Club are found on the East side of the town centre (Membership fees range from £130 to £150 p/a).

Banchory Golf Course is immediately adjacent to the site. This is a private members club. Mountain bike trails (free) Skate park (free). MUGA site

Inchmarlo Golf Centre is on the western periphery of Banchory. (Membership fees are Adult -£400; Adult couple - £685; Family – 10% discount; Senior - £370; Senior Couple - £635; Youth/Student - £260).

Right: Map of Banchory highlighting what current recreational options are available.

During our public engagement it was clear that there is a strong need and justification for additional multi sport and outdoor training facilities

Banchory Community Action Plan – June 2017

Efforts are presently being made to develop a new local Action plan, while the latest community plan, created in 2017, was formulated by a steering group associated with Banchory Community Council (BCC). This plan aims to address a range of critical issues identified by the Banchory community. A key challenge overall for the area was noted as follows:

"Services and social facilities have been unable to keep pace with the rate of population expansion. Education, health care, community, and cultural facilities are all under pressure, and there is concern that the town's reputation as a desirable destination is being gradually eroded."

The issues were identified following a thorough and inclusive consultation programme carried out throughout 2016 and into early 2017.
Whilst this report was conducted over 5 years ago, the following key findings within the Community Action plan are relevant to BOA's project:

- A new or improved Academy.
- A new or improved Health Centre.
- Assured delivery of the Banchory Sports Village.
- A wide range of adult education classes.
- Improved play parks.
- Provision of an improved skateboard / BMX park.
- More activities for teenagers.
- Better advertising of events and activities.
- A 3G football pitch.
- A community hub.

If there were to be a new or improved Academy, then it is expected to lead to an increase in student enrolment, thereby heightening the demand for community sports facilities to support school, leisure, and extracurricular activities. Although the Banchory Sports Village has been established, it currently lacks an Astroturf facility. BOA's revitalised sports facility in Banchory town centre will provide a venue for adult education classes (weather permitting) and an additional play area for children. Furthermore, the BOA facility will expand recreational opportunities for teenagers and accommodate those who may not engage with the local skate park or sports clubs. A proposal has been submitted for a 3G football pitch at the Banchory Academy Playing Fields, primarily intended for the local club's football teams. This initiative does not directly compete with BOA's plans; rather, it will complement the existing facilities by facilitating club training and games on the 5-a-side pitches.

Banchory Local Place Plan – February 2025

The following are the key highlights from the draft Banchory Local Place Plan (LPP) consultation document, which has been revised from the 2017 Community Action Plan. The LPP outlines essential priorities for enhancing Banchory, concentrating on the enhancement of local amenities and services. The points below, summarised from the draft report, emphasise critical aspects related to sport and physical activity, as well as health and wellbeing.

Sport and Physical Activity: The plan underscores the importance of sports facilities and physical activities in promoting a healthy lifestyle, advocating for improvements to current sports venues and the establishment of new facilities.

- **Mental Health and Wellbeing:** There is a strong focus on mental health and wellbeing, with initiatives aimed at strengthening support services and creating additional community spaces for social interaction and relaxation.

- **Health and Wellbeing Funding:** The document details potential funding avenues for health and wellbeing projects, which aim to improve the overall quality of life for residents in the community.

- **Community Engagement:** The LPP encourages active involvement from the community in decision-making processes, ensuring that the needs and preferences of residents, particularly regarding health and wellbeing, are considered.

Other issues the report highlights are:

Rapid Growth: Banchory has experienced significant population growth, leading to increased demand for local amenities and services.

Demand for Sports Facilities: The community has expressed a strong need for more sports facilities to accommodate the growing population and promote physical activity.

Proposals for Upgrades: The LPP includes proposals for upgrading existing sports facilities and creating new ones to meet the community's needs.

The above points underscore the community's recognition of the importance of sports and physical activity in enhancing overall health and wellbeing.

REGENERATING OUR COMMUNITY

OUR PROP0SAL

Our Request

We request a Community Asset Transfer (CAT) to allow us to purchase the land from Aberdeenshire Council.

The Bowling Club have a long-term peppercorn lease over their part of the site and our request is to take title over the full extents of the area outlined in red to the right. The principle of this is supported by the bowling club via a formal letter (see Appendix 2).

We consider that the significant community benefits of our proposal outweigh the value of the land and would therefore request that a nominal purchase price is considered.

Project Proposal and Scope

The proposed scope of the project (reflecting the extensive consultation with the community and recognises the spatial constraints of the site) is as follows :

1. Two 5-a-side football pitches
2. One multi-use court for basketball and netball
3. One tennis court
4. Two padel courts
5. Improved access to the site
6. An electronic keypad/fob system and CCTV system
7. 'Pay Per Play' meter for lighting and club card fob access system
8. Changing facilities and WC's – shared with the bowling club

MAC Architects have developed detailed 3D design of the proposal as shown to the right and overleaf.

Existing layout (above) and Proposed new layout (below)

Design Considerations

Having consulted with several other sporting facilities and Hunter Construction – a specialist sports pitch contractor – we have been advised to adopt the following specification/ scope:

- Regrade and compact existing subbase
- 300mm Type 3 sub-base to make up levels
- 50mm Type 3 sub-base levelling layer
- 30mm 14-5mm stone layer
- Geotextile layer
- Open textured bitumen Macadam,10 mm nominal sized aggregate
- Prefabricated shock-pad
- 40mm synthetic grass to football pitches with suitable lining
- New post sockets and centre band anchors for posts and nets
- 40mm AC10 and 25mm AC6 open Macadam to tennis & padel courts
- Acrylic spray to tennis & padel courts
- Standard sports fencing (T8) in-between the various courts/pitches
- Kickboards within the football areas
- Individual gates into each court
- Eight lighting columns (design tbc with the support of DC lighting)
- In addition, BOA will invest in nets, goalposts and any other necessary equipment

This is a similar specification to the Cruyff courts in Aberdeen and the resurfaced tennis courts in Aboyne (also constructed by Hunter).

MAC Architect 3D Scale Model Drawings

3D Scale Modelling

Floodlighting

As part of the design, BOA will install new floodlighting at the facility and have been advised by the Huntly Community Group to consult with DC Lighting Services Ltd in Dundee who offer state of the art solutions for all levels of sport.

We will explore the use of solar panels and battery storage to offer a more sustainable and less costly solution as we develop the detailed design and costings.

Other Technology and booking systems

Igloo padlock system - This military-grade hardware has been designed to withstand harsh environmental conditions. A smart padlock with PIN and mobile app access ensures secure control of courts and equipment. The *igloohome* digital padlock system enables both customers and merchants to efficiently manage access to specific areas by granting and revoking permissions, while also providing a record of who accessed these areas and at what times. This functionality is particularly beneficial for overseeing access to high-value rental equipment.

SportsKey Booking App - It is a "*Sports centre booking software… a digital tool designed to streamline the process of scheduling and managing activities at your sports facilities, reservations, and handle payments, all in one place*." This system was recommended to us by the Huntly Community Group and will allow us to optimise revenue whilst also making it easy for individuals and clubs to make bookings.

Services

The site is currently connected to all services – and as such there will not be significant costs in terms of electrical, water or waste connections.

Flooding

As the SEPA map shows, there are no risks of river flooding, or surface water flooding that impact the site – noted below as “sports facility”.

Car Parking

Whilst the site itself has limited space to consider additional parking, there is a large public car park, adjacent o the site, providing approximately 150 spaces within 100m of the facility. This large car park currently caters for the leisure and recreational spaces and facilities that surround the proposed site.

In addition, the nature of this project will seek to encourage active travel and reduce the reliance on vehicle travel. The central location of the sports facility enables residents to access the existing cycle paths in Banchory and the Deeside Way, which connects Drumoak, Crathes, and Kincardine O’Neil to the facility. BOA will have safe bicycle storage on site. Additionally, there are several public transport and key active travel routes that provide access to the site.

Red star denotes the site, yellow lines are cycle routes, incl. The Deeside Way (below) which connects all nearby towns to the centre of Banchory

Accessibility

In line with the Scottish Outdoor Access Code, BOA will ensure that the facility is 'accessible for all'. BOA want the facility to be used by a diverse range of groups and individuals to gain an experience that meets their needs and more. When developing this project, careful consideration will be required to ensure paths, gates and so on are accessible and meet the needs of the widest range of users. This will include meeting the statutory requirements of all Equalities legislation.

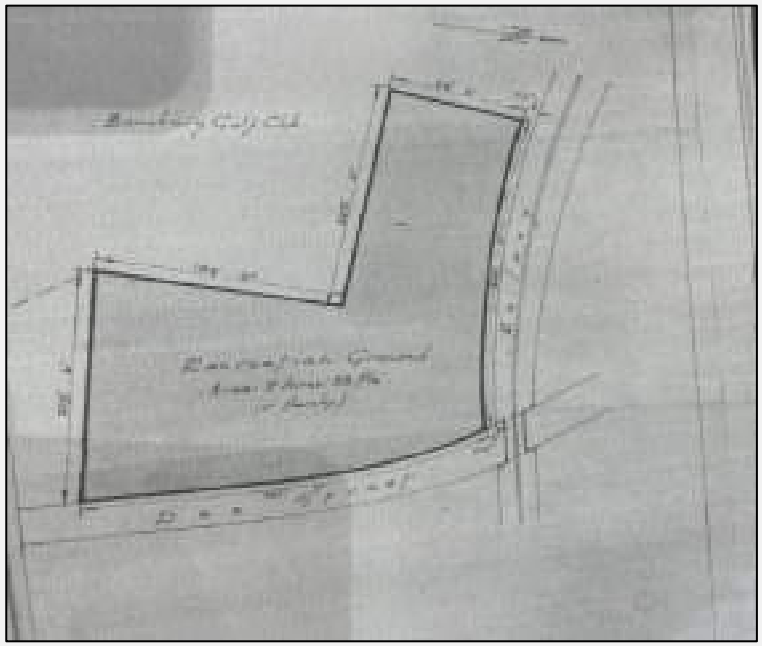
MAC Architects have taken access into consideration when drawing up the plans.

The overall site and location present very little issues in terms of ensuring access for all.

Timescales

We have been pursuing this opportunity since our formation in 2021 and aim to buy the land by January 2026, be on site between August 2026 - January 2027 and be fully operational by February 2027.

This is outlined in the key stage programme to the right.



Programme

Jan '24-Dec'24 Deep Community Engagement & Refinement of Feasibility/ Options Analysis	-Launch of website. www.banchoryoutdoorandactive.org.uk. - Pre-Application notice lodged to broaden our community engagement in parallel to researching and refining our options. -Awareness and fundraising events within the community. -Workshop with various community groups and sports clubs (plus potential new sports clubs – gap in netball and hockey for example) to evidence level of need, support, occupancy levels and income generation potential. - Case studies of comparable facilities and learning from their experiences (Bowling, Banchory tennis, Ellon hockey, Huntly football, Bridge of Allan tennis/ Paddle). -Cost vs income vs need analysis of various options. -Finalisation of preferred option/ masterplan for the site.
Jan'25 – March'25 CAT & Capital Funding Applications	-Finalisation and submission of CAT request and Business Plan - Agree terms of CAT. - Commence tendering process to firm up on-site development costs. - Advance discussions with capital grant providers.
Apr'25 – Jan'26 CAT Approval Buy Land	- Assume 6-month CAT approval process. - Followed by 4-month legal process.
Feb'26 – Jul'26 Planning Pre-Start Phase	- Submit detail planning application for proposed layout. - Complete the capital funding exercise to ensure there is sufficient liquidity to complete the project. - Appoint the preferred contractor on a fixed price basis.
Aug'26-Jan'27 Construction Phase	- Commence on site. - Refine operational team whist continuing to harness support and fundraising within the community. - Organise a high-profile launch event.

Phase 2

Once the sports facility (Phase 1) becomes operational, BOA plans to initiate an additional development phase focused on optimising the site. When the outdoor facilities are up and running and generating income, the intention is to upgrade the clubhouse to function as both a clubhouse and a community hub. While proposals for the new clubhouse and amenities have been put forward, further consideration will be necessary in the future.

The key considerations include:

•A dedicated kitchen for the bowling club to offer refreshments during home matches and events.

•A garage/workshop designed to accommodate four mowers, a scarifier, spreaders, tools, and bowling equipment.

•A shop/office meant for public rental of putting, bowling, and other equipment, including a section for second-hand items.

•Restroom facilities for both men and women.

•A changing room equipped with lockers for storing personal items.

•A kitchen that includes an oven, sink, cupboard, and worktop for food preparation.

•A storeroom designated for tables, chairs, and additional equipment.

•A social area set up with tables for teas and meetings, featuring a viewing area overlooking the bowling green and courts.

•A separate secure entrance for internal and/or external access to the bowling club facilities.

•The overall design aimed at improving functionality and accessibility for both club members and visitors.

Conceptual drawings have been developed, and cost estimates are being prepared to inform this future strategy. However, the immediate priority continues to be the effective implementation of Phase 1. The emphasis will remain on ensuring that the foundational elements are firmly established before proceeding to the next stages of development.

Concept drawing showing the proposed clubhouse/ community hub

REGENERATING OUR COMMUNITY

COMMUNITY ENGAGEMENT

Community and Stakeholder Engagement

Initial Support Survey (2022)

An initial survey was shared online in October and November 2022 to understand the basic level of support for the project in its early stages. This survey was completed by 405 people, with the key results outlined below:

- 401 out of 405 responses indicate that they lived in the AB31 postcode area (which included Banchory).
- 99% of respondents were supportive of the group progressing a request to purchase the former artificial training area.
- 91% of respondents felt that the quality of existing multi sports outdoor space in Banchory was currently inadequate.
- 96% of respondents felt that there was not sufficient facilities in Banchory to provide for all ages
- 87% noted that public transport was not suitable to support use of facilities elsewhere.

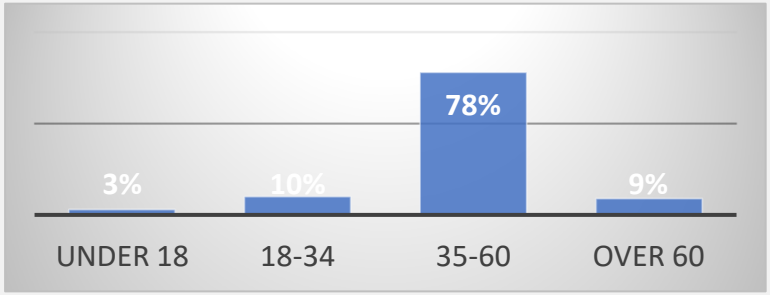
Community Engagement Survey (2023)

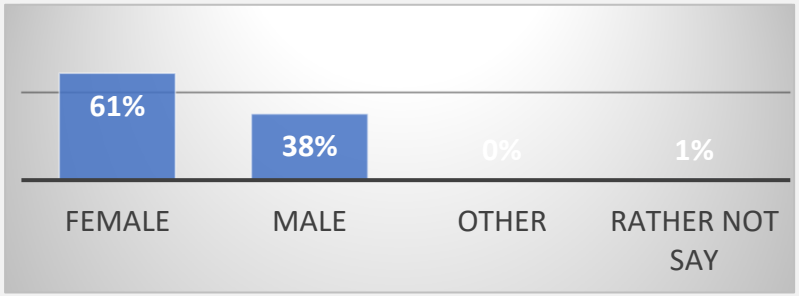
Following the initial Support Survey, and to progress the project further, a more detailed survey was undertaken in 2023. This survey took place during March/April 2023 and was promoted through several key channels, including:

- BOA Social Media Channels
- Local social media pages
- Email contact lists
- Stakeholder lists
- School contacts

The survey was completed by 605 respondents, with the results shown below.

Respondents were asked to indicate their age and gender, with the result below:





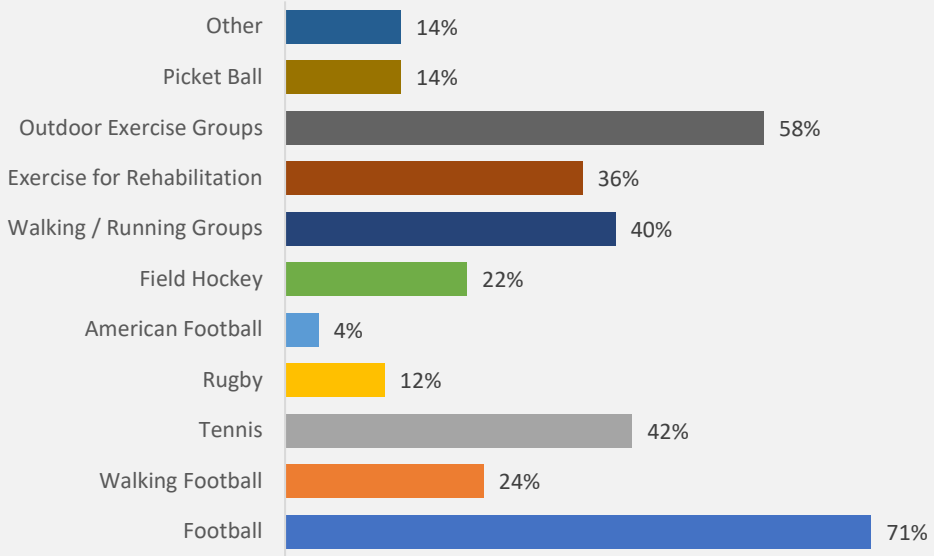
Respondents were asked to provide their post code to help understand the reach of this engagement. The following table shows the frequency of post codes provided by area:

AB31	**Banchory, Lumphanan, Torphins, Crathes**	**495**
AB32	Westhill, Kirkton of Skene, Echt	10
AB34	Aboyne, Kincardine O'Neil, Dinnet	6
AB12	Altens, Ardoe, Banchory-Devenick, Blairs, Bridge of Dee, Cove Bay, Kincorth, Maryculter, Nigg, Portlethen, Tullos	3
AB51	Inverurie, Kemnay, Kintore, Oldmeldrum	2
AB15	**Bieldside, Craigiebuckler, Cults, Hazelhead, Kingswells, Mannofield, Milltimber, Summerhill**	**1**
AB35	Ballater, Crathie, Braemar, Spittal of Glenmuick	1
AB39	Stonehaven, Newtonhill	1

Respondents were asked if they were members of any sports club or local groups, with the results showing that 451 respondents were, and took part in the following activities as part of a formal group or club.

Football	156	Martial Arts	7
Gym / Fitness	76	Horse Riding	6
Racket Sports	43	Dance	5
Golf	32	Cricket	4
Swimming	25	Hockey	3
Rugby	20	Water sports	3
Athletics / Running	17	Basketball	2
Cycling & Wheeled Sports	16	Snowsports	2
Uniformed Groups	12	Bowls	1
Gymnastics / Trampolining	9	Curling	1

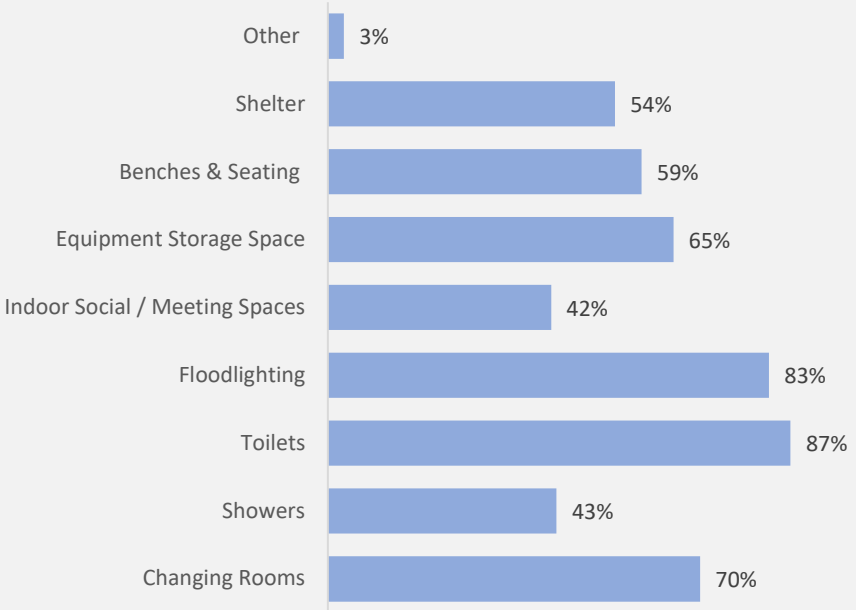
Respondents were asked which outdoor sports and activities they would like to see catered for at the proposed sports facility site (choosing from a list of options).



For those who selected “other”, the following were suggested:

Basketball	11	2	Climbing or bouldering
Netball	10	1	Baseball
Exercise Classes	7	1	Archery
Children’s Events & Activities	5	1	Badminton
Additional Needs Activities	4	1	Softball
Cycling	4	1	Golf
Volleyball	3	1	Shinty
Pickleball and paddle Tennis	3	1	Squash
Putting	3	1	Table tennis
Trampolining	3	1	Touch rugby

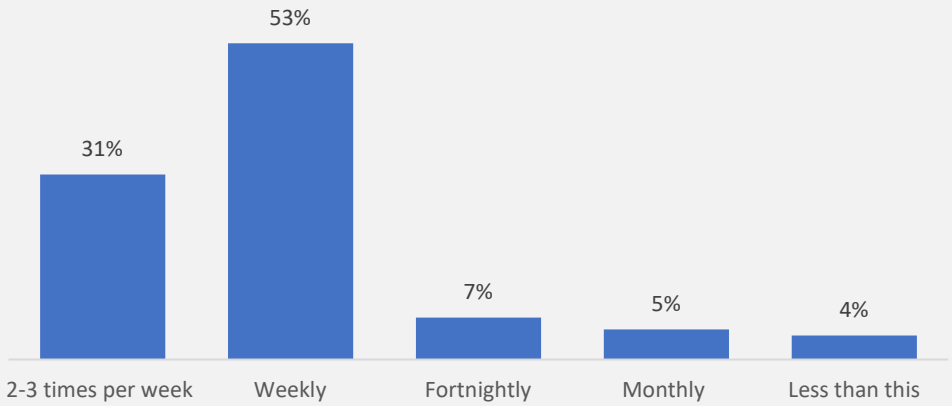
In addition to a new outdoor recreational area, respondents were asked what else they would like to see included as part of this project (again choosing from a list of options).



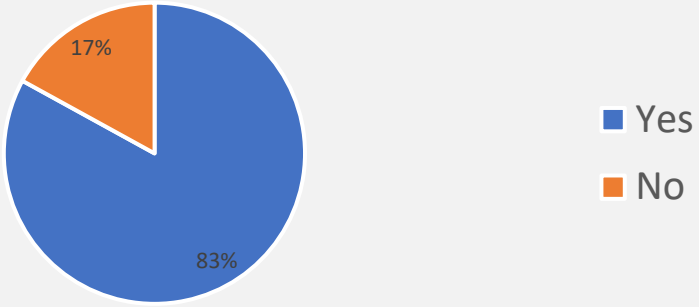
For those who selected “other”, the following were suggested:

- *Locked gates to keep vandals out.*
- *Permanent pole or platform for cameras*
- *Baby changing*
- *Community tuck shop*
- *Drinking water supply*
- *Café, second hand shop*
- *On a small site I would rather funds were spent on enabling sport, in all weathers and the dark Showers will probably not be used, especially if there is no mud.*
- *Are there toilets and facilities that can be accessed in the pavilion- are you also looking to use this facility and rehabilitate it?*
- *Car parking*
- *Studio Space*
- *Adult outdoor gym exercise equipment*

If their preferred activities were provided – respondents were asked how frequently they might use the hub facility?



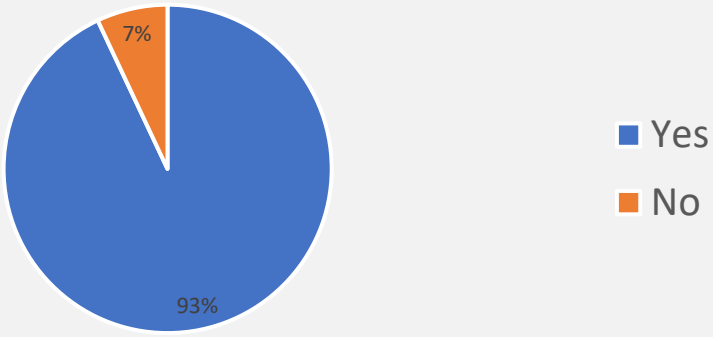
Respondents were asked if they would be willing to take out a membership for coach led activities in order to help cover the operating costs of the hub.



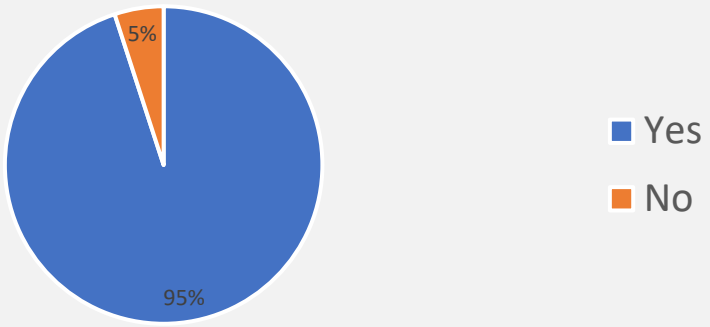
For this membership, the following average monthly price was suggested:

Adult	**£23**
Under 18	**£12**
Senior / Concession	**£11**

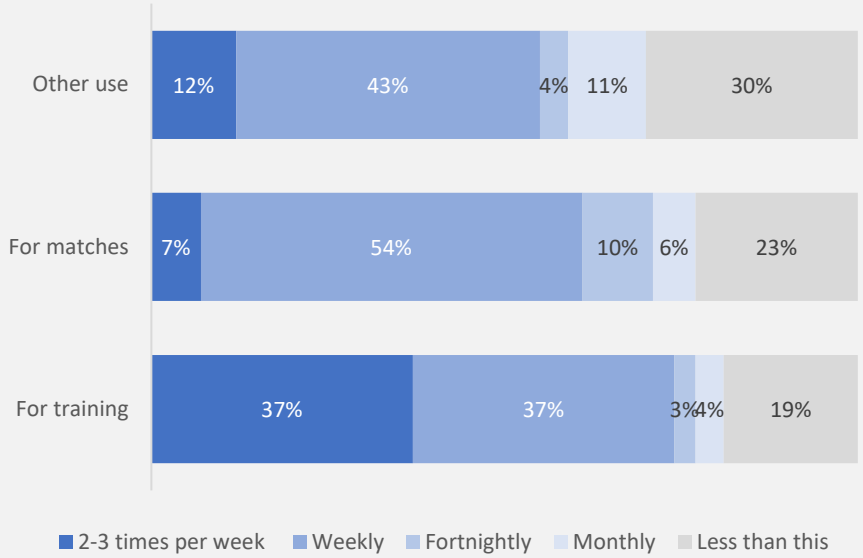
Respondents were advised at the time of the survey that BOA were in discussion with the Bowling Club on the future use of the remaining two tennis courts. The respondents, at the time of the survey, were asked if they would be in support of including the two tennis courts as part of a larger overall multi-use training area if they were found to be insufficiently used. As seen below, an overwhelming 93% of respondents would support this.



Respondents were asked if the pitch should have floodlights?



With regards to the pitch, respondents were asked how often they or their team would use it?



Respondents were then given the opportunity to provide further comments, suggestions, or feedback. These have been included in Appendix 3.

In summary, it is clear from this survey that the residents of Banchory desire an increase in outdoor facilities. One respondent noted *"Across the football, rugby, and tennis clubs in Banchory we serve over 600 children with outdoor activities. We need better facilities to continue this success and continue to grow in this area…. Ultimately this investment will pay off many times over with mental and physical health benefits."* There is a wide interest in many activities from Football to Outdoor Fitness classes. BOA are committed to meeting the needs of the residents by liaising with individuals, clubs and other local user groups.

Banchory residents also stated that they would be open to gaining membership of the facility should this option be considered. This shows their commitment to supporting the project. It highlights that it would be a facility that would be well used and utilised by various individuals/clubs.

Community and Stakeholder Engagement Continued:

BOA launched the 'Banchory Outdoor and Active' Website on the 17th January 2024 (www.banchoryoutdoorandactive.org).

Our first public engagement took place at the local Banchory Farmers Market on 20 January 2024, where the committee were on hand to talk to the public about the aims and objectives of restoring the Dee Street MUGA. Here we were able to start gathering support for the project.

Farmers Market, 20th January

Survey Results – Survey Three – February 2024

The second survey delved deeper into the community's intended utilisation of the restored MUGA, the absence of sports facilities and clubs for both genders within Banchory, along with the community's aspiration to enhance the MUGA and its impact on the overall design.

According to the data gathered from the 471 community members (AB31 postcodes only) surveyed, Basketball/Netball emerged as the most desired sports facility currently missing among both genders, with 21% of the respondents expressing the lack of courts/facilities for club use.

Football/ 5-a-side ranked second, with 18% of the surveyed individuals highlighting the need for better facilities.

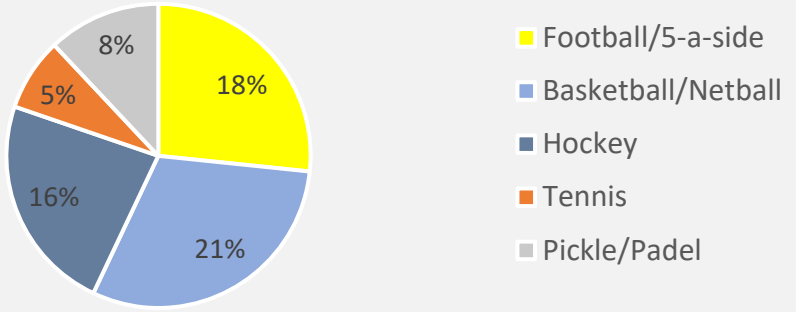
Hockey came in third place, with 16% of the respondents indicating a requirement for hockey clubs/training. Due to the spatial constraints of the site, a hockey pitch is not feasible as part of this proposal however this is something BOA will explore in another location in the future.

Pickleball and Padel were favoured by 8% of the respondents while 5% expressed Tennis as a facility that is needed.

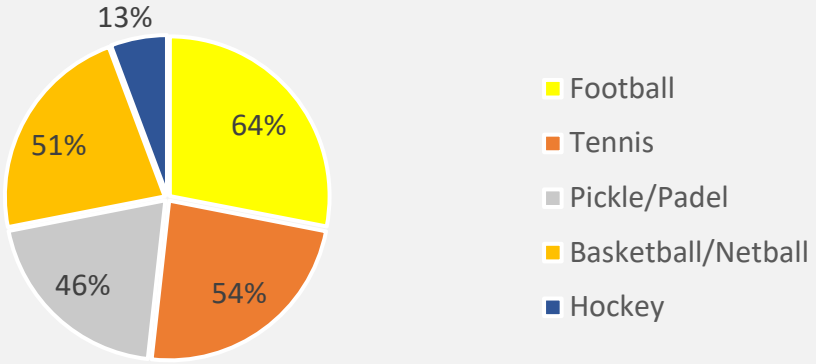
Two-Thirds (70%) of those surveyed voted for these Top 5 Sports.

Whilst the sequencing of the sports varies from the overall ranking within the core question – *'What sport would you most likely book a pitch/court for?'* - the top 5 sports remain the same emphasising the necessity for our project to cater to these specific sports and activities as much as possible.

Total % of top 5 missing sports facilities for all genders



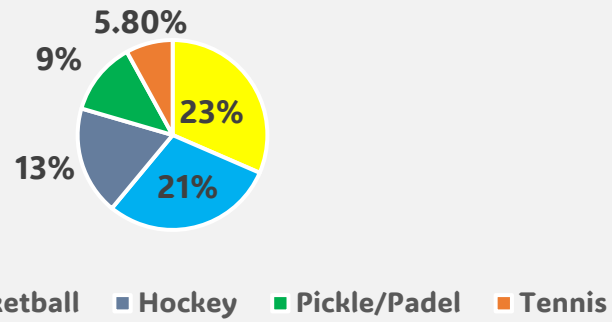
What % of pitch/court is most likely to be booked?



Crucially there is much appetite for new sporting groups to be formed on the back of our gap analysis/ proposed investment.

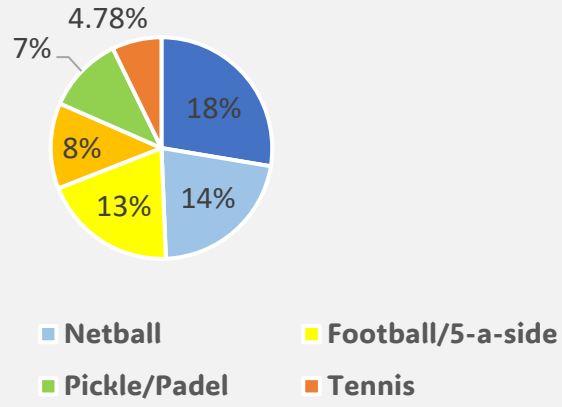
According to the survey, 23% of the supporters believe boys/men would benefit from more football/5-a-side football pitches, while 21% think basketball courts would be beneficial for a new club, and 13% would benefit from hockey pitches. 9% of respondents would benefit from Pickle/Padel courts.

What % of New Clubs/Activities would benefit boys/males?



According to the survey results, 18% of respondents believe that girls/females would gain from a new hockey club, while 14% indicated that a netball club would be beneficial for girls/females. Football/5-a-side closely followed behind in terms of perceived benefits for girls.

What % of new clubs/activities would benefit Girls/Females?



Survey Three Summary

The second survey provided a comprehensive analysis of the community's intended use of the restored MUGA, highlighting the lack of sports facilities and clubs for both genders in Banchory. It also captured the community's desire to improve the MUGA and its influence on the overall design.

The findings revealed that Basketball and Netball were the most sought-after facilities with the advantage of new clubs forming. Respondents felt that the community could benefit with more football/ 5-a-side football pitches, especially for the girls who had to travel further afield to train, or "host" matches in neighbouring villages/towns.

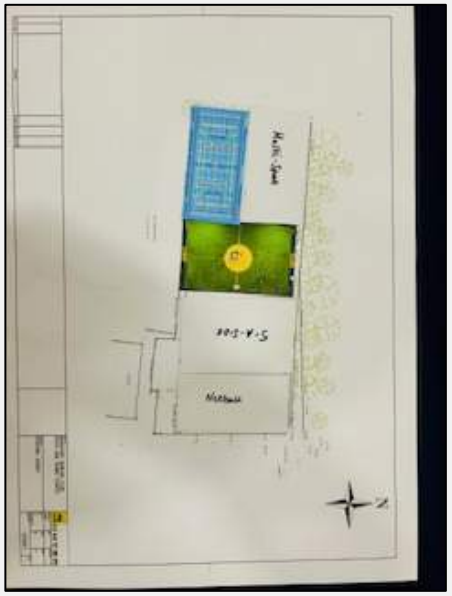
BOA went on to host a public consultation workshop after analysing these survey results.

Drop-In Session - Workshop

On Wednesday 21st February 2024, BOA held a qualitative drop-in session with members of the public as well as sport representatives from football, hockey, yoga and bowling.

Community Engagement drop-in session 21st February 2024

During the drop-in session committee members were able to engage with the public discussing and highlighting the results of the survey as well as encouraging them to consider optimal layouts of each court or pitch with various sports courts, multi-sports courts and pitches which could be pinned to a scale site layout.



Members of the public having a go at creating the best layout

Community Benefit

Based on the feedback we received during the drop-in session and according to the second survey findings, a significant number of community members expressed their desire to participate in various sports such as basketball, netball and padel, with the desire to form new clubs. The survey also revealed that there is a shortage of all-weather outdoor football facilities, resulting in the need to travel and book pitches in neighbouring communities, particularly in the girls' football league, due to limited availability. Additionally, respondents expressed their interest in booking pitches or courts for personal use and for children who wish to engage in sports outside of a club setting. BOA aims to provide relaxed sessions for individuals with ASN and to organise walking football and basketball activities for older generations as well as residents of care homes, with one such facility situated conveniently close to the Dee Street MUGA.

Community feedback plays a crucial role in shedding light on these problems, and we are dedicated to resolving the demand for increased sporting opportunities in our community.

The outcomes of this drop-in session and the surveys have helped shape our feasibility and options analysis for the project allowing us to have a high degree of confidence in our proposal.

Community Benefit:

Health and Community Engagement

In respect of Scottish Government policies, the development of improved leisure and social facilities in Banchory will play a key role in meeting national health and well-being targets. BOA will achieve this by providing high quality outdoor facilities and supporting local clubs, groups and individuals in achieving an active sports programme locally. The safe community space for all, will provide a platform for Banchory residents to be physically active regularly and gain a better quality of life.

In considering the improved community space, BOA would support and develop community cohesion. The benefits of community cohesion are well documented, for example, where "Health and Community Cohesion" are inextricably linked. Health tends to decline (with premature mortality and increased morbidity, particularly in stress related conditions) in communities where levels of interaction are low and where people feel insecure. BOA would offer a timetable of available access that would allow regular social interaction to occur which would work towards preventing individuals feeling lonely, anxious or having low self-esteem concerns. As one respondent from the survey stated, "*Make it accessible to all groups. Vulnerable adults may benefit with outdoor rehab classes as it is central and does have nearby parking.*"

As mentioned before, BOA aims to increase female participation in sport by offering female only booking times if required. Research shows that barriers to women's participation in sport and physical activity are multifaceted. Women and Sport have identified key obstacles, including gender stereotypes and traditional views on sports, financial constraints related to clothing, equipment, memberships, and travel, as well as the gendered division of caregiving responsibilities. Additionally, the male-dominated nature of sports governance and the insufficient media coverage of women's sports further hinder participation.

Research highlights that body image concerns significantly deter women of all ages from engaging in physical activities, with a study by the Young Women's Movement Scotland (2019) revealing that 74% of young women aged 16-30 feel their body image influences their involvement in sports. For women with caregiving duties, the gendered division of labour restricts both time and financial resources available for sports. Furthermore, UK-wide studies on physical activity during menopause show that 23% of women aged 45-54 are inactive, and 38% do not meet the Chief Medical Officer's guidelines, with an additional 30% reporting decreased activity levels during this life stage.

More than 40% of men in the UK engage in sports on a regular basis, in contrast to only 31% of women. In nearly all age categories, male participation in sports exceeds that of females. Although sports involvement is highest among women aged 16-25, this demographic also exhibits the most significant gender disparity. It is essential to tackle this inequality to promote inclusivity within the sports sector.

Fit for Girls is a national programme developed in partnership between Sportscotland and the Youth Sport Trust. They offer support to local authorities, governing bodies and other national partners who have identified a need to improve the provision for girls and young women and are committed to empowering girls as part of that process.

*www.pitchbooking.com

The provision of sport and leisure facilities will help the community support increased and improved health outcomes for all ages and needs. The central location of the facility in Banchory, will reduce barriers to access for many, and by working across the sector locally, there is a real opportunity to enhance access to, and availability of, a multitude of sports and recreational activities in the town.

Promising Approaches to Reducing Loneliness and Isolation in Later Life

Published by Age UK, this report looks at approaches to loneliness in older people and the potential impact of loneliness on individuals. It starts from an understanding that loneliness can have profound implications for mental and physical health.

The effects of loneliness and isolation on mortality exceeds the impact of well-known risk factors such as obesity and has a similar effect as smoking 15 cigarettes a day.

Research has shown:

- Lonely individuals are at higher risk of the onset of disability and;
- Loneliness puts individuals at a much greater risk of cognitive decline, and one study showed that lonely people have a 64 per cent increased chance of developing clinical dementia.

The report sees value in what it calls structural enablers – community-based approaches to creating the social activities and groups which directly address loneliness – and it recognises that these in themselves are valuable in addressing loneliness and isolation.

The establishment of amenities in central Banchory aims to assist the community in mitigating the consequences and adverse effects of loneliness within the region. According to Aberdeenshire Government, 6% of Banchory's residents are aged over 80, in contrast to 4.9% for the broader Aberdeenshire area. Additionally, 23% of the population is aged over 65.

With the integration of the Bowling club, we aim to enhance membership and provide companionship for individuals who may feel isolated, allowing them to engage in a club sport. A respondent from the survey asked BOA to please not "*… forget seniors/older adults in your plans, we can all enjoy sports together, it doesn't have to be just for kids and separate for older folk."*

BOA seeks to promote increased physical activity among the elderly by implementing walking football, basketball and netball programs. An example where an initiative like this has worked well is in Stonehaven who boasts a thriving club, the '*Stonehaven Strollers*' Walking Football, which attracts over 20 participants to a weekly session.

Greg Welsh notes in The Bellman article that "*The most pleasing thing has been the social growth within the group, they now have a WhatsApp group where people communicate with each other and seem to have built a network of friends, they even organised a Strollers Christmas lunch at the end of 2023. This shows what the power of sport can have in a community like this*."
(www.thebellman.co.uk/2024/03/21/stonehaven-stroller-success/)

This is an example of how engagement in sports significantly contributes to alleviating feelings of loneliness and isolation among the elderly and fostering enhanced mental and social well-being. Something BOA aims to achieve with this project.

The Bellfield Care Home (above) is a short distance from the proposed new facility.

Social and Economic Benefit

This Project has the potential to be transformational for community leisure, wellbeing, and club sport in Banchory as well as improving connectivity, and enhancing a known central point for the community. The project aspires to deliver the following outcomes:

- Greater access to services locally – benefiting those for whom travel to larger population centres is challenging (The SIMD shows there is clear presence of deprivation around geographic access to services);
- Improved placemaking in the village, with the potential to enhance visitor services and infrastructure;
- Reversal and avoidance of disadvantage caused by isolation, lack of transport, distant family, uprooted social networks and limited local activity;
- The generation of revenue for BOA, enhancing its sustainability, and its capacity to deliver further community improvement projects;
- Increased social interaction with a particular focus on combatting loneliness.

A revitalised sporting facility doesn't just boost physical activity – it also creates a ripple effect of positive social and economic benefits for the community. As one respondent commented, " (I am) *fully supportive of breathing new life into the town centre, throughout the year and evening. The central location will help regenerate nearby commerce/shops and minimise car journeys (esp. with kids cycling there),*" with another saying *"… Developing the business* (sports facility) *in the centre of Banchory would also bring footfall to local businesses when travelling teams visit the area."* Another respondent added, *"This is an amazing opportunity to have a quality sports space. It is also central, which will benefit local businesses! Ample parking is available in carpark."*

The transformation of the dilapidated MUGA into a modern sporting facility not only enhances the physical landscape but also fosters a sense of unity and pride within the community and the positive impact extends to local businesses, as visiting teams contribute to increased foot traffic in Banchory, thereby providing economic advantages to the community and supporting the nearby high street. This is particularly relevant given concerns recently raised by several local businesses on the impact of the new retail park on the outskirts of Banchory. The Aberdeenshire Councils 'Banchory Town Centre Health Check 2024 (30th Jan 2025)' states it's a "*lovely town centre. There is not much happening.*" Additionally, vacant units was something highly commented on through the 2023 surveys with "*the majority of comments noting there were too many town centre vacancies and a strong desire to see these brought back to use*."

In addition, the project can also create jobs during both the construction phase and ongoing operations, such a facility management and coaching roles. The facility's potential to host events, such as tournaments and sports workshops, could further stimulate the local economic growth while reinforcing Banchory's reputation as a destination for active living.

Scotland's National Framework for Physical Activity and Health

This framework is grounded in evidence-based international recommendations and seeks to enhance physical activity levels on both national and local scales. It emphasizes the many advantages of engaging in physical activity, such as its effectiveness in disease prevention, lowering the likelihood of mental health issues, and enhancing overall wellbeing. In the physical activity guidelines issued by the UK Chief Medical Officers (CMOs) in September 2019, a strong message was reinforced regarding physical activity:
"*If physical activity were a medication, we would describe it as a miracle cure because of the numerous conditions it can prevent and assist in treating*."

There are several other studies that highlight the benefits of sport participation:

Sport England Report: This report found that sport and physical activity create significant savings for the health and social care system by preventing illnesses and reducing the need for GP visits. Active adults enjoy the greatest wellbeing value, with savings of £540 million on reduced GP visits.

BMC Public Health Study: This study found that participation in high school sports was the best predictor of physical activity in later life, which correlated with fewer self-reported visits to the doctor.

UK Government Report: This report analyzed the health and educational benefits of sport and culture, highlighting the positive impact of physical activity on reducing doctor visits and improving overall wellbeing.

These studies collectively support the claim that regular participation in sports and physical activities can lead to fewer doctor visits by promoting better health and preventing various illnesses. Increased participation in sports by the Banchory community could potentially ease the burden on Banchory Group Practice and lead to a decrease in the prevalence of chronic diseases.

Community Asset Transfer Benefits

Transferring an asset for a sports facility can offer significant social return on investment (SROI). Here are some key considerations:

Health Benefits
Regular physical activity can significantly reduce the risk of chronic diseases such as coronary heart disease, stroke, type 2 diabetes, and certain cancers. By preventing these conditions, individuals are less likely to require medical treatment, which reduces the overall burden on the NHS. For example, the NHS highlights that being physically active can lower the risk of major illnesses and early death by up to 30%.

Community Engagement
A sports facility can serve as a hub for community activities, bringing people together for various sports and events. This fosters a sense of community and belonging, which can improve social cohesion and reduce social isolation. Engaged communities are more likely to support each other, leading to a healthier and more resilient population.

Economic Impact
Sports facilities can attract local and regional sports events, which can boost local businesses and create job opportunities. Increased economic activity can lead to improved infrastructure and services, benefiting the entire community. Additionally, sports events can draw visitors from outside the area, further boosting the local economy.

Mental Wellbeing
Regular physical activity is known to improve mental health by reducing stress and anxiety levels. This can lead to fewer mental health-related doctor visits and a more productive workforce. Improved mental wellbeing also contributes to overall life satisfaction and happiness.

Youth Development
Providing a safe and structured environment for young people to engage in sports can contribute to their physical, emotional, and social development. Sports participation helps build discipline, teamwork, and leadership skills, which are valuable for personal growth and future success.

Social Inclusion
Sports facilities can be inclusive spaces that promote social inclusion and provide opportunities for people from diverse backgrounds to interact and build relationships. This can help break down social barriers and foster a more inclusive and supportive community.

By supporting BOA, Aberdeenshire Council can achieve a positive social return on investment by enhancing the overall wellbeing of the community, reducing healthcare costs, and fostering economic and social benefits.

Displacement Assessment

As a community led and community focused organisation, Banchory Outdoor & Active recognise the importance of mitigating negative impact on other activities in and around Banchory. As such the following considerations have been made around displacement and competition:

Displacement of Activities on Site

It is noted that the site is currently in a state of disrepair, and as such the level of use has reduced over recent years. The physical condition of the existing facility is extremely poor, from rusting fencing to cracked surfaces. Due to lack of maintenance the uneven surfaces, limited game options and safety concerns meant that the MUGA was permanently shut down. Those who previously used the space, and the small number who still do use the tennis courts, have indicated their support for the project, noting their intension to continue to, and increase frequency of use following the successful development of the space.

With one respondent adding "*Banchory really needs this facility. As part of the coaching team for Banchory kids, trying to organise games and training is a major hassle. The grass pitches are not suitable to help develop the future of sports to our kids. The plan for an Astro in or close to Banchory would be well used. Kids are jumping the fence at HOB school most nights to use their Astro…".*

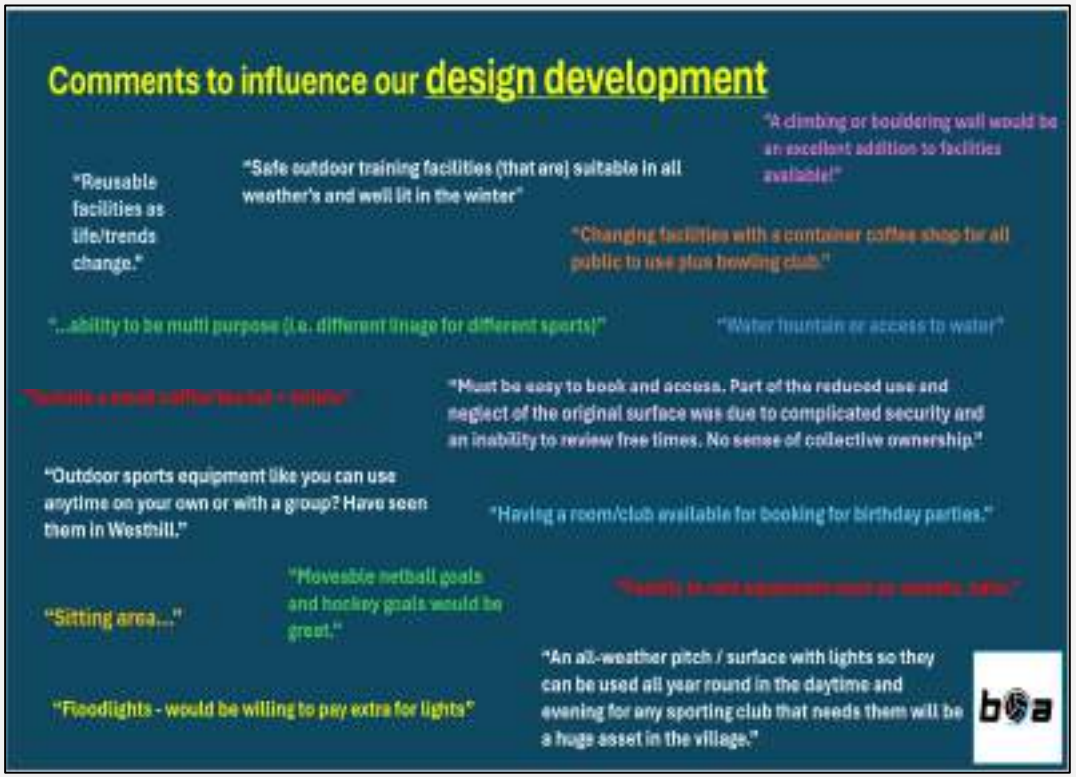
This project has been initiated primarily due to the opportunity recognised in developing this considerably underused leisure space, in line with the increasing latent demand for outdoor sports and leisure in Banchory. This is further evidenced in the survey results within this report as well as information gathered from local social media post (see Appendix 4).

Displacement of Activities Elsewhere

BOA has been developed to address the lack of outdoor activity space, in response to anecdotal demand in the area. This is further identified through the community engagement and evidence of support. As such, the group is confident that this project will compliment rather than compete against existing activities and will design the programming and promotion of space accordingly in line with the gaps identified through local knowledge, and feedback in the wide-reaching community survey.

Community Design Influence

We have taken into consideration the comments from our survey findings and the layout and designs from the drop-in session (as seen on the previous page) on board when shaping the design for the sport facilities. Below are some comments taken from the survey which helped to influence the current design whilst also providing ideas for the community hub /clubhouse for Phase 2 of the project.



In addition to the positive community feedback, letters of support have been provided by a number of local groups, businesses, and key stakeholders. These are included in Appendix 5, and have been received from:

Banchory Primary school

Banchory Community Council

Banchory Tennis Club

Banchory Yoga

Banchory Girlguiding

Banchory Community Football Club

Banchory Amateur Football Club

Support Children for Learning In Life

Banchory Amateur Swimming Club

REGENERATING OUR COMMUNITY

LINKS TO POLICIES AND STRATEGIES

Links to Policies & Strategies

The following regional, national and sector specific strategies have been identified as relevant to this project, aligning with the aims and objectives of Banchory Outdoor and Active.

Scottish Government's National Outcomes

The Scottish Government published their 15 National Outcomes which were updated in the national purpose document 'Scotland Performs' in 2011. These outcomes detail the key areas of Scottish Government policy relating to the overall performance of Scotland as a nation.

The Scottish Government targeted its focus on how government and public services could help in creating a more successful country, providing opportunities for all of Scotland to flourish, through increasing sustainable economic growth. The following five strategic objectives were outlined by the Government as drivers for Scotland's development.

•**Wealthier & Fairer -** Enable businesses and people to increase their wealth and more people share fairly in that wealth.

•**Safer & Stronger -** Help local communities to flourish, becoming stronger, safer places to live, offering improved opportunities and a better quality of life.

•**Smarter -** Expand opportunities for Scots to succeed from nurture through to lifelong learning, ensuring higher and more widely shared achievements.

•**Greener** - Improve Scotland's natural and built environment and the sustainable use and enjoyment of it.

•**Healthier -** Help people sustain and improve their health, especially in disadvantaged communities, ensuring better, local and faster access to health care.

The suggested community initiative aims to assist Banchory residents in utilising local spaces and facilities that promote both physical and mental well-being. This project seeks to eliminate obstacles to maintaining an active and healthy lifestyle while fostering healthier lifestyle choices. An indivdual from the survey commented, "*It is an area that could bring a huge benefit to the Banchory community… (especially in relation) to community clubs but also individuals of all ages both physically and improving mental well-being.*"

Let's Make Scotland More Active

The National Strategy for Physical Activity (2003–2022), most recently reviewed in 2008, aims to change Scotland's reputation for inactivity. This Strategy sets out the vision that: "*People in Scotland will enjoy the benefits of having a physically active life. This needs changes in both policy and culture*" However, as the World Health Organisation (WHO) has noted:
"*There is insufficient action and limited policy orientation for encouraging the adoption and maintenance of physically active lifestyles within supportive political, social and physical environments... political leaders and decision-makers need to be convinced of the importance of physical activity for health.*"

All surveys undertaken outline a perceived lack of outdoor facilities for health and wellbeing activities within Banchory, by providing facilities local to residents, this project will align with this policy, supporting people to be more active.

Take Life On

This Scottish Government Health and Wellbeing campaign promotes healthy, active lifestyles through various online, media and event marketing. The focus is on encouraging people to find activities near them, understand the health implications of inactivity and obesity, and to ultimately reduce the resultant strain on the NHS in Scotland.

With the correct promotion of facilities in Aberdeenshire, BOA can leverage the interest and excitement around the project to attract more people into sports and exercise, with a particular focus on young people, and those who perhaps are financially disadvantaged, therefore unable to access paid activities and facilities. BOA aims to reduce both teen boredom and the increase in anti-social behaviour by giving young people an opportunity to be involved in non club sports. As one respondent said, "*… there doesn't seem to be much for teenage children to do in general other than those who use the new skateboard park (which is great BTW). Hopefully by providing something and somewhere for them to go would in turn reduce anti-social behaviour by some of them.*" Research shows that sport is a positive contribution towards stopping or preventing anti-social behaviour and has a positive impact on hormones, which in turn can reduce aggression.

According to Mark Lawrie, chief executive of StreetGames.org, "*We believe - and our network proves it day in and day out – that community sport, delivered in the right way, can have a transformational impact on young people's lives and the communities they live in. With the right approach, sport can serve as a lever for real social change, offering young people positive alternatives and setting them up for the future*."

Physical activity is important in building a cohesive community and by way leads to improved health, reduction in crime, increased educational attainment and improved life satisfaction, with activities like football having a significant impact on education and crime reduction, according to uk.active.com.

The establishment of new Padel courts is intended to attract people from all over Aberdeenshire and to launch a new sports club. The growth of this sport worldwide shows its popularity and because it's a team sport, fosters social interaction. Padel is suitable as an inclusive sport because it can be played by people with varying abilities. It is also senior friendly –as its less demanding on joints and muscles, improves mobility and prevents social isolation.

Furthermore, there is an increasing enthusiasm for netball, with initiatives in progress to create a women's netball club (The Banchory Firebirds has been set up during the writing of this Business Plan and has over 45 individual members highlighting the demand for the sport). One individual, from the survey, voiced a wish for the incorporation of netball and additional sports in the planning stages, emphasising the importance of including a variety of activities beyond just football… "*I would love netball and other sports to be included in the planning and not just football*."

Active Scotland Outcomes

The Active Scotland Outcomes Framework describes Scotland's ambitions for sport and physical activity. Active Scotland Outcomes contribute to the delivery of National Outcomes and ultimately to the Scottish Government's overarching purpose of creating a more successful country, with opportunities for all to flourish. The framework has been developed collectively with partners through the National Strategic Group for Sport and Physical Activity (NSG), chaired by the Cabinet Secretary for Health, Wellbeing and Sport.

Conclusively, the following outcomes are proposed and evidently supported by the proposal to develop a new sports facility in Banchory.

- We encourage and enable the inactive to be more active.
- We encourage and enable the active to stay active throughout life.
- We develop physical confidence and competence from the earliest age.
- We improve our active infrastructure – people and places.
- We support wellbeing and resilience in communities through physical activity and sport.
- We improve opportunities to participate, progress and achieve in sport.

Reaching Higher: Building on the Success of Sport 21

This is the key Scottish Government strategy for sport and exercise. Reaching Higher sets out the long-term aims for sport until 2020 including the vison that everyone should have access to affordable, high quality community sport facilities and advice and guidance. Reaching Higher focuses on two main aspects of sport and fitness – increasing the quality of sporting facilities, coaching and provisions, and increasing the number of Scottish people taking part in sports and exercise.
Providing the additional community owned facilities in Banchory will ensure that the residents have access to facilities on their doorstep as well as offering local schools other sporting facilities to use. A respondent commented "*My brother teaches PE at the local High school… They are in desperate need of some all-weather facilities; I think they'd use whichever facilities were built."*

Preventing Overweight and Obesity in Scotland: A Route Map Towards Healthy Weight.

This 2010 joint policy directive set forth by the Scottish Government and CoSLA aimed at helping central and local government decision-makers to deliver long-term solutions to obesity and overweight. With lack of exercise cited as a prominent reason for obesity in Scotland, any expansion or development of facilities that will support a more active lifestyle should be strongly supported.

Community Empowerment Act

The Community Empowerment Act helps to empower community groups through the ownership of land and buildings, and by strengthening their voices in the decisions that matter to them. In turn this allows communities to input to the community planning process, ensuring that local service providers work together even more closely with communities to meet the needs of the people who use them.

It also provides new rights for communities, allowing them to take ownership of land and buildings owned by public bodies, where it can be demonstrated to be in the best interest of the community. The Act applies to both communities of place and communities of interest.

The Bill was passed by the Scottish Parliament on 17 June 2015 and received Royal Assent, becoming an Act, on 24 July 2015 and becoming law in January 2017. This project aligns with the aims of this act in that Banchory Outdoor and Active are looking to consolidate community needs and provide community ownership of local facilities.

REGENERATING OUR COMMUNITY

FEASIBILITY – FINANCIAL ASSUMPTIONS & CAPITAL COSTS

Feasibility - Financial Assumptions & Capital Cost

So far, BOA has invested £18,194 in the project, covering both consultancy services and a topographical survey.

We now possess a thoughtfully designed and executable masterplan layout for the Phase 1 development works, which has been instrumental in establishing a comprehensive Development Budget.

This Development Budget is reinforced by a Bill of Quantity Costings provided by Hunter Construction (Appendix 6), a main contractor with expertise in this field, whose Minor Works Manager is a local resident. Notably, Hunter Construction previously served as the main contractor during the initial development of the current site before it fell into disrepair.

The budget has been reviewed and refined by Graham Reid, Project Development & Funding Officer, with support from Nick Sangster, who owns a local contracting business. Fee proposals and scopes from MAC Architects and Goodson Engineers are also included in Appendix 6.

We intend to conduct a market test of the construction costs before finalising the preferred contractor and will appoint the preferred contractor on a fixed sum basis.

The estimated total cost for delivering the project is approximately **£610,000**. A detailed breakdown of this cost and the underlying assumptions for each section is included in the table opposite.

Development Cashflow

An extract of the development cashflow is included within Appendix 7.

This also assumes grant funding is secured to facilitate the development as described overleaf.

Should we successfully agree a CAT transfer we will then advance discussions with the various funds whilst also identifying other potential sources of funding as the project advances.

In summary, funding for the proposed level of investment is considered achievable.

Item	Amount	Comment
Architectural Brief & Completion of Concept Design	£ 5,063	quote from MAC
Architect Detailed Planning Drawings	£ 5,063	quote from MAC
Topographical Survey	£ 1,194	Now complete.
Engineering Support for Planning, Drainage and Levels Drawings	£ 1,200	quote from Goodsons
Tree & Habitat Survey	£ 2,000	Budget from MAC
Noise, Visual & Transportation Impact Assessment	£ 5,500	Budget from MAC
M & E Engineer	£ 5,000	Budget from MAC (DC lighting proposal awaited)
Principal Designer	£ 2,500	Budget from MAC
Drainage Survey, Test Holes & SI	£ 6,000	Budget from Goodsons
Detailed Cost Tender	£ 5,000	Allowance with support from Committee
Planning Application Fee	£ 1,896	£600 per 100m2 of floor space assuming 316 m2 building
Contingency	£ 2,500	
Total Planning & Design Related Costs	£ 42,915	
Land Purchase/ Community Asset Transfer	£ -	Terms to be agreed.
Land Purchase Fees	£ 1,500	Guide from Sarah Stewart
Total Land Costs	£ 1,500	
Architects Detailed Warrant & Construction Drawing Package	£ 4,500	quote from MAC (Phase 1 only)
Engineers Structural Drawings and SER certs	£ 3,000	quote from Goodsons + SER charges (Phase 1 only)
Site Establishment & Contractor Prelims	£ 22,032	Per Hunter budget proposal + 7.5% for inflation
Site Clearance & Prep	£ 55,659	Per Hunter budget proposal + 7.5% for inflation
Pitch Formation, Lighting & Fencing	£ 388,949	Per Hunter budget proposal (lighting assumes 8 columns tbc) + 7.5% for inflation
Extra Over Fencing & Gates	£ 17,417	Per Hunter budget allowances + 7.5% for inflation
Upgrade to Access and Bike Storage	£ 20,000	General allowance
Gate Management System (Sports Key)	£ 5,000	Per proposal from Sports Key
Sports Equipment	£ 1,500	General allowance
Architects Project Management & Certification	£ 7,875	quote from MAC
Engineering Site Visits	£ 750	3 site visits allowed in Goodsons quote
Contingency @ 7.5%	£ 39,501	General allowance
Total Pitch Formation (Phase 1)	£ 566,183	
Estimated Phase 1 Total Capital Spend	**£ 610,598**	

Capital Funding

The following funders have been identified as appropriate and relevant to the project, and the summary below demonstrates how they might deliver sufficient capital funds for the project.

Source of Funds	Amount
BOA Cash Balance (Feb '25)	£ 8,800
Ongoing Community Fundraising & Crowdfunding	£ 20,000
Banchory Community Fund (Mid Hill Wind Farm)	£ 5,000
SSEN Local Fund	£ 5,000
Sports Scotland	£ 100,000
Aberdeenshire Council Place Based Investment	£ 250,000
Suez Trust	£ 50,000
FCC Scottish Action Fund	£ 40,000
The Benzies Foundation	£ 20,000
EB Scotland	£ 25,000
The National Lottery Community Fund	£ 100,000
Total Income	**£ 623,800**

BOA has successfully held events throughout 2024 and has a charity golf day planned for May '25 that is expected to raise a minimum of £5k. A fundraising target of £20k over the next two years is considered achievable.

More detail on the above funding streams is included in the following tables,

Approved Body	Notes
Sportscotland	Sportscotland's Sports Facilities Fund supports capital projects that create or improve places where people take part in sports and physical activity. Having been recently revised, this fund now offers capital funding with a ceiling limit of £100,000 for synthetic training spaces, £40,000 for MUGAs and £30,000 for court floodlighting. The funding looks to support projects that provide opportunities for people to get involved, increasing participation by targeting their resources on projects that demonstrate commitment to the following: • Equalities and inclusion • People development • Collaboration and impact www.sportscotland.org.uk
Aberdeenshire Council Place Based Investment Programme	The Place Based Investment Programme (PBIP) aims to ensure investment is focused on benefitting local areas by revitalising town centres and regenerating communities and neighbourhoods. Funded from the Scottish Government (with £38 million allocated for 2021-22), this funding stream is delegated to Local Authorities, with Aberdeenshire Council having allocated it's £2.4 million to 14 local projects. The PBIP is seen as the first step in creating coherent local strategies to guide investment priorities and to implement the 'place principle' which is a key component of the new Programme for Government. Central to this will be ensuring that investment decisions are shaped by the evidenced needs of local communities, regenerate and revitalise towns and villages, help tackle inequality and disadvantage and accelerate Scotland towards 'net zero' emissions targets. Another significant feature of the investment will be increased footfall within our town centres which will benefit local businesses. The Aberdeenshire PBIP Panel looked for projects which can demonstrate local engagement and support, can realistically be delivered in a short timescale, are sustainable and help to transform their places. www.ourplace.scot
Community Landfill Funds	The Scottish Landfill Communities Fund (SLCF) is a tax credit scheme, linked to Scottish Landfill Tax that encourages landfill site operators to provide contributions to Approved Bodies, who can then pass the funds onto community and environmental projects. The SLCF replaced the UK scheme in Scotland on 1st April 2015. Funding must be passed from a landfill operator via Approved Bodies to a project such as the proposed facilities at the Centre. www.entrust.org.uk

Approved Body	Notes
FCC Communities Ltd	The FCC Scottish Action Fund offers funding of between £2,000 and £40,000 to projects from FCC Environment through the Scottish Landfill Communities Fund. Further information is available at https://fcccommunitiesfoundation.org.uk
Suez Trust	SUEZ Communities Trust will consider projects which focus on physical improvement at an identified site. Funding is typically awarded for the purchase of materials/equipment and the appointment of a contractor to undertake the improvement work. A request for funding for multiple sites or for salaries, running costs, project management or design fees will not be considered. Funding up to £50,000 Further information is available at http://www.suezcommunitiestrust.org.uk/scotland
EB Scotland	EBS considers various criteria when deciding whether to fund a project; Community Need: It is important to demonstrate wide community support and appropriate consultation. • Value for Money: It is important to demonstrate anticipated costs are reasonable and represent good value, usually through a tender or quotation exercise. • Viability: EBS carefully vets all applicants as to their suitability to carry out proposed projects. This not only ensures compliance, but also that the necessary skills and experience are available to projects. It is also important that other funding, planning consents and any contingencies have been considered. • Sustainability: It is important that maintenance plans and budgets are demonstrated. • Added Value: It should be illustrated how SLCF funds lever in other sources of funding, utilise volunteers, enhance disabled access, meet biodiversity targets, and attract local authority support as appropriate. Funding £25,000 https://ebscotland.co.uk
SSEN	SSEN's "Our Community Benefit Fund" has already received an application from BOA. Applicants will be informed of the outcome by the end of March. The fund aims to support regional and local initiatives that foster a positive and enduring impact within communities in northern Scotland. Projects that serve communities within the SSEN Transmission network area are eligible for application. www.ssen-transmission.co.uk
The Benzies Foundation	The Benzies Foundation is a Scottish Charitable Incorporated Association dedicated to promoting health and fitness within Scottish communities. Their mission includes securing funding to enhance sporting facilities, thereby fostering greater public engagement in sports. The foundation acquires financial support through private donations and distributes these funds throughout the year on an individual basis. BOA has been in discussions with The Benzies Foundation and is currently working to provide additional information, as they have expressed interest in learning more about the regeneration project. www.benziesfoundation.org
The National Lottery Community Fund	The National Lottery Community Fund is seeking projects in Scotland aimed at fostering greater connections among individuals. They will provide support for initiatives that are open, inclusive, and community-driven. www.tnlcommunityfund.org.uk
Tesco Community Grants	The program is available to all registered charities, with a focus on initiatives that assist young individuals. The community champion from Banchory Tesco has proactively contacted BOA, urging the organisation to submit an application. www.tescostrongerstarts.org.uk
Banchory Community Fund (Mid Hill Wind Farm)	Banchory Community Council administers the Banchory Community Fund for Mid Hill Wind Ltd which operates wind turbines on behalf of Fred Olsen Renewables near the town. The fund is open to applications for projects which have a benefit to the Banchory community. www.banchorycommunitycouncil.org.uk

All of the above funders have frequently funded sports facilities throughout Scotland in the last ten years.

Contributing Third Party Payment (CTP)

When a Landfill Operator (LO) contributes to an Environmental Body (EB), it can only claim tax relief on 89% of the contribution it makes and is left with a 11% funding shortfall. Some Los will absorb this cost, or a portion of it, themselves. Sometimes Los will require you to find a separate third party – a Contributing Third Party (CTP) to make the 11% payment or a portion of it.

Who Can Be a Contributing Third Party?

Almost anyone can be a Contributing Third Party, providing they do not gain a unique benefit from the project put forward for funding. Below is a list of examples of organisations that may be Contributing Third Parties:

- Private Companies
- Public Sector organisations - Local Authorities, County Councils
- Charities
- Voluntary organisations
- Private donors
- Monies from fundraising

Who is Excluded from Being a Contributing Third Party?

- Any individual or organisation directly connected to the landfill operator, or a contractor of the project.
- Any individual or organisation who gains a unique benefit from the project.

Operational Considerations

Insurance and Liability

BOA will gain appropriate Public Liability Insurance required for the operation of public facilities. In delivering this project, they will need to ensure their policy is in place covers all appropriate facilities. The Group should review their insurance costs regularly and ensure their policy provides competitive value for money.

In addition to public liability, they will also require insurance for any buildings and relevant contents.

Whilst there is no employed staff of BOA at present, BOA will seek to gain Employees Liability Insurance for volunteers and possible future staff.

Routine Maintenance and Upkeep

Operating this facility will require a number of tasks to be completed on a regular basis to ensure that it remains appealing, fit for purpose, and safe for users, as well as minimising the possible need for major repair works to be undertaken. The following tasks should be considered:

•Litter picking
•Emptying bins
•Periodic checking of the surfaces, entrances, paths, and other publicly open spaces
•Gardening and landscaping works (grass cutting, leaf clearing, weeding etc.)
•Regular monitoring of, and interaction with, users, user groups and their parents.

Banchory Outdoor & Active will require to recruit and schedule the relevant volunteers to undertake these tasks. Should the financial viability allow, there may be the capacity to employ a part time caretaker to undertake regular upkeep and preventative maintenance.

Partnership Working

Numerous local clubs and organisations have expressed interest in reserving and utilising the facilities, as highlighted during the consultation. The BookingApp System will facilitate the tracking of usage and assist in creating a schedule that maximises the facilities' utilisation.

Where the groups using the facility are working with children or vulnerable adults, Banchory Outdoor & Active should ensure that these groups have the relevant safeguarding processes and certificates in place – this may include seeking evidence of PVG / Disclosures, club insurance policies, and risk assessments as part of the booking requirements.

REGENERATING OUR COMMUNITY

OPERATIONAL PHASE. INCOME & EXPENDITURE

Pricing Assumptions and Justifications

Introduction

The purpose of this document is to outline the pricing assumptions adopted by Banchory Outdoor and Active (BOA). This strategy aims to ensure affordability while maintaining the financial sustainability of the organisation.

Pricing Assumptions

1. **Market Analysis:**
   - The pricing strategy is based on a comprehensive market analysis, including competitor pricing and customer willingness to pay.
   - Surveys and feedback from the community have been considered to understand the demand and price sensitivity.
   - The pricing strategy has been developed in response to community feedback, ensuring that it meets the needs and expectations of the residents.
   - Surveys indicate strong support for the proposed pricing, with 93% of respondents in favour of including additional facilities as part of a larger multi-use community area.
2. **Target Audience:**
   - The pricing strategy is designed to cater to different segments of the community, including children, sports clubs, adults, under 18s, and seniors as well as those with Additional Support Needs (ASN).
   - Free access sessions will be offered to encourage participation from lower-income households and support inclusivity. This approach supports BOA's mission to promote health and well-being through increased participation in outdoor activities.
3. **Facility Usage:**
   - Pricing for facility usage, such as hiring pitches and booking time, is based on the frequency of use and the type of activity.
   - Discounts will be provided for block bookings and long-term memberships to encourage regular use. We anticipate that a number of new (formal and informal) clubs will form once the gap in the market has been satisfied and the facility becomes operational and that this will drive greater levels of block bookings/ certainty over income generation.
   - Tournaments, league tables and club events will also be encouraged to drive participation including with local businesses.
4. **Financial Sustainability:**
   - The pricing ensures that BOA can cover its operational costs and invest in future improvements and expansions (including the potential for a community hub building in the future).
   - A balanced approach has been taken (our pricing assumptions are lower than market evidence/ feedback to stimulate engagement and drive community wellbeing) to ensure affordability while maintaining financial health.
   - By offering competitive pricing and high-quality facilities, BOA aims to attract more users and increase its market share.
   - The pricing strategy positions BOA as a leading provider of outdoor and active facilities in the region whilst reducing the financial and environmental impact of travel out with the local area.

In summary the pricing assumptions and justification outlined in this document reflect BOA's commitment to providing affordable, high-quality facilities while ensuring financial sustainability. The strategy is based on thorough market analysis, community feedback, and a focus on inclusivity and accessibility and is considered in more detail relative to each sport below.

5-A-Side Football

The pricing for football pitch hire has been carefully considered to ensure it is competitive and accessible while covering operational costs.

Both BOA pitches will be finished to an extremely high standard with 3G astroturf and booking courts will be easy through the SportsKey booking process. This is an easy-to-use sports facility management, scheduling, and online booking software that increases revenues on established facilities by at least 30%.

The courts will be available seven days a week from 9am to 10pm with 91 hours of available time per week, per pitch. The key pricing assumptions are as follows:

Price per Hour:

The assumed price for hiring a football pitch in our business plan is **£25** per hour. Assuming a team of 10, this equates to **£2.50** per person.

Market Analysis:

For AB31 residents, the nearest 5-a-side football facility is Goals in Aberdeen, about 18 miles away. It offers free parking, changing facilities, and ten 3G astroturf pitches, open from 10am to 11pm Monday-Friday, 9am - 5pm on Saturdays, and 9am to 9:30pm on Sundays.

A new facility called 5ives has also opened in Aberdeen, promoting various types of football including men's, women's, youth, and walking football, as well as tournaments, kid's camps, and corporate events. It provides parking, changing facilities, and five astroturf pitches, open from 10am to 10pm Sunday to Friday, and 10am to 4pm on Saturdays.

BOA's pricing is significantly lower than comparable facilities in Aberdeen, excluding travel costs (with fuel poverty being an issue for many in our community), as shown in the table below:

Facility	Peak Price Per Hour	Off Peak Price Per Hour	Concessions/ Block Booking (typically a 10-week booking)
BOA, Banchory	£25 per hour	£25 per hour	£0 (14 hours free per pitch per week)
Goals, Aberdeen	£93 per hour	£41 per hour	n/a
5ives, Aberdeen	£70 per hour	£40 (weekday)-£50 per hour (weekend)	£40 (students)-£65 per hour (block bookings peak)

Our operating model assumes a straightforward average pricing structure of £25 per hour, without distinguishing between peak and off-peak pricing periods. With 14 hours allocated for free community use each week, there are 77 hours available for revenue generation per pitch each week. At full occupancy, this equates to £1,925 per week. However, our model conservatively estimates usage at 33% during the week and 25% on weekends, resulting in an estimated income of £596 per week per pitch before any member discounts.

On a consolidated level across the entire facility, we have assumed that 33% of users are members who receive a 30% discount per booking. This translates to £7.50 per member booking, reducing their cost to a highly competitive rate of £17.50 per hour.

During the first year of operations, we will refine our pricing structure to ensure high utilisation rates. Should all 20 peak hours be booked at £36 per session (reflecting community feedback and still substantially lower than competitor facilities), the income per week per pitch, excluding daytime and weekend use, would be £800. This figure is 34% higher than our business model's weekly assumption, indicating a conservative approach in our estimates.

We anticipate that the football pitches will serve as the primary "anchor" of the facility, underpinning income generation and supporting other areas of the facility

until they become more established.

Community Feedback:

After consulting with the community and specifically asking for feedback on what pricing people would support, we found that people were willing to pay between £20 and £100 per hour for a group booking (see the spread below).

The average price suggested being **£36** per hour. There were several respondents who would also like to see free facilities offered, particularly for juniors and those under financial pressure.

The business plan assumes an average rate of £25 per hour for pitch usage, along with 14 hours of free usage per pitch each week. This is considered to be achievable in light of the community feedback.

In terms of usage, in our survey, 302 people said they would use the 5-a-side pitch. Of these, 215 would use them weekly, 78 monthly, and 9 daily. Our model assumes 183 users per pitch weekly, totalling 366 users per week.

Given the popularity of 5-a-side football across all demographics (plus the potential for club training, block bookings, kid's parties etc) we consider that our usage assumptions are realistic.

Basketball & Netball

The pricing for the basketball and netball pitch hire has been carefully considered to ensure it is competitive and accessible while covering operational costs. The key assumptions are as follows:

Price per Hour:

The assumed price for hiring the basketball/ netball court in our business plan is **£17.50 per hour**. Assuming a team of 10 (could be up to 14), this equates to **£1.75 per person**.

Market Analysis:

There are no outdoor courts available for hire in Banchory.

The Sports Village in Banchory, operated by Aberdeenshire Council, offers indoor hall hire. Basketball is also available at the Garioch Sports Centre in Inverurie.

Facility	Peak Price Per Hour	Off Peak Price Per Hour	Concessions/ Block Booking (typically a 10 week booking)
BOA, Banchory	£17.5 per hour	£17.5 per hour	£0 (14 hours free per court per week)
Banchory Sports Village	£30 per hour	£20 per hour	n/a
Garioch Sports Centre, Inverurie	£70 per hour (£64 for 55 mins).	£70 per hour (£64 for 55 mins).	n/a

We have set a £17.5 per hour pricing structure without differentiating between peak and off-peak times. With 14 hours of free community use weekly, each pitch can earn for 77 hours per week. At 100% occupancy, this means £1,348 per week per pitch. Our model more conservatively assumes 25% usage during the week and 30% on weekends, resulting in £357 weekly income per pitch before member discounts.

Overall, we estimate that 33% of users will be members, receiving a 30% discount. This results in a rate of £12.25 per hour for members. We plan to refine our pricing in the first year to maximize usage and engagement.

Community Feedback:

The community suggested an average price of £30 per hour for Group bookings, with a range of £20 to £60 per hour. The business plan's assumption of an average of £17.50 per hour plus 14 hours of free weekly usage is deemed achievable.

In our survey, 149 people said they would use the Basketball and Netball court. Of these, 94 would use the court weekly and 55 monthly.

Our model assumed 163 users per week albeit the average numbers could be influenced by team size, etc. Following a more granular analysis netball is particularly underrepresented in the community (there were no clubs at the time of the survey) and is known to have significant growth potential (including a group of 47 females that has recently formed and has a waiting list). In addition, we are aware of at least one informal basketball group (with c. 20 members) being disbanded due to a lack of facilities locally.

Tennis & Padel Courts

The pricing for the tennis court and two padel courts has been carefully considered to ensure it is competitive and accessible while covering operational costs. The key assumptions are as follows:

Price per Hour:

The assumed price for hiring a court in our business plan is **£10** per hour. Assuming 2 users this equates to **£5** per person.

Market Analysis:

Outdoor courts are available at the Banchory Lawn Tennis Club, which features three all-weather grass courts on the edge of town with incandescent lighting. Paul Wilson, who is on our committee and serves as President of the club, is familiar with this facility. The club has a strong membership base, and many of the courts are frequently used by members or for club events. Non-members can book Court 2 up to 7 days in advance for a fee of £6 per 30-minute slot or £12 per hour, with no differentiation between peak and off-peak times. Courts are available from 10 am to 10:30 pm, seven days a week.

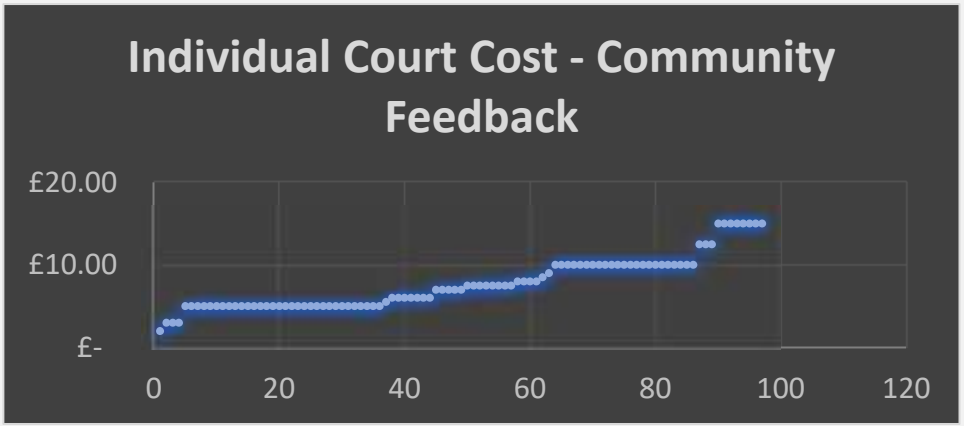
In Aberdeen City, the Aberdeen Tennis Centre offers 4 full indoor courts, 4 full outdoor courts, and 2 indoor padel courts. There are no padel courts available within Banchory. Padel is a rapidly growing sport worldwide, and booking levels in Aberdeen are extremely high, reflecting its increasing popularity.

Facility	Peak Price Per Hour	Off Peak Price Per Hour	Concessions/ Block Booking (typically a 10 week booking)
BOA, Banchory	£10 per hour	£10 per hour	£0 (14 hours free per court per week)
Banchory Lawn Tennis	£12 per hour	£12 per hour	n/a
Aberdeen Tennis Centre	Padel - £16 per hour Outdoor - £8 per hour	Padel - £25 per hour Outdoor - £12.50 per hour	n/a

We have set a £10 per hour pricing model without peak/off-peak differentiation. With 14 hours of free community use, meaning each court has 77 potential earning hours weekly. At 100% occupancy, this would generate £770 per week, but our cautious estimate is 33% usage, leading to £256 income per court per week before member discounts. Assuming 33% of users are members with a 30% discount, member bookings would cost £7 per hour. In the first year, we will adjust our pricing to maintain high usage and engagement.

Community Feedback:

The community response suggested an individual price of between £2 and £15 per hour would be acceptable. The average feedback was £7.75 per person (£15.50 per court) with £5 per person being the highest count followed by £6. This would equate to £10 per court per hour.



The business plan assumption of average of £10 per hour plus 14 hours of free usage a week is considered achievable.

In our survey, 221 people said they would use the Padel Courts. Of these, 138 would use them weekly, 77 monthly, and 6 daily. Our model assumes 52 users per court weekly, totalling 104 users per week suggesting potential for upside.

In the same survey, 221 people said that they would use the Tennis Court, with 153 people saying they would use it weekly, 100 monthly and 4 daily. Our model assumed 52 user per week which is prudent.

Free Access Hours

The facility will offer 84 hours of free access per week, valued at approximately £1,342 per week or £70k annually. The committee will allocate these hours based on applications from local groups through community use agreements and free slots on a booking app.

We plan to provide free usage for:

- Community groups working with underprivileged populations and youth sports.
- Senior citizens and local care homes for activities like walking football, basketball, and netball.
- Disability and Additional Support Needs groups, such as Grampian Disability Sport, focusing on developing sports for individuals with physical, sensory, or learning disabilities.
- New groups and clubs aiming to establish themselves, offering 3 to 6 months of free court usage to support the facility's long-term sustainability.

Members

To ensure loyalty, consistent usage, and a predictable income stream, we will implement a membership system. This system will also enable us to offer personalised experiences and benefits such as exclusive events and priority bookings.

Membership encourages individuals to connect with others who share similar interests, participate in social events, and foster a sense of community within the facility. Members are likely to engage more consistently in fitness and recreational activities, potentially leading to improved health outcomes.

With over 1,000 supporters and significant interest in the vision so far, we expect strong demand for a membership scheme. We estimate that the facility will attract approximately 800 users per week based on anticipated usage levels. We assume that 25% of these users will choose to join the membership scheme, resulting in around 200 members.

The proposed membership fee structure is as follows:

- Individual Member: £90 per annum (or £100 per annum via direct debit/£8.33 per month).
- Family Membership (2 adults and up to 3 children, with additional members added for an extra fee subject to facility approval): £125 per annum (£137.50 per annum via direct debit/£11.45 per month).

For our financial projections, we have assumed a membership income of **£19,242** per annum (20% family members, 80% individual members). Members will receive a booking discount of up to 30% per booking, with restrictions during peak hours (to be refined based on usage). It is anticipated that this will result in a revenue loss of approximately £8,000 per annum.

Winter Weather and Seasonality

Given that the facility will be outdoors, we have carefully considered the impact of weather and seasonality on our usage and income projections.

According to www.scottish-places.info, winters in Banchory are typically cool for Scotland, with January daily temperatures averaging around 6.2°C and night temperatures dropping to 0.1°C in the coldest month. Summers are quite warm, with daytime temperatures in July usually reaching 18.8°C and night temperatures falling to 10.4°C. Annual rainfall in Banchory is relatively low, totalling 728 mm, with precipitation occurring evenly over approximately 130 days per year. The area experiences high levels of sunshine, recording 1364 hours of sunshine annually.

To mitigate the impact of rain on usage, we propose using high-quality surfaces along with regular maintenance. Floodlighting will address the reduced sunlight during winter months. Additionally, thinning out the row of trees to the west of the site will help minimize the impact of frost during the coldest days of winter.

However, we have assumed that adverse weather conditions would restrict usage to 36 weeks per annum, resulting in a loss of four months of income-earning potential. We believe this assumption is conservative, and we expect that many members will not be deterred by inclement weather conditions.

Summary

In summary our financial projections around revenue generation are balanced and prudent, arguably overly cautious.

Our average weekly revenue assumptions are as follows:

Element	Free Access Hours	Hours Available for Pay & Play	Average Usage	Net Hours	Avg Per Day	Price Per Hour	Average Weekly Income
Football - Pitch 1	14	77	31%	24	3.4	£25	£596
Football - Pitch 2	14	77	31%	24	3.4	£25	£596
Basketball/ Netball Court	14	77	26%	20	2.9	£17.5	£356
Tennis Court	14	77	33%	26	3.7	£10	£257
Padel Court 1	14	77	33%	26	3.7	£10	£257
Padel Court 2	14	77	33%	26	3.7	£10	£257
Total	84	462	31%	145	20.7	£15.98	£2,318

This translates into the following assumptions in terms of annual revenue when membership and seasonality are considered:

Available Weeks In Year (4 months weather)	36
Weekly Pay & Play Income	£ 2,318
Total Income Over Year Before Member Discount	£ 83,440
Member Discount (33.33% are members/users get 30% discount)	-£8,344
Membership Income	£19,242
Total Income in Calendar Year	£ 94,338

Our business plan assumes an annual net income of **£94,338**. We see potential for higher income through pricing, usage and a larger membership base. Our strategy is to test and refine pricing in the first year, ensuring our focus on community wellbeing and diversity remains central.

Operational Management Plan:

Introduction

This operational management plan outlines the key components necessary for the successful operation of our proposed multi-sport facility. The facility includes 5-a-side football pitches, two padel courts, a tennis court, and a shared basketball/netball court. The plan will cover service operations, staffing requirements, operational procedures, policies, and cost assumptions with justification and builds on the income and usage assumptions analysed and discussed earlier.

Service Operations

Facility Hours and Scheduling

The facility will be open from 9:00 AM to 10:00 PM, seven days a week. Each sport area will have a specific schedule to maximise usage and accommodate different user groups, including regular sessions, private bookings, and community events.

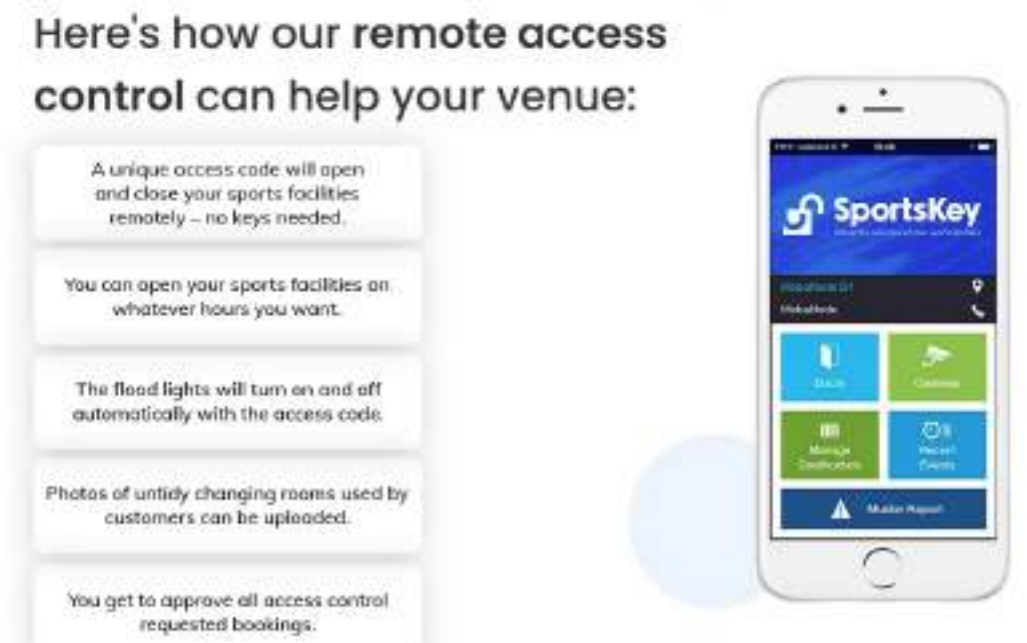
Booking System

An online booking system will be implemented, allowing users to reserve court times, register for classes, and pay for services.

Following a recommendation from the Huntly community group, we have met with our preferred booking partner, Sports Key (www.sportskey.com) and received a quote for both the initial installation as well as the ongoing operational expenses. The advantages of an online booking system are:

- Online public calendar
- Pay-As-You-Go
- Increases engagement/ use by 30%+
- Remote access controls meaning that presence on site is not required to grant access to customers
- Remote floodlight control reducing staffing requirements
- Removes hassle factor of making bookings – a barrier for people living busy lives
- Flexible hours and rates (can adapt pricing easily and quickly)
- Can introduce promo codes
- Can get real time data and insights on usage to help inform decision making
- Photos of untidy changing rooms, etc can be uploaded to the app
- There is a clear audit trail to reduce financial management/ risk
- Ability to create invoices for key users/ corporate users, etc
- Ability to control/ manage each court individually

This system will be accessible via the facility's website and mobile app and will be managed by the committee on a rota basis (there are unlimited administrators).



Staffing Requirements

Management/ Operational Team

Facility Operations Manager: Manages operations, scheduling, customer service and general coordination of tasks with external contractors.

No additional staff are proposed with the committee providing strategic, administrative and financial support.

Operational Procedures

Health and Safety

- Regular inspections of the facility and equipment to ensure safety standards are maintained.

- First aid kits and AED devices readily available on-site.

- - Staff trained in first aid and emergency response procedures.

Maintenance

- Daily cleaning schedules for all areas, including courts, changing facilities and communal spaces.

- Regular maintenance checks and prompt repairs for any damaged equipment or facilities.

Customer Service

- Friendly and knowledgeable staff to assist users and address any concerns.

- Feedback system to gather user input and continuously improve services.

Policies

Booking and Cancellation

- Users can book courts and sessions up to one month in advance.

- Cancellations must be made at least 24 hours prior to the booked time to receive a full refund.

Code of Conduct

- All users must adhere to the facility's code of conduct, promoting respect, fair play, and safety.

- Any violations may result in suspension or termination of access privileges.

Membership Policy

- Membership is open to all individuals living in the AB31 postcode, and applications can be submitted online or at the facility.

-The proposed membership fee structure is as follows:

-Individual Member: £90 per annum (or £100 per annum via direct debit/£8.33 per month).

-Family Membership (2 adults and up to 3 children, with additional members added for an extra fee subject to facility approval): £125 per annum (£137.50 per annum via direct debit/£11.45 per month).

- Members are required to update their information annually and renew their membership to maintain active status.

- Termination of membership can occur due to non-compliance with the code of conduct or non-payment of dues.

Operational Expenditure

Staff Salaries

- In Year 1, the committee will handle initial setup, with a part-time facility and operations manager expected to suffice.
- Our Year 1 budget for the facility manager is £15,000, increasing to £35,000 per annum from Year 2.
- A typical salary for this role ranges between £30,000-£40,000 annually. A job share may be suitable.

Booking System & IT

We have been quoted £2,500 per annum for the basic feature plus £750 per annum for the remote access feature. Within our operating expenses budget, we have made an allowance of £3,750 per annum.

There is a capital cost of £4,500 during the development phase (based on a provisional sum quote of £3,000 for a contractor installation and a quote of £1,500 for the supply of the individual locks to each court).

Court Cleaning & Maintenance

- We have allocated an annual budget of £7,800 for cleaning and maintenance.
- Following a recommendation from another community group in Aberdeenshire we would propose entering a maintenance contract with Leisure Tec Surfaces, a specialist contractor, for ongoing monthly maintenance and a quarterly deep clean of each pitch/court.
- The facility manager would coordinate cleaning of the communal areas with a local cleaning contractor.

Insurances

- We have made an allowance of £2,000 per annum, for insurances.

Energy Costs

- We have made an allowance of £4,000 per annum for electricity costs.

Gardening

- We have made an allowance of £1,700 per annum for gardening/ general maintenance costs.
- The facility manager would coordinate cleaning of the communal areas with a local gardening contractor.

Equipment Renewal & Maintenance

- We have made an allowance of £1,500 per annum for the potential replacement and maintenance of equipment.
- The facility manager would coordinate this.

Marketing

- We have made an allowance of £1,000 per annum for marketing expenditure to also support additional fundraising efforts.
- This would be led by the committee on a voluntary basis.

CCTV, Alarm

- We have made an allowance of £1,000 per annum for the ongoing costs of a CCTV and alarm system to protect the facility from vandalism. This will comprise a 2 system, 8MP/ 4k resolution/ 4 channel DVR with a 2TB hard drive.

Misc. Fees

- We have made an allowance of £2,500 per annum for annual inspections, professional fees and the like (over and above voluntary support).

Sinking Fund

- Following feedback from several community groups, as well as the direct experience of the committee, we have made an allowance for a sinking fund to ensure that there are funds available to replace surfaces, fencing, facilities, etc as required in the future. This will ensure that the facility endures for generations to come.
- As the facility becomes more established and cash generative, we will allocate funds into a savings account. Our projections assume £7,500 in year 2 and £24,000 in year 3.

Summary of Operating Expenditure

The annual operating expenditure can therefore be summarised as follows:

Supervisor/ Manager (supported by volunteers)	£15k Yr 1, Increasing to £35k
Court Cleaning & Maintenance	£7.8k
Insurances	£2k
Energy Costs, Lighting	£4k
IT & Booking System	£3.75k
Gardening & Grass cutting	£1.75k
Equipment Renewal & Maintenance	£1.5k
Marketing	£1k
CCTV, Alarm	£1k
Misc/ Annual Inspections/ Fees	£2.5k
Sinking Fund (Court & Fence Replacement)	Increasing to £24.1k in Yr 3

In year 3 this equates to **£84,421** per annum.

Summary of Income & Expenditure

We have assumed that the facility takes 3 years to become fully operational and generate the levels of outcome set out in our income analysis.

The annual operating expenditure can therefore be summarised as follows:

	Year 1	Year 2	Year 3
Income			
Court Revenue & Membership	£49k	£72k	£94k
Expenditure			
Staff	£15k	£35k	£35k
Court Cleaning & Maintenance	£7.8k	£7.8k	£7.8k
Insurances	£2k	£2k	£2k
Energy Costs, Lighting	£4k	£4k	£4k
IT & Booking System	£3.75k	£3.75k	£3.75k
Gardening & Grass cutting	£1.75k	£1.75k	£1.75k
Equipment Renewal & Maintenance	£1.5k	£1.5k	£1.5k
Marketing	£1k	£1k	£1k
CCTV, Alarm	£1k	£1k	£1k
Misc./ Annual Inspections/ Fees	£2.5k	£2.5k	£2.5k
Sinking Fund	£0k	£7.5k	£24.1k
Total Expenditure	£40.3k	£67.8k	£86k
Net Income	**£8.8k**	**£3.9k**	**£8.1k**

Conclusion

This operational management plan provides a comprehensive framework for the efficient and effective operation of the multi-sport facility. By implementing the outlined procedures, policies, and staffing requirements, the facility will be well-equipped to serve the community, promote physical activity, and ensure a positive user experience.

Three Year Operational Cashflow

We have developed a three-year operating cashflow that shows positive cashflow beyond month 3 of the project ultimately building up to a cash surplus of £22k after year 3 (as well as sinking fund pot of £31k). Please refer to Appendix 8.

We would propose a £10k initial working capital facility to cover the initial shortfall plus any monthly variation in income and/ or cost.

The intention is that any surplus cash would be reinvested into the facility and the potential creation of a second phase to incorporate a new community hub facility.

REGENERATING OUR COMMUNITY

SWOT ANALYSIS & MITIGATION

Risk Assessment and Mitigation

SWOT Analysis

Strengths

- There is clear public support demonstrated for this project to go ahead as shown through the community engagement and letters provided.
- The proposed site has sufficient space to meet the needs of the key elements of the project.
- The proposed site is an existing open area and an area of underused dilapidated facilities.
- The regeneration of the site is a unique development offering a wide variety of sports and well-being in a central location for use by the wider community – club/individual/family/schools/ASN and visitors.
- The multiuse aspect of the proposed facility will strengthen the case for its development, ensure best value for money, and efficient use of resources.
- BOA will create marketing campaigns offering a diverse range of activities and events that could be offered at the facility – sports tournaments, birthday parties and club matches.
- Community and charity sport events can take place - BOA will aim to organise community sports events and workshops or sponsor local tournaments to strengthen community connections.
- Training on pitches/courts for all ages/abilities creating a wide range of coaching opportunities.
- New club formations in basketball, netball and padel.
- A designated area for health and wellbeing purposes/workshops.
- Easy booking and access with a ‘SportKey’ and ‘Igloo’ system.
- Offer of relaxed sessions to those with ASN and elderly residents
- Community engagement – BOA will establish ties with local community through coaching programmes, LETS and general discounted booking offers. This will help foster a positive reputation and support for the facility.
- There is significant parking available close to the site, as well as access to local path networks and public transport.

Weaknesses

- There is limited scope to further expand the site.
- Parking facilities across from the site may discourage visitors during peak hours or events. BOA may need to explore options to expand parking facilities or establish partnerships with nearby parking arears for convenience. For example, this may include the Bellfield Car Park or KGV Park.
- Operational costs – Manging operational expenses such as maintenance and utilities may impact profitability. Therefore, BOA aim to implement energy-efficient solutions and explore cost-effective maintenance contracts to reduce overheads.
- The availability of funding for any project is limited currently, and therefore the project will require high success rate across the range of funders listed in the report.

Opportunities

- BOA has the opportunity to add another layer of leisure activities to the centre of Banchory – complimenting those already developed nearby.
- BOA has the opportunity to create a Hub facility for Banchory and the surrounding areas.
- BOA has the opportunity to support the community in meeting objectives of locality reports, strategies, and explicit demands.
- BOA has the opportunity to implement Information Technology Integration - Embrace technology by offering online booking systems through 'SportsKey' and 'Igloo' or via interactive apps for users. BOA aim to use a user-friendly mobile app for bookings and scheduling.
- Partnerships with Cluster Primary Schools and local Academy - Forge partnership with local school teams to host events or offer discounted rates to school pupils or Physical Education Department.
- Health and Wellness Initiatives - Tap into the growing interest in health and wellness by introducing fitness classes, nutrition consultations or wellness workshops. BOA will introduce holistic fitness packages that include gym access, nutritional guidance, and mental wellness sessions.

SWOT Analysis continued

Opportunities

- Host Major Tournaments or Events - Host regional or national tournaments to elevate visibility and attract others to facility. BOA may bid to host tournaments to allow links to be created with sports organisations/associations. This will allow the facility to showcase its capabilities.
- Sponsorship/Advertising Boards - Offer Sponsorships/Advertising opportunities to local businesses. For example, offer an annual fee to local companies to put their business banner at facility. This will help to generate income and build good relationships.
- The project can bring together groups, clubs and organisations in and around Banchory – benefiting from the shared resourcing and experience that a hub model might provide.
- Energy Efficiency opportunities – for example, solar panels for floodlighting.

Threats

- Economic downturns - Economic fluctuations may impact disposable income which could impact participation rates in terms of bookings and memberships. BOA may offer flexible payment plans or discounts during economic downturns to maintain affordability for customers.
- Changing Trends in Sports - Shifts in popular sports or training preferences may decrease demand for certain activities. Conduct regular market research and facility usage numbers to gauge changing sports interests and adapt activity offerings accordingly (the surfaces having a degree of flexibility).
- Regulatory Changes or Health Crises - Government regulations or health crises such as COVID pandemic may enforce temporary closure or restrict operations. BOA will develop contingency plans and health protocols to adapt quickly in response to regulatory changes or health emergencies.
- Competitive Market Expansion - The addition of new sports facilities locally or significant upgrades by competitors may divert customers. BOA aim to stay updated on competitor strategies and continuously enhance offerings to maintain a competitive edge.
- Poor weather is always a factor in providing an outdoor facility – around the feasibility of events, and the business planning for year-round use. A solution to this would be to have a Canopy over some sports courts/pitches which will allow for year-round sports facility use.
- Lack of adequate capital funding may limit the scale or scope of the project
- Competition from Alternative Sports Facilities - The presence of competing sports facilities such as Banchory Sports Village may pose a challenge in winter months. BOA will aim to differentiate the MUGA by offering unique community hosting sports tournaments or providing specialised training not available elsewhere.
- The establishment of a Multi-Purpose All Weather Sports Pitch by Banchory Community Football Club (BCFC) may present a challenge for BOA. However, the addition of two 5-a-side football pitches is likely to complement the new BCFC facilities, providing enhanced training options as well as for non club use.

Banchory Outdoor and Active (BOA)			Business Risk Register			Date: November 2023	
	Risk Categories:		0-8 Low Risk	9-17 Medium Risk	18-25 High Risk		
Risk Area	Risk Identified (Describe the risk to be managed)	Probability Factor (1-5, with 5 being most probable)	Impact Factor (1-5, with 5 being most severe)	Risk Ranking (probability x impact = probability)	Risk Management (How the risk will be managed)	Risk Responsibility (Describe who will be responsible for managing the identified risk)	Risk Monitoring
1.0 Strategic							
1.1	Lack of Business Plan and Feasibility Study	1	4	4	This feasibility study has demonstrated a robust and sustainable business model, as well as significant demand for the project. A strong business case has been tested and identified prior to the funding and development stage of the project.	All Trustees of Banchory Outdoor & Active (BOA).	Initial preparation of business plan with reviews annually or in response to changing key personnel.
1.2	No long-term Development Strategy	1	4	4	This will be addressed initially within this Business Plan but longer term an enhanced development plan will be adopted for the new facilities and their impact to all user groups and the wider community.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to the Board.
1.3	Business Continuity Management Plan	4	4	16	It is recognised that there is limited annual overheads, and therefore the risk of financial viability is reduced. The group should ensure they work to ensure that adequate resources and revenue is in place to cover the required costs.	All Trustees of Banchory Outdoor & Active (BOA).	Reviewed quarterly or considering significant changes to financial obligations.

1.4	Health and Safety and Regulatory issues	2	4	8	The nature of sports and leisure business will require advice on H&S matters and compliance. The group should ensure that adequate signage, rules and advisory notices are in place, in particular stating that users visit the facility at their own risk. Additionally, the group must ensure all adequate insurances are in place in recognition of their liability and ownership of the facility.	All Trustees of Banchory Outdoor & Active (BOA).	Focus during and after construction with policies and procedures reviewed periodically.
1.5	Marketing and Branding Strategy	1	4	4	The group have identified key areas for the promotion of the new facility, following the brief outline within this document – social media, press releases, website update etc. This will ensure adequate visitor numbers, support the capacity to celebrate success within the sector whilst acknowledging all funders.	All Trustees of Banchory Outdoor & Active (BOA).	Targets and strategy developed in line with business plan and reviewed periodically thereafter.
1.6	Convincing the funding bodies that you have a robust business case for obtaining their investment.	3	5	15	A strong business plan emphasising the number of potential users and uses in the local area demonstrates tangible figures to support the project.	All Trustees of Banchory Outdoor & Active (BOA).	To be secured prior to site start.
2.0 Operational Risks							
2.1	Ensuring effective use of new facilities.	3	4	12	The proposed facilities will cater for various user groups; therefore, it is essential that effective usage be promoted to ensure the facility is enjoyed by, and benefits, the largest potential user base.	All Trustees of Banchory Outdoor & Active (BOA).	On-going.
2.2	Dealing with any Planning related issues including traffic management and car parking issues	2	2	4	It is not foreseen that there will be many planning issues relating to the BOA site. However, the final design should take all consideration of advice and recommendations accordingly.	All Trustees of Banchory Outdoor & Active (BOA).	On-going throughout the planning stage.

2.3	Trying to meet the needs of different user groups within the physical constraints of the facility.	1	4	4	The consultation with the community and the detailed consideration to the layout (following a topographical survey, legal review and 3D modelling) over the last year has significantly reduced this risk.	All Trustees of Banchory Outdoor & Active (BOA).	Key to the initial planning stages of the development.
2.4	Retaining sufficiently motivated Board members representing a wide spectrum of the local community	3	5	15	The group must ensure that succession within the board ensures a broad viewpoint and effectively represents the needs of the varied users and other key stakeholders.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to the executive committee.
2.5	Facility Maintenance Plans	2	3	6	As outlined in this report, the design of the facility will significantly reduce the requirement for significant maintenance. However, in developing the business plan, the cost of both preventative and reactive maintenance has been considered to ensure any unforeseen issues do not risk the financial viability of the project and in addition there is a sinking fund allocated for renewal of surfaces.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to the executive committee.
4.0 Financial Risks							
4.1	Not securing adequate capital funding	5	4	20	The proposed facility is eligible for several funding sources and demonstrates both a strong business and social case for funding.	All Trustees of Banchory Outdoor & Active (BOA).	Initially in the development of a strong long-term business plan, then periodically reviewed.
4.2	Financial Viability	4	5	20	The group must ensure that all resulting financial obligations are clear, contracts are signed, and that the business revenue proposed covers all overheads accordingly.	All Trustees of Banchory Outdoor & Active (BOA).	Key focus at initial stages of project, then reviewed each financial period accordingly.

4.3	Financial Control and Audit Systems	4	2	8	The group ensure strict financial controls including the provision of an external account's auditor.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to the executive committee.
4.4	Reduction in income	3	4	12	Although there is not a significant income and expenditure associated with the annual running of this facility, the group should ensure that they review financial performance in line with their business plan and act to review, activities and strategies accordingly.	All Trustees of Banchory Outdoor & Active (BOA).	Reviewed informally through booking Application and formally quarterly through management accounts or more frequently should revenue appear to decline.
5.0 Political/External Risks							
5.1	Relationships with Aberdeenshire Council	1	4	4	The group should seek to maintain a strong relationship with the local Council through open and transparent communications.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to either the committee or key elected council officers.
5.2	Relationships with local elected members	1	2	2	The Group will maintain strong relationships with locally elected council members through open and transparent communication.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to either the executive committee or key elected local members.
5.4	Relationship to wider community	2	3	6	The group must work to maintain positive relations with the local and wider community paying specific attention to alleviate and support through any disruption caused because of the construction work on site.	All Trustees of Banchory Outdoor & Active (BOA).	Frequent monitoring required through duration of construction with annual review necessary thereafter.

5.5	Securing adequate Community Support for the new facilities	1	4	4	As the proposed development relates directly to the demand from local users, there is little risk here. However, it is key to monitor the support from a wide variety of local stakeholders and demographics on an on-going basis.	All Trustees of Banchory Outdoor & Active (BOA).	Annually or when there are changes to the Committee.
6.0 Reputation/Image							
6.1	Media Relations	1	4	4	It is crucial to engage with local media throughout the project to keep the community informed and to spark local interest. BOA will regularly update the public through publications in the Banchory Fly and on social media platforms. After construction is complete, BOA will continue to use these channels to share events, successes, and stories that will promote the facility	All Trustees of Banchory Outdoor & Active (BOA).	On-going and frequent throughout the project work with reviews annually thereafter.
6.2	Branding and Public Profile	1	4	4	There is a significant opportunity to continue to promote the facilities to potential user groups in the surrounding areas. This effort will help increase awareness and strengthen the presence of the facilities within the local community.	All Trustees of Banchory Outdoor & Active (BOA).	Monitored frequently throughout the project construction phase and annually thereafter.

Exit Strategy

This report demonstrates that the facility can deliver sufficient revenue to meet the operating costs, and to generate surplus cashflow to further develop activities that meet the charitable objectives. In addition, the Risk Register highlights the various options that are available to mitigate risk.

In the unlikely event that BOA fail to meet their financial commitments, a full review of the business case and operations would be undertaken to ensure on-going sustainability.

For example, the inclusion of paid positions could be reconsidered, and the committee could look to continue with wider fundraising activities of c.£10k- £20k per annum to bolster revenue (no fundraising or grant funding has been included in our income projections).

As per BOA's constitution, should BOA cease to operate, the asset(s) will be transferred into the ownership of a similar local charitable organisation or authority.

Recommendations

It is recommended, given the feasibility of this project and the extensive community benefits that will arise, that Banchory Outdoor & Active purchase the site via a Community Asset Transfer (CAT).

If the CAT process is agreed, BOA will advance application with the key funding bodies identified in this paper to ensure that suitable capital funding is in place to deliver the project in its entirety.

In parallel to this the committee, with the support of an external cost advisor, will seek to agree a fixed price contract for the works in parallel to securing the necessary planning and technical consents.

A pre planning consultation will be undertaken with Aberdeenshire Council to identify any outstanding requirements prior to the full application being submitted.

Once we are in a position whereby, we have cost and income certainty, own the land and have all the necessary technical permissions to deliver the project, we will commence on site.

The construction phase will be monitored by weekly visits from our external architect and bimonthly visits from our engineer with oversight from the BOA committee (including Nick Sangster who owns a local construction company and Graham Reid who has extensive development consultancy experience).

During the construction phase fine tuning of the operational phase will take place with regular updates to our funding partners and the local community to ensure a successful launch phase.

REGENERATING OUR COMMUNITY

MARKETING & PROMOTION

Marketing Strategy for Facility Promotion and Communication

Continual project promotion will be undertaken by BOA with a program of promotional activities in advance to the regeneration project starting. Ongoing promotional activity include:

- Direct Marketing: BOA will reach out to established clubs and organisations in Banchory and the surrounding area to inform them about the regeneration project. This approach will enable targeted marketing efforts towards potential customers.
- Website: The official website will serve as a platform to showcase fundraising events and provide updates on the progress of the project. All promotional events will be detailed on the site, along with direct links to BOA's JustGiving page for donations. Historical photographs and new photographs will be added to showcase the importance of this site and bringing the community together for recreational purposes.
- Social Media: Various social media platforms including Facebook, Instagram, and others will be utilised for promoting events and sharing updates. These campaigns will focus on highlighting the progress of the Dee Street MUGA construction and site work. Post-completion, the focus will shift towards promoting the facilities, pitches, special offers, and the achievements of clubs and organisations.
- Word of Mouth: The success of the facility will heavily rely on repeat bookings and positive word of mouth. Personal testimonials about the quality of the pitches/courts and facilities will play a crucial role. BOA will actively seek and address customer feedback through a structured compliments and complaints procedure.
- PR Strategy: A comprehensive PR strategy will be implemented in the lead-up to the facility's opening. This will involve issuing press releases, organising awareness activities like open day events, fundraisers, tournaments and engaging with the local radio station for additional coverage. Promotion through local publications will also be used to inform the wider community of BOA's ongoing work.
- Public consultation: Ongoing public consultations and drop-in session will be made available to the community making sure BOA are meeting the needs and wants of the community.

Examples of BOA's Website, Publications and Social Media Promotions

BOA's website

Article published in The Banchory Fly Community Magazine
(See Appendix 9 for all published articles)

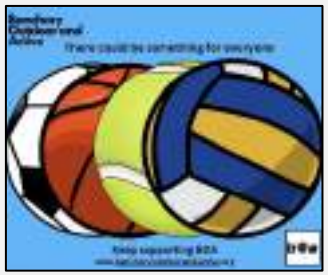
Examples of the promotional campaigns on Social Media

Our Marketing Plan –Engagement Strategy 2024

January 17th – launch of website – www.bachoryoutdoorandactive.org and new logo.

January 20th – BOA committee members were at the farmers market to engage in discussions about their aspirations and concepts for the MUGA project. This also initiated the process of gathering 10% support from 'AB31' dwellers to begin the initiative. Throughout the month, leaflets and posters were distributed in various community locations and shops.

We also engaged in social media advertising to reach out to the broader community and communicate our goals for revitalizing the neglected MUGA and to drum up support for the project. Our 1,200 supporter target was met.



February 21st – Community Drop-In Event

March 16th – 'The Bunny Hop' fun run

June – Article published in the 'Banchory Fly'

June 15th – Farmers Market fundraiser – Coin Trail - £70 raised

August 17th – Cheese and Wine tasting event - £535 raised

August 24th – Fundraiser - Family Sports Event - £425.66 raised

August/Sept – 2nd Article published in the Banchory Fly

November 16th – Fundraiser - 'Casino Royale' Event –

Sold out event with 120 guests and over £5K raised

May 9th '25 – Charity Golf Day

Summer '25 – Family Sports Fun Day

September 13th – Evening event

REGENERATING OUR COMMUNITY

CONCLUSION

Conclusion

The enhancement of leisure and social amenities in Banchory, in alignment with the policies of the Scottish Government, is poised to play a vital role in achieving national health and well-being objectives. BOA aims to realise this vision by establishing high-quality outdoor facilities and facilitating the development and implementation of health-oriented activity programs for local clubs, groups, and individuals. This initiative will create a secure and welcoming community environment, enabling residents of Banchory to engage in regular physical activity, thereby enhancing their overall quality of life.

The revitalisation of the Dee Street MUGA is expected to make a substantial impact on the health and well-being of the local population. The modernised facility will encourage consistent physical engagement by offering a safe and accessible environment for individuals of all ages to partake in various sports. Increased levels of physical activity are strongly associated with a lower incidence of chronic diseases, including heart disease, obesity, and diabetes, ultimately leading to improved physical health outcomes.

In addition to physical health benefits, the facility will also promote mental well-being by providing avenues for outdoor exercise and fostering community interaction, both of which are effective in alleviating stress, anxiety, and depression. By emphasising inclusivity, the project guarantees that individuals with diverse abilities and fitness levels can partake in its offerings, thereby cultivating a healthier and more vibrant community.

The renovated facilities will serve as a focal point for community engagement, fostering connections among individuals through common interests and structured activities. By offering sports leagues, fitness classes, and various events, the facility will promote inclusivity and strengthen social bonds within the community.

The initiative will enhance intergenerational relationships by accommodating a wide range of demographics, from youth pursuing recreational opportunities to seniors seeking gentle fitness alternatives. Moreover, revitalising a neglected area into a lively community space will cultivate a sense of pride and ownership among Banchory residents, thereby enriching the social dynamics of the locality.

The establishment of the site is expected to yield significant economic advantages by drawing both local and regional visitors to Banchory. This influx of visitors will enhance foot traffic in the town centre, thereby benefiting nearby businesses, including cafes, retail shops, and transportation services, which will collectively contribute to a favourable economic impact.

Moreover, the initiative has the potential to generate employment opportunities during the construction phase as well as in ongoing operations, encompassing roles in facility management and coaching roles. Additionally, the venue's capability to host various events, such as tournaments and sports workshops, may further invigorate local economic development while bolstering Banchory's status as a hub for active lifestyles.

The initiative aims to revitalise a neglected area, presenting a sustainable option compared to developing untouched land. This strategy lessens ecological harm and fosters the utilisation of current resources. Implementing eco-friendly construction techniques and maintaining energy-efficient operations could significantly decrease the carbon emissions associated with the site.

The emphasis on outdoor sports facilities promotes walking and cycling, which may lead to a reduction in local vehicle usage. By converting the area into a vibrant green space, the project will also enhance air quality and biodiversity, thereby increasing the environmental attractiveness of Banchory.

The project will accommodate a diverse range of sports and leisure pursuits, promoting year-round engagement for community clubs, educational institutions, and residents. Upgraded features, including advanced lighting and superior playing surfaces, will elevate the quality of play and foster increased participation among individuals of all ages.

By creating a multifunctional environment for both recreational and competitive endeavours, the initiative will facilitate talent cultivation and assist local sports organisations in growing their membership base. Furthermore, the project will offer accessible avenues for non-sporting leisure activities, such as outdoor fitness sessions and community gatherings, thereby expanding its attractiveness and maximising its positive influence on local well-being.

APPENDIX 1

COMMITTEE EXPERIENCE

Appendix 1

Committee Members

As an organisation BOA have a board of trustees and volunteer members who are competent and passionate individuals, each bringing their area of expertise to the project. At present, the Trustees and Board members are as follows:

Scott Birse – Role: Chair/ Trustee

Scott earned a BA Hons degree in Sport in the Community and a PGCE in Physical Education from the University of Strathclyde in 2007. He served as a Physical Education teacher at Aboyne Academy from 2008 to 2024, where he developed skills in organisation and time-management, people management, progress monitoring, presenting and multi-tasking.

In 2013, Scott founded SB Fitness Banchory Ltd. which is now his primary occupation, focusing on managing client's fitness progress and leading group fitness classes tailored to individual needs. Scott's skills lie in adaptability, quick decision-making, and effective problem-solving abilities in fitness classes. His passion for fitness motivates clients, as well as inspiring the community to pursue fitness even amidst the challenges of Covid through online workouts and encouraging individuals to run.

He also organises the annual 'Run Banchory' event, initiated in 2019, which draws numerous participants to the region. Scott excels in event organisation, working under pressure and is comfortable with public speaking and community engagement. With experience in event leadership, Scott frequently communicates with the public through social media and face-to-face interactions. He collaborates with various organisations and community groups to enhance health and well-being, as well as contributing to social and economic improvements in the local community. Scott is adept at meeting deadlines and thrives in collaborative project leadership roles.

Tony Stephen – Role: Trustee

Since 2011, Tony Stephen has served as the Minister of Banchory West Church, following a 16-year tenure as a Youth Worker for adolescents in Banchory. He is passionate about outdoor activities, including football, biking, and snowboarding, and understands the significant role that sports, and outdoor pursuits play in fostering the development and well-being of young people. Tony is committed to ensuring that every generation has access to optimal opportunities and facilities. With three decades of experience in the local community, he is well-acquainted with its needs and challenges, and his participation in various networks throughout the North East and city positions him to effectively advocate for the project. Over the years, Tony has honed his skills in leadership, communication, staff management, charity operations, and volunteer recruitment.

Mark Williams – Role: Trustee

Mark is the Chief Operating Officer for Denis Law legacy Trust. Leading the charity in areas of Aberdeen affected by deprivation, regeneration, and youth annoyance Mark has provided opportunities for disadvantaged young people to thrive and move towards their own positive destinations in life.

His "Sport for Good" programming ranges from employability initiatives and prevention work to volunteer pathways and support for young people affected by imprisonment. Mark has overseen the Trusts participations increase from 3,000 to over 19,000 in the last 4 years of which female engagement has also risen from 8% to 41%. Mark was instrumental in bringing two "Cruyff Courts" to disadvantaged communities in Aberdeen with a 3rd also on its way, helping provide young people and their local communities with free to access quality sporting facilities, the 1st of their kind in Scotland.

Mark's work has been recognised with various awards, "The greatest Contribution to Police Excellence", A National "Pride of Sport" community award and the Queens's award for voluntary service" the MBE for volunteer groups. He was also awarded an Honorary degree from Robert Gordon University for his work supporting young people.

Ally Reid – Role: Secretary/ Marketing/ Events Officer

Ally, who was born and raised in South Africa, cultivated a strong enthusiasm for sports from a young age. She was an active member of her school's netball, athletics, tennis, hockey, squash, and swimming teams, which afforded her the opportunity to represent her school on a tour to Australia and New Zealand for hockey and squash competitions. Upon completing her school education at the age of 18, she enrolled in a Secretarial/PA course in the 8-month interim before moving to Aberdeen. She subsequently advanced her studies at Aberdeen University and RGU, where she earned an MA Hons in Sociology, an MSc in Marketing, and a PGDE in Primary Education. Her marketing studies provided her with vital skills in data analysis, social media management, advertising, market research, and content creation.

Ally dedicated several years to Marks and Spencer, where she gained experience in various departments, including briefly managing the Finance and Accounts department before taking on the role of Womenswear department manager. She later explored her interests in Store Operations and Logistics overseeing inventory management, payment processes and order fulfilment. Throughout her career, she demonstrated strengths in effective communication, teamwork, problem-solving, customer service, and tackling complex challenges.

After determining that commercial management and retail were not for her, Ally redirected her career towards teaching, further developing her abilities in relationship building, progress tracking, task prioritisation, public speaking, multi-tasking, and time management. Currently, she is a full-time mother, while also engaging in consultancy work as required. During the Covid pandemic, she launched her own business, 'Tipple and Mouse', which offered a cheese and wine tasting experience for the local community. In her leisure time, she enjoys horse riding, netball, running, and gym workouts, and she actively participates in community sports events and school fundraising activities.

Graham Reid – Role: Project Development/Funding Officer

Graham holds the position of Managing Director at Scotia Homes, a regional housebuilding firm with an annual turnover of approximately £50 million and a workforce of around 200 employees. He is also a Chartered Surveyor, and a keen triathlete with a love of the great outdoors.

Before his current role, Graham built a diverse career across various sectors, including Commercial Property, where he served as a Senior Surveyor at J & E Shepherd. He also spent over five years as a Partner at Clydesdale Bank and held the position of Head of Development for the North of Scotland at Savills Plc, showcasing his extensive experience in banking and consultancy.

Graham's transition into the housebuilding and development industry is a culmination of his rich professional background, equipping him with a unique set of transferable skills that enhance his leadership and strategic capabilities in his current role.

Direct experience relative to the role:

Development/ Finance- 20+ years experience in development funding including carrying out development appraisals and due diligence for banks, providing development finance to customers in his role as Head of Commercial Real Estate in Scotland at the Clydebank Bank (specialising in transactions over £10m), providing consultancy advice to developers and landowners across the North of Scotland in his role at Savills Plc and now leading the largest privately owned SME housebuilder in the North of Scotland with average development lot sizes of c. £30m and a large number of contractor partners.

Assessing Need and Demand significant experience of carrying out detailed research on need and demand, the drivers of development, options analysis and engaging with communities in his role at Savills.

Operations –jointly responsible for operations and financial performance in a highly regulated sector with significant financial pressures and c. 200 employees. Significant experience in developing and managing relationships with key stakeholders.

Jenny Birse – Role: Treasurer

Jenny Birse has a BSc in Speech and Language Pathology and a Post Graduate Diploma in Primary Education. She currently works as an Additional Support for Learning Teacher at Banchory Primary, where she works with pupils with many differing needs and liaises with multiple agencies. Jenny is also the teacher representative of the school PTA, where she has an integral part to making decisions around fundraising and spending and has made a long-standing commitment to the school community.

In further developing community links, Jenny joined the BOA committee in 2024, with hopes to improve facilities in the local area. As treasurer, she is able to utilise her strong organisational skills and communication skills to become an effective member of the team, ensuring that all legal obligations are complied to, in maintaining the charity's OSCR status.

Paul Wilson – Role: Website/Communications Officer

Paul Wilson is a retired primary Headteacher, retiring in 2019. He is a lifelong enthusiast of all sports and loves the outdoors. He is currently president of the local tennis club and involved with Torphins Golf Club as match secretary. He is also involved in the local radio station, River Dee Radio.

He has experience of leading groups within the voluntary and public sectors. He has managed staff and overseen financial budgets. He has organised public events and within a school context.

He believes that physical activity is an essential part of life and promotes this throughout the community.

Sarah Stewart – Role: Ordinary Member

Sarah Stewart brings legal expertise along with project management and event management skills to the team. Sarah's roles have ensured that she has developed excellent communication and organisational skills, and she has significant experience of team work as well as leadership.

Sarah is a solicitor and has worked for over 18 years in both private practice and in house. She has a wide range of legal knowledge but particularly in property and planning which she has specialised in for over 16 years. She has been responsible for training junior members and also leading teams. She has extensive project management experience from leading complex transactions which involved time management skills, teamwork, negotiation skills and leadership skills. As sole legal counsel in her current role for Elsick Development Company she provides legal advice to the team bringing forward the new settlement to comprise 3000 houses but also gets involved in the project management side too which is primarily the provision of key infrastructure and buildings.

As co-founder of Aberdeen Health and Wellbeing Festival she has successfully brought four events to Aberdeen, the last of which attracted 2800 people to register to attend. To run the event, which is a not-for-profit event, sponsorship and funding must be obtained which has been secured each year. A ticketed system for people to register for the event and for individual sessions within the event is operated. She liaises with over 60 exhibitors and organises and manages a full day of speakers and workshops. This event involves a huge amount of organisation which for the first two events was done by Sarah and her co-founder only with assistance latterly provided by an event company.

Sarah is also a Director of Aberdeen Inspired and represents independent retailers within Aberdeen. This involves working collaboratively with the Council and also challenging decision making and process where necessary.

Sarah is an active member of the local school fundraising committee and PTA and is responsible for organising several fundraising events throughout the year. Sarah is also a football coach having obtained both junior and youth coaching qualifications.

Nick Sangster – Role: Ordinary Member/ Cost Advisor

Nick Sangster (BSc MCIOB) is a construction industry professional, with a career spanning over 19 years, working predominately in Quantity Surveying and Project Management roles. He is a meticulous team member who is highly motivated and has experience in the development and leadership of teams, focusing on efficiency. Nick was brought up in Banchory and upon leaving school commenced his career with Bancon Construction. During his first 4 years of employment, he attended The Robert Gordon University on a part time basis, where he obtained a BSc degree in Construction Design & Management in 2009.

During his career he has had key involvement in projects such as the renovation of Rubislaw Pavilion in Aberdeen, the construction of 42nr holiday villas at the nearby Inchmarlo Golf Resort, construction and fit-out of a flight simulator building for CHC Scotia and the construction of Shetland Gas Plant.

In 2014 Nick set up his own construction business: Sangster & Company, which specialises in residential extensions, renovations and new builds. The business currently employs 11 people, with an annual turnover of over £1m. Nick's leadership, problem solving, cost management and data analysis skills have been key in running a successful business. Sangster and Company have supported various initiatives within the local community, including local sports groups for young people.

In his spare time Nick enjoys running, gym workouts and playing golf. He is also a member of the historic Aberdeen Wrights and Coopers Incorporation, part of the Seven Incorporated Trades of Aberdeen.

Aimee Tennant – Role: Ordinary Member/Marketing Advisor

Gordon Humble – Role – Ordinary Member/ Bowling Club Rep

Gordon is now retired having worked in the oil industry for over 40 years in various supply chain roles. He has always been active in sport ranging from badminton, tennis, cricket and football and has a family sporting history in Banchory since the 1920's. Not content with only the playing side of his sports, Gordon has taken on the roles of Secretary and President of Banchory St. Ternan Football Club for a period of 36 years. He is also a past President of Banchory Bowling Club, and currently their Secretary and Match Secretary. His strengths lie in teamwork and leadership, culminating from extensive committee involvement, alongside proficient secretarial and administrative skills demonstrated in organising sporting events and managing policies and procedures related to local sports facilities.

George Montgomery – Role: Ordinary Member/ Bowling Club Rep

George had a career of 42 years in London with the Metropolitan Police. Part of his work involved the training and management of other officers, plus liaison with other service organisations. Currently President of Banchory Bowling Club, he is involved with a committee in the management and maintenance of the clubhouse and other structures, plus the grounds that include the bowling, tennis and putting facilities. He has been involved with organizing tournaments, fundraising events and open days, and promoting the use of the facilities.

He is a volunteer in the Aberdeenshire South Foodbank holding one of the lead roles in the management and operational side of the organisation. This specifically involves being responsible for volunteer recruitment and management/support of the volunteers. On the administration side he is also involved in policy making and compliance and is the organisation's lead safeguarding officer. Also holds a role with General Data Protection Regulations.

He is also involved as secretary of a local Probus Group where he is responsible for the administration of the membership. Church work includes the management and maintenance of the church and connected buildings and again, organizing events and engagement with other organisations.

APPENDIX 2

BOWLING CLUB LETTER

Appendix 2: Bowling Club Letter

BANCHORY BOWLING CLUB

To:

[redacted]

Ms Janelle Clark
Aberdeenshire Council Infrastructure Service
School Road
Alford AB33 8TY

12th January 2025

Reference - Proposed Asset Transfer - Banchory Recreation Grounds

Dear Janelle,

This letter is forwarded for your information to confirm the position of the Banchory Bowling Club in respect of an application for an asset transfer by Banchory Outdoor Active for the area known as Banchory Recreation Grounds, Dee Street, Banchory, AB33 5HT. (See attached plan, but for reference/clarification includes the unused all weather training area, all the tennis courts, the putting green, bowling green, Bowling Club clubhouse, equipment and machinery sheds, and diverse other areas within the indicated boundary).

The Club's current position, based on previous agreements with the Council, is as leaseholder for the Recreation Grounds. We also have representation on the BOA Committee.

I can confirm that Banchory Bowling Club, in our current position as leaseholder/occupier of the site, have no objection in principle for the application to be progressed.

If additional information is required, please do get back to me. Thank you for your attention.

Yours sincerely

[redacted]

(President)

[redacted]

APPENDIX 3

CONSULTATION COMMENTS

Appendix 3: Consultation Comments

Access and lighting must be good to ensure safe access for all user groups. Current access lane is dark, overgrown and may be intimidating for some young/female users.
Area should be sufficient sized for full size football pitch or would be of little benefit
Bike racks would be good
Great idea. Multi-flexible sports use would be best.
Great to have a facility in Banchory for multipurpose outdoor training. Cycling club could be interested in cross training - circuits - outdoor strength and conditioning etc
I think it's a great idea. As long as it's multi use and can be accessed by the whole community to drive inclusion. I would be more supportive of a 3G floodlit pitch inside the village as the current proposal is lacking in tertiary facilities.
I think winter lighting is key
If there was a way to make outdoor training more accessible for those with children I.e., if the area is an enclosed space and if there could be some under cover area and outdoor play equipment/toys which could be put out and used for the purpose of the classes
Feel that developers being granted planning for the development of large housing developments should be required to contribute to the funding of sports and recreation hubs to support the expanding community
I think these types of projects should come before further housing developments are approved. I think Banchory has suffered by greed of landowners looking for fast buck returns on house building yet they aren't willing to look at the bigger picture of what is required alongside the housing.
Any facility should be available for teenage children to play football on, locked gates are not the answer to child obesity in this country.
Any free access to kids if facilities are not booked?
Could this project also be tied in with the new proposed bike trails near Burnett park? I know Rebel PT used to run prams in the park at Banchory, would be worth speaking to them if you haven't already. The girls at match my workout might also be interested in sharing facilities.
If out of Banchory 4G full size pitch would be interested to know how much influence and control the Banchory St Ternan Jnrs would have over, it or is it truly a community pitch?
An indoor multi use hall/room for local groups - yoga, Pilates, sports groups, mum, and baby groups etc
I would love netball and other sports to be included in the planning and not just football.
I would love to see a Pickle Ball court as this is a fast-growing sport for kids - 90-year-olds, coming our way.
Good luck, really hope BOA achieves its goals.
Great effort getting stuff arranged for the local community. Thank you. Will support anyway we can.
Great idea to use the space. I really have no idea of costs so please ignore if mine are way off!
Great Idea! Banchory is always struggling for spaces to carry out sport and at present it is a wasted area
Great to see new facilities being discussed. Good luck!
I just want to say what a brilliant addition this would be, for all age groups. It's a sorry, neglected part of the town but has so much potential!
I think it's great you're trying to develop the outdoor sporting facilities in the town
A good all-weather pitch with floodlights is really needed in Banchory. A large proportion of the Banchory community football activities has had to stop over the winter and Jocky Lawrence has had to stop coaching completely due to lack of facilities. In addition, it will ease the usage on the local parks over the winter and also enable football to be played in the weeks after events such as the Banchory show when the park is closed for children's events. These factors have a large impact on the football community. I believe that this facility is needed for the local community and will be very well used.
A sporting facility, open to the public, not necessarily limited to members but bookable and genuinely accessible is something we could be proud of, and I am sure people will come to use regularly
A sports area the local Banchory community can use is infinitely better than a piece of derelict land we cannot use.

Across the football, rugby, and tennis clubs in Banchory we serve over 600 children with outdoor activities. We need better facilities to continue this success and continue to grow in this area…. Ultimately this investment will pay off many times over with mental and physical health benefits.
Additional floodlit football pitches are definitely required in Banchory. Just spent every Wednesday evening travelling to Drumoak since October to allow my daughter's football team to train. Would be great if an extra facility was available in Banchory.
alright Scott, great idea for bowling club area. The tennis courts don't get used. I am sure everyone in village will come together and raise money if need be. Hopefully council can help out more because I don't think they do enough to push for things in Banchory. Absolutely nothing for kids not just pitches we need but swing park etc is a shambles. good luck to you
Although I swim my daughter is very involved with football and they are always struggling for space to train, especially in winter.
Banchory is strongly in need of 3G pitch facilities for kids training. Currently, kids are disadvantaged from other areas, particularly due to the lower temperatures in inland areas thereby restricting kids from playing in colder temperatures.
Banchory is way behind the times when it comes to all weather floodlit pitches for kids training, with the wealth in the area and businessmen and woman of the town with close links to oil and gas and other industries this needs addressed asap
Banchory really needs this facility. As part of the coaching team for Banchory kids, trying to organise games and training is a major hassle. The grass pitches are not suitable to help develop the future of sports to our kids. The plan for an Astro in or close to Banchory would be well used. Kids are jumping the fence at HOB school most nights to use their Astro. Endangering their health and safety. All they want to do is play football. We as a community need to help encourage kids to play and open facilities for all ages and gender.
Banchory really needs this, all other towns of similar size in the area have it and the community football club thriving and would make great use of it, along with many other users (adults 5 asides/11 asides etc)
Better than having derelict areas in the village whilst facilities are sorely lacking
Desperately need dedicated football facilities in Banchory, KGV Park is not suitable in poor weather and often poor or unplayable. The kids really need proper all weather and full-sized pitches

Facilities for children to promote good health and wellbeing habits
for the number of young families moving to Banchory there needs to be a major upgrade on facilities to ensure access to sport for all.
Fully supportive of breathing new life into the town centre, throughout the year and evening. The central location will help regenerate nearby commerce/shops and minimise car journeys (esp. with kids cycling there).
Given the number of children now involved in football and other sporting activities this hub is sorely needed. For a town and football club the size of Banchory it desperately needs these facilities to keep our children involved in sporting activities.
Good initiative Outdoor training (like Alford) pulls up bars etc would be good
Great idea. Astro facilities are desperately needed here and especially a full-size Astro- the developers need to listen to the community and stop building houses and give us better sporting facilities. It's an embarrassment what we can offer. Also need to consider that HOB Astro is not available on Sunday and that's a great loss to the community especially the BCFC.
Great project which would provide a facility in the town centre which is currently lacking.
I would support the five a side floodlighted pitch as it would be a great asset to Banchory surrounding villages like Aboyne have had enjoyed this for the last 15 years just it is something I wouldn't use
Improved facilities are sorely required in Banchory for all sports and any improvement or additional facilities can only benefit the area. It would be good to keep pricing to a minimum to make it available to as many as possible. Rates should also be relative to services provided.
In order to enable access for all it would be helpful if funds were available to subsidise the costs of activities where required.
It is an area that could bring a huge benefit to the Banchory community. Especially relating to community clubs but also individuals of all ages both physically and improving mental well-being.
It is really needed so I believe this is a good initiative
It would be good if the MUGA near Scolty Centre had floodlights. It could be used for Basketball and something similar to Inchmarlo driving range (e.g., push-button floodlights for on a delay timer) would allow use in evenings.

It would be great to see the space re purposed for the benefit of the community. Supporting local sport.
It's a great idea to repurposing such a great area in an excellent location!
Keep going and push to get the wide community of Banchory behind this!
Keep it simple
Lack of all-weather floodlit facilities is a big issue. This is a great idea and a project worth supporting
Local football groups struggle to find suitable a winter training area e.g., AstroTurf and floodlights so having an area for this would be very popular but ideally one kids can walk to, so we are reducing car use and promoting their independence accessing the facility e.g., if a lift isn't available.
Make it accessible to all groups. Vulnerable adults may benefit of outdoor rehab classes as it is central and does have nearby parking.
Membership should be tied / integrated with Council
More things for families on low income with Cost of living. Ice rink in Banchory would be a bonus
My bro teaches PE at the local High school . . They are in desperate need of some all-weather facilities; I think they'd use whichever facilities were built
Need more space so Saturday football isn't always cancelled due to weather
Needed so badly
No, aside from mentioning that Banchory is lagging very far behind neighbouring towns in terms of sports facilities. The local football club play on a field like surface and there's nowhere for kids to play football in the evenings etc.
Only concern is lack of space to expand and develop, should be looking at the bigger picture, a single location that caters for grass and artificial pitches with floodlights and changing facilities in one location rather than smaller multiple locations that require maintenance and upgrades. Look at what the Rugby, Cricket, and athletics facilities in the area. Football is by far the most popular sport but has the poorest facilities which are worse now than when I played for the club 40 years ago
Outdoor gym under a shelter could also maybe be incorporated??
Outdoor gym?

Please can we have an adult parkour training site! Maybe a jacuzzi too. Thank you for the effort you are putting in here.
Please don't forget seniors/older adults in your plans, we can all enjoy sports together, it doesn't have to be just for kids and separate for older folk
Please keep public use tennis courts as not everyone has premium membership but advertise it better so folk know how to book and use it. The academy hockey club is training at HOB on the new Astro, which is not a great surface, a hockey pitch would be a great asset for the school. We don't need any more football pitches, they can use HOB Astro, please channel the kids away from football - currently the only thing that most kids do in Banchory and causes so many arguments and peer pressure at school. They need winter training for cricket, hockey, tennis affordable for all
Poor outdoor basketball facilities in Banchory. Floodlighting at existing academy MUGA or new facility at hub would be good so we can play all year round
Provision of bike stands
Questions about the use of tennis courts are worded very vague leaving out any clarity of there will be any effort made to attract more people to use them as they are, or you are just looking to support the idea of redeveloping them no matter what. The questions about floodlights should be provided with a note of environmental impact if any of such light pollution and their impact on wildlife. As no information was provided, I answered "no" to floodlights
Really hope this happens, as a football coach in this area, the facilities are a disgrace compared to other areas.
Research other towns (both in UK and other countries) where projects like this have been a success and use them as a model. Once built needs and ongoing driving force behind it to continually push it forwards
Sadly, there doesn't seem too much availability for children both with additional support needs in Banchory or the surrounding area - the opportunity for this would be very welcomed. Also there doesn't seem to be much for the teenage children to do in general other than those who use the new skateboard park (which is great BTW). Hopefully by providing something and somewhere for them to go would in turn reduce anti-social behaviour by some of them.

Should be able to use any time and not just with a team
Since there is no provision of sports for children on the autistic Spectrum or with ADHD who just can't cope in normal classes I think this should be top priority in the area as there is sufficient provision in all other areas
Suggest push for utilising the entire tennis court area, Banchory has tennis facilities at Burnett park the public could use (with club permission) Why not ask local companies to sponsor facility to help with cost (display banners etc) I'm a company owner and would be happy participate in this
Take control of the area away from bowling club they do not encourage use or access.
Thank you for making Banchory an awesome place to be.
The 3G pitch should not be outside of Banchory, this isn't a suitable location
The 4g pitch looks like it is at St Ternan so need to understand who has priority and that equal opportunity to all age groups and make female groups. Understand that St T might have this for their league matches but other teams should also have use if grass pitches unplayable and St T scheduled away. St T however should not have full rights over any other team.
The charge per hour/ monthly membership needs to be reasonable to ensure all people can access .
The current unused all-weather pitch and tennis courts should be developed as a priority. The site is there, not being used and is an eyesore. Tennis courts are not required as facilities already at Burnett Park. Developing the business in the centre of Banchory would also bring footfall to local businesses when travelling teams visit the area.
The football club needs more training areas for the winter months. We chose the football because we can walk to training at KGV. We don't always have a car to reach other facilities which is why we wouldn't benefit from another pitch in Milton (Crathes).
The tennis courts would get used if it was advertised how to use and pay for them
The upgrade of sports facilities is a necessity in Banchory
There are also undeveloped sites around Hill Of Banchory (for example around industrial estate) that have in the past received planning permission. They have not been developed in their planning time frame and would seem ideal for development as relatively flat, spacious and in need of development.

There are not enough outdoor sports facilities for the number of users in Banchory. Especially during winter months when most grounds can't be used to do lack of lighting.
These facilities are well overdue, it's clear rugby gets positive discrimination in Banchory.
Think about linking with Banchory Scouts (as the Scout Hut is close by) to raise awareness and gain support. This would reach families with children from 6-18.
Think about parking when looking at the sites also
Think that it would make sense to replace all tennis courts with large full-size football/rugby venue. Could also investigate padel courts
Think this is a great idea as Banchory is currently severely lacking in sporting facilities I'd love to see a set up similar to the Deeside rugby facility but for football and other sports and also have a club house for meetings and social events
This facility would be well used, certainly by the football club, perhaps a bit on the small side for the older age groups but certainly perfect for the hundreds of kids looking for 3G training facilities and the wider community. 100% behind this project.
This is a must for our community due to a severe lack of facilities in our ever-growing village. The kids need somewhere to tea in and play all year round
This is desperately needed in Banchory!!!! Children's sporting development and fitness is suffering due to lack of facilities in Banchory. This is an amazing opportunity to have a quality sports space. It is also central, which will benefit local businesses! Ample parking is available in carpark.
This is long overdue!
This use to be one of the best facilities. To see it be refurbished and improved would make a massive difference to all community groups in Banchory.
This would be a great addition, an upgrade to parking at king James V park would be a benefit
Tillybrake school pitches are in a poor state along with the pavilion that is in desperate need of work.
Unsure on costing so have left blank. Thanks
We desperately need a football pitch that older kids will use as well. A full pitch.
We desperately need an Astro turf as we are only area in Aberdeenshire that doesn't have access to one when we are supposed to be one of the most affluent areas!!

Well done all at BOA - it'll be great to see this wasted space brought back into action 👍
Well done for addressing this issue - so many kids end up going to play for other football teams due to better pitches etc , Banchory academy and the town have poor facilities and is desperately in need of all year round, floodlit areas . I whole heartedly support this
Why would you propose to use the main pitch at Milton for 3G , better using the second pitch as St Ternan only want to use the main pitch to avoid maintenance , they would not be flexible with the community club
Will be great for the kids.
Will the site be open 24hrs or secured shut off peak? How would bookings etc be managed?
Wish you best of luck.
Would be a great asset to the area, my kids are members of sports clubs that would definitely make use of the hub
Would be brilliant if you can acquire the Astro and the courts. But it'll definitely need a good changing room along with.
Would be fantastic to see some new local facilities in Banchory which are desperately needed for the local community
Would be great for the community and well worthwhile. I am sure it would be well used.
Would be great to this after many years with nothing.
Would it affect the hob sports village ?
Would prefer diversity of sport opportunities rather than expansion of existing established clubs such as football and rugby. Consider playing sports more accessible and appealing to those who may not enjoy football and rugby so the reach of this project can be wider and fully inclusive. Also consider more individual sports like archery, martial arts or netball or others shown to be more appealing to girls to improve their engagement in sport

APPENDIX 4

SOCIAL MEDIA POSTS

Appendix 4: Social Media Posts

This underscores the necessity and desire for additional outdoor facilities to serve clubs, individuals, senior members of the community, those with ASN and holiday camps.

Banchory Rocks
Anonymous member · 5d ·

Hi everyone,

I'm looking for some recommendations for weekend activities or groups for my 4-year-old boy. We're interested in things like sports or outdoor activities!

If anyone knows of any local clubs, sports teams, or other activities running on weekends, I'd really appreciate your suggestions!

[redacted]
Banchory Stags Basketball run a youth session on Wednesday 6-7pm in the Secondary School Gymnasium. Contact Mike Reilly for more information

1y Like Reply 2

Mike Reilly
[redacted] no basketball until June because of school exams.

Looking for reccomendations for sports camps or activities for kids over the October holidays in the area. Anyone any good ones they can share?

[redacted]
Are there any local basketball clubs for children? Interested in coaching for my ten year old. Thanks ☺️

Morning folks, my mother in law has recently moved to the Banchory area from Glasgow and doesn't know anyone. Can anyone recommend a walking group or other social groups that would suit? She's 75 very fit and very friendly! Just looking to meet people of similar age and make friends. Thanks in advance! 😊

Hello all, we have just moved to Banchory from Cambridge, although I'm originally from round here.
We have a 9 year old boy and a 3 year old girl and we are keen for them to make some mates before starting Banchory Primary School and Nursery.
He loves football and all things sporty/outdoorsy that they like at that age.
I am hoping for any info on clubs or meet ups I can take him along to, or if anyone fancies a kick about at the park.
I appreciate it's late in the holidays.
Thanks

Is there a netball club or group in Banchory that a 13 year old girl could join? I'm aware of the one in Westhill but want something in Banchory. Thanks

[redacted]
23 Aug ·
Who's up for a netball game? There's a 'woman's netball gap' in Banchory and would be fun to see if there's a desire for it?... See more
27 47 comments
Love Comment Send Share
[redacted]
Exciting update..... @everyone
Equipment has been ordered and we have the support of netball Scotland to get a weekly netball session. For now it will just be recreational but can be advanced to competitive if wanted to. Date and time to be announced next week until all properly confirmed. Please can you pm your number and I can start a WhatsApp group.
Like Reply 2

[redacted]
Update!

I've submitted let forms for HOB school to use their hall, waiting to hear back. Banchory sports centre doesn't have netball nets to accommodate netball so I will check with the old Banchory sports hall what availability they have.
Aboyne are starting a drop-in netball session open to all capabilities, there is no day/time yet but they have my details
2w Like Reply 10

Hey folks.. are there any clubs or groups around Banchory for an Autistic 23yr old lad to meet new people & get into a hobby? He loves cars Inc rc cars, playstation & cycling & we are looking at getting him into a gym. He is very isolated and would love some local friends to hang out with and people who wont take advantage or bully him..He needs his confidence built up, he's very shy and finds socialising a real challenge. Any suggestions welcome.. Many thanks.

Morning folks, my mother in law has recently moved to the Banchory area from Glasgow and doesn't know anyone. Can anyone recommend a walking group or other social groups that would suit? She's 75 very fit and very friendly! Just looking to meet people of similar age and make friends. Thanks in advance!

Hi we new to the area and are looking to join sports clubs and activities for our teenage daughters. Maybe tennis, swimming, basketball or gym? Nearby or in Banchory. Any suggestions welcomed.

Anonymous member · 8 Jan 2023 ·
Looking for activities/clubs for a 6.5 year old boy in Banchory on a Thursday between 4pm and 6pm. Something active would be ideal. Many thanks.

[redacted]
Looking for reccomendations for sports camps or activities for kids over the October holidays in the area. Anyone any good ones they can share?

Banchory Rocks
Anonymous member · 29 Oct 2023 ·

Hello, I was wondering if there were any gentle activities in the Banchory area for men & women in their 80's? Any coffee mornings, social events during the day? My parents are new to the area & it would be lovely to see them getting out & about, (together & separately) enjoying a bit of a social life and meeting new people. Thanks in advance for any suggestions. 😊

Morning folks, my mother in law has recently moved to the Banchory area from Glasgow and doesn't know anyone. Can anyone recommend a walking group or other social groups that would suit? She's 75 very fit and very friendly! Just looking to meet people of similar age and make friends. Thanks in advance! 😊

Banchory Rocks
Anonymous member · 4 Jun 2023 ·

Can anyone suggest inexpensive or free activities to do during the school holidays? Thank you 🙏

Banchory Rocks
Anonymous member · 2 Sep 2024 ·

Hi are there any kids clubs / summer camps running in the school holidays? Even if its just for a couple of days doing outdoor activities, crafts or horse riding etc?

Hello everyone.
Was wondering if there is any type of boxing activities/training/clubs that would provide sessions for small kids, from age 3-4-5 around Banchory?

Any relevant feedback is appreciated.

APPENDIX 5

LETTERS OF SUPPORT

Appendix 5: Letters of support

13th April 2023

[redacted]

Development of Banchory Recreation Ground

Banchory Yoga is in full support of this project and would be interested in using the facility at Banchory Recreation Ground once the project is complete.

This outdoor recreation facility would be of great benefit to the Banchory community and Banchory Yoga would be interested in looking to use part of the space to offer yoga/wellbeing events from time to time if the opportunity allows.

`Yours sincerely,

[redacted]
Owner of Banchory Yoga

Girlguiding
Banchory District

[redacted]

[redacted]

Just to let you know that Girlguiding Banchory supports your regeneration project of the recreation grounds.

With it being across the road from the Guide Lodge, it could be somewhere that we could take the girls to.

Regards,

[redacted]

Banchory Primary School
Arbeadie Road
Banchory
AB31 4EH
☎ 01330 700370
banchory.sch@aberdeenshire.gov.uk
Date: 17/04/23

Re: The Regeneration of the Recreation Ground in Banchory

[redacted]

On behalf of the Banchory Primary School and Nursery community, I would like to express our full support and encouragement towards this valuable regeneration project.

Ensuring the optimal level of health and wellbeing for our children is an absolute priority, even more so following the challenges of the last few years and the regeneration of the recreation ground would help to address this issue.

Due to the large school roll, we are currently working to ensure that we access local community facilities, e.g. the swimming pool and the park, to improve the quality and provision of the physical education we provide. We would be very interested in being able to access the recreation ground should this be successful.

As part of a recent Scottish Government Inspection of the School and Nursery, we have been encouraged to make more use of our local environment, so we are very keen to be involved in supporting this valuable work in order to ensure sustainable and positive links for the benefit of the children.

Wishing you all the best and we look forward to hearing of the progress.

Yours sincerely,

[redacted]

[redacted]

[redacted] [redacted] [redacted]

26th April 2023

[redacted]
Banchory Outdoor Active (BOA)
Banchory

Feughside Amateur Football Club compete in the Aberdeenshire Amateur Football Association and is based in the village of Finzean, approximately 7 miles from Banchory.

The club was created 40 years ago to give the opportunity to players of all abilities to play in a competitive league and has been the perfect stepping stone for youngsters leaving boys football to compete in the adult game.

Although we have our own pitch courtesy of the local estate we are desperately short of training facilities, especially during the period of time October to March.

An outdoor all weather training area is so important due to our long winter, where teams could be without a game for 6/8 weeks and training is essential to keep the team ticking over.

Currently our players are having to travel to Drumoak for training once a week, which is a round trip of approximately 30 miles from our home pitch. Ideally, we would like to be training twice a week, however due to availability of outdoor facilities this is simply not possible.

The all-weather facility which is being proposed is long overdue and would be a huge benefit not only for football teams like ourselves, but for all clubs of varying age groups in Banchory and the surrounding areas.

Banchory is growing in population every year, but unfortunately the availability of sports facilities has not been keeping pace.

We as a club fully endorse the proposals by BOA and look forward to a successful outcome for their ambitious plans.

Yours sincerely

[redacted]
Chairman, Feughside Amateur Football Club

Banchory Community Council
www.banchorycommunitycouncil.org.uk

23 April 2023

TO WHOM IT MAY CONCERN

I am writing to confirm our support of the proposal being put forward by Banchory Outdoor and Active to improve the facilities at Banchory Recreation Grounds.

The current facility at the site is no longer fit for purpose and has deteriorated to a point where significant investment is required in order for the area to be used for its intended purpose.

Banchory is a very active town, home to a huge range of sporting and other groups, unfortunately we do not have the facilities to match demand, or ambition. In fact a recent Aberdeenshire Council report on available sports pitches in the area placed our town in second bottom place – a fact which did not surprise us in the least.

Sadly Aberdeenshire Council are suffering the same economic constraints as the rest of the country and there is no prosect of capital investment in the site by them, however this does not mean that nothing should or can be done to improve the situation.

We wholeheartedly welcome this community initiative which comes from a very real need and is led by those who invest their time, knowledge and skills to promote the benefits of healthy, active lives in our town.

Yours sincerely

[redacted]

Banchory Community Council

Banchory Amateur Football Club
4 Oaklands Way
Banchory AB31 5BH
01330-825695

13th April 2023

Scott Birse
Banchory Outdoor Active (BOA)
Banchory

Banchory Outdoor Active: To whom it may concern

Banchory Amateur Football Club is the local Amateur Football Club who currently play in the Aberdeenshire Amateur Football Association (AAFA).
Our main task is to provide access to players of all ability and background to continue to play and enjoy the sport after completing their time at the local Community Club and surrounding area.
In regards access to an all-weather resource, like DATA, this would alleviate the pressure on what council grass pitches are available in Banchory for training and matches which are shared both with the public and by over 23 other teams associated with the Banchory Community Club.
BAFC have had to travel to Aboyne Community Centre for a number of years now to access training facilities which is not ideal and where we would very much support the accelerated regeneration of the existing Deeside All Weather Training Area (DATA) in Banchory.

Yours Sincerely

[redacted]

Secretary of Banchory Amateur Football Club

Banchory Lawn Tennis Club
Burnett Park
Banchory
Aberdeenshire
AB31 4FE

22 March 2023

To whom it may concern,

Letter of Support

We write in support of the regeneration of the existing Deeside All Weather Training Area (DATA) and the Tennis courts at the Banchory Recreation Ground in the town centre.

Banchory Lawn Tennis Club believes that the development will bring great benefits to our community. The area is centrally located, and this facility will attract a number of different groups. The upgrading will provide a springboard of interest for several sports.

The current dilapidated state of this facility is such a waste for the community. It had been managed successfully and we hope that it can return to a situation which will benefit the town.

We have no hesitation in supporting this project and think that it will become a fantastic asset to this town. It will benefit all members of the community and deserves our support.

Regards,

Paul Wilson

President

Banchory Tennis Club

SCILL
SCIO
Supporting Children in Learning for Life

Registered Charity SC048188

[redacted]

21st April 2023

To whom it may concern

Improvement of sports facilities at Banchory Recreation Ground

The trustees of SCILL (Supporting Children in Learning for Life) are delighted to hear of the proposed project to regenerate the Banchory Recreation Ground.

Our charity exists to support families who have children with additional needs and to ensure that those children can access all the sporting, cultural and fun activities that their peers can. Such a modern and accessible facility would be of great benefit to families in this area.

We can foresee that our charity would be able to make use of the facilities and that the families we support would also use the facilities for their own activities.

This would be of great benefit to the community and enhance Banchory's reputation for being a great place to live and work.

Yours faithfully,

[redacted]
Chairperson

Registered Address: 16 Forestside Drive, Banchory, Aberdeenshire AB31 5ZG
admin@scill-aberdeenshire.org.uk www.scill-aberdeenshire.org.uk
07913 326816

Funded by the National Lottery Awards for All, The Stafford Trust, the Communities Mental Health and Wellbeing Fund and Arnold Clark

Banchory ASC
Banchory Sports Village
27th March 2023

Dear [redacted] Banchory Outdoor Active,

Banchory Amateur Swimming Club would wholeheartedly support the regeneration of the existing Deeside All Weather Training Area (DATA) in Banchory. Access to an all-weather resource would allow us to develop our land-training activities and would also provide a suitable resource for us to develop biathlon and laser-run opportunities for our swimmers.

We have a large membership from Banchory and surrounding villages and would be really keen to see the space developed to become accessible and useful.

Yours sincerely

[redacted]

APPENDIX 6

DEVELOPMENT BUDGET COSTINGS & CONTRACTOR EXPERIENCE

Estimate No: x Dee - Dee Street Banchory - Budget Sports

Reference	Description	Quantity	Units	Rate	Value
A	Prelims, overheads, site security, supervision & welfare	1	Item	20,495.26	20,495.26
B	Remove existing sports fencing	308	m	28.00	8,624.00
C	Remove existing 50x200 kerbs	306	m	13.63	4,170.78
D	Remove existing carpet and shockpad & dispose off site	1,320	m2	11.49	15,166.80
E	Remove tennis post sockets & foundations	8	no	42.00	336.00
F	Remove tennis court surface - assumed 65mm	1,549	m2	6.25	9,681.25
G	Remove mini court surface - assumed 65mm	114	m2	7.00	798.00
H	Assume existing sub-base is suitable for new construction but allow for 60mm depth removal & disposal.	2,790	m2	3.00	8,370.00
I	Re-grade and compact existing sub-base	2,790	m2	1.66	4,631.40
J	Excavation to required formation	34	m3	45.13	1,534.42
	Collection				**73,807.91**
A	300mm Type 3 sub-base to make up levels	34	m3	75.56	2,569.04
B	50mm Type 3 sub-base levelling layer	2,822	m2	4.01	11,316.22
C	30mm 14-5mm stone layer	2,822	m2	2.84	8,014.48
D	Supply and install Geotextile, on prepared	2,822	m2	1.34	3,781.48
E	200 x 50 mm kerbing	361	m	31.44	11,349.84
F	Lighting - allow for 8 No columns Plus	1	item	103,596.35	103,596.35
G	3m high T8 fencing panel system;fencing system	393	m	171.35	67,340.55
H	E/o kickboards	176	lm rate	32.20	5,667.20
I	Extra Over: 1100mm wide single gate	1	nr	1,058.00	1,058.00
J	Extra Over: 3000mm wide double gate	1	nr	2,530.00	2,530.00

K	Open textured bitumen Macadam, 10 mm nominal sized aggregate, depth 45 mm to	1,280	m2	17.18	21,990.40
L	Prebaricated shockpad	1,280	m2	11.00	14,080.00
M	40mm 3G synthetic grass	1,280	m2	29.00	37,120.00
N	Open textured bitumen Macadam, 10 mm nominal sized aggregate, depth 50 mm to Netball	602	m2	19.75	11,889.50
O	Lining to Netball / Basketball courts	1	item	2,760.00	2,760.00
P	Install new post sockets and centre band anchors, includes for posts and nets	1	set	779.50	779.50
Q	40mm AC10 open macadam to tennis court.	540	m2	16.63	8,980.20
R	25mm AC6 open macadam to tennis court.	540	m2	11.82	6,382.80
S	Tennis court Acrylic spray coatings	540	m2	16.10	8,694.00
T	40mm AC10 open macadam to padel.	540	m2	16.58	8,953.20
U	25mm AC6 open macadam to padel.	400	m2	14.00	5,600.00
V	Paddle court Acrylic spray coatings	400	m2	18.40	7,360.00
	Contingency	1	item	10,000.00	10,000.00
	Collection				**361,812.76**
	Collection 1				**73,807.91**
	Collection 2				**361,812.76**
	TOTAL				**435,620.67**

EXAMPLES OF WORK

CASE STUDY 1

Dollar Academy Hockey pitch

Client: Dollar Academy

Designer: Raeburn Farquhar Bowen

Synthetic Surface: 12mm shockpad

Project description: This project showcases how we work with clients to understand their needs and further execute our projects to reduce the impact and disturbance that civil engineering works can have

We were approached by Dollar Academy to assist them with a proposed project to build a new hockey training and tennis facility on the site of their old concrete courts last year. Our company had worked on a number of projects for the school in past years including a full-size Hockey Pitch

Hunter worked with the school's landscape architect (IWA) to finalise a drawing and specification for the pitch to be submitted for planning permission. A contract was awarded to us for the main works to be commenced in July and some other work to upgrade Academy Place. This is a historic street within the school grounds that required sensitive hard and soft landscaping to improve the aesthetics of the location with sensitivity to the historic surrounds.

The pitch build up is a full depth sub base with 65mm (2 layers) of porous bitmac topped with 12mm insitu shockpad and a short pile Turf surface.

We commenced the project immediately after the school finished for Summer holidays. The reason for this was to reduce disturbance to the school by ensuring all the activities that were noisy or involved lorry movements were carried out without the pupils and staff being present. There was a considerable amount of works to complete within the 6 week period prior to pupils and staff beginning to return for new term. Hunter worked with the architect and the Bursar to ensure that this happened

There were no technical difficulties to speak of and we credit this to the degree of pre-contract planning carried out to ensure that possible issues were investigated and considered prior to commencement

COMPLETED BITMAC

LASER CONTROLLED PAVER USED TO INSTALL BITMAC TO FINE TOLERANCES

DOLLAR ACADEMY EXTENT OF WORKS

CASE STUDY 2

Tullos Cruyff Pitch

Client: Aberdeen City Council

Designer: Hunter Construction/Aberdeen City Council

Synthetic Surface: 3G pitch/Colour coated MUGA

Reference Contact:

[redacted] Senior Architectural Officer

Project Description

The project was carried out in the playing fields of Tullos Primary School. The timescale of the procurement dictated that we carried out the works adjacent to a large operational Primary School of over 300 pupils.

The works comprised the refurbishment of an existing 2400 sq m synthetic grass pitch (2G). The area was to be converted into a 3G Cruyff court and adjoining MUGA incorporating basketball, fitness equipment and 'on demand' floodlighting. Bespoke fencing was provided around the 3G area.

The artificial grass provided was 3G 50mm deep c/w shockpad laid in accordance with Cruyff court specifications

We developed the design with Aberdeen City Council and proposed value engineering suggestions to provide savings. This included utilising existing drainage systems and overlaying the existing bitmac rather than replacing it

The school is in a built up area and access was similarly restricted during busy times at the start and end of the school days.

We ensured that the works were kept secure and separate to the operation of the school. This worked successfully.

Communication with the school re site activities was essential and it assisted to allow a supervised visit to the site during construction

COLOUR COATED MUGA AREA

3G ARTIFICIAL PITCH

CASE STUDY 3

Cormack Park Aberdeen FC training pitches

Client: Aberdeen FC

Designer: PSD Scotland/Hunter Construction

Synthetic Surface: 2 No 3G pitch to FIFA Quality Pro standards

Project Description

The project scope was to build 2 full size artificial grass pitches on the site of an old tipping site in Westhill, Aberdeen. The pitches had full high mast lighting and ball stop fencing to the perimeters Irrigation points were installed around the pitches in accordance with client preference.

Challenges included hazards from previously disposed waste and poor ground conditions.

Hunter worked with the designers and earthworks contractors to overcome issues with the preparation of the formation to the site and ensure a stable level platform to build from

A Pozidrain drainage system was used in order to minimise excavation within poor/contaminated ground. This is the same system that we are proposing for Loretto.

After considerable planning delays the timescale for project completion was compressed. However we completed the works within acceptable timescales and the project was certified FIFA Quality Pro (the highest standard for 3G pitches).

APRIL/MAY 2019 PRIOR TO WORK COMMENCEMENT

JULY 2019 POZIDRAIN AND SUB BASE LAYER ON PREPARED FORMATION

AUGUST/SEPTEMBER: LAYING SURFACE AND SHOCKPAD

FENCING EXAMPLE

ABOYNE TENNIS COURT

MAC
CHARTERED ARCHITECTS

BOA Banchory
98 Grant Road,
Banchory,
AB31 5UU

FEE PROPOSAL

Friday 31st January 2025

PROJECT SCOPE: BOA Banchory - The Dee Street MUGA Project - Phase 1
ADDRESS: Dee Street, Banchory, AB31 5ST

Dear Banchory Outdoor and Active,

Following our recent site meeting and subsequent correspondence, please find attached information and fee proposal for your consideration. Based on the overall project requirements we have set out our fee proposal for Phase 1 of the Dee Street MUGA Project

MAC Architects can manage any or all the parts of the design and construction process, and for this project we have outlined a bespoke project service working on the basis of a traditional procurement route on behalf of BOA Banchory.

MAC Architects are one of only a few practices in the country to have the latest BIM (Building Information Modelling) software integrated at the core of our business. This revolutionary software provides a virtual built model and allows an interactive and involved design process with our clients. As standard we provide 3D visualisations and real-time 3D navigation of proposals via free downloadable Apps available on both Apple and Android devices.

Please refer to the following pages for a full fee proposal breakdown which is valid for a period of 30 days. We hope this provides a sufficient level of information at present, however if you have any queries or wish to discuss further then please do not hesitate to contact us.

Yours sincerely,

[redacted]

For and on behalf of MAC Architects

Prior to initiating the project we are required by the Architects Registration Board to have a written appointment between ourselves. This protects you as a client under the code of conduct which we must undertake as Architects, and furthermore confirms our Professional Indemnity Insurance cover.

24 OLDMELDRUM ROAD
NEWMACHAR
ABERDEEN
AB21 0PJ

T 01651 862688
E info@mac-architects.co.uk
W www.mac-architects.co.uk

Managing Director:
JONATHAN CHEYNE ARB ARIAS BSc (Hons) Architecture
MAC Architects Limited. Company Registration No: SC399956

CHARTERED PRACTICE

MAC ARCHITECTS FEES - IN LINE WITH SCA/2018 APPOINTMENT

PHASE 1 - CONSTRUCTION BUDGET	**£450,000.00**	**%**	
MAC ARCHITECTS PERCENTAGE FEE	**5%**		
MAC ARCHITECTS CALCULATED FEE	**£22,500.00 + VAT**		

1. WORK STAGE 1 - BRIEF + APPRAISAL - RIAS PLAN OF WORK — **2.5%** — **£562.50**

- CONFIRM CLIENT WRITTEN BRIEF
- ADVISE CLIENT OF DUTIES WITHIN CDM REGULATIONS
- OBTAIN INFORMATION ABOUT THE SITE FROM THE CLIENT
- VISIT SITE AND CARRY OUT APPRAISAL
- CARRY OUT FEASIBILITY STUDY

2. WORK STAGE 2 - CONCEPT DESIGN - RIAS PLAN OF WORK — **20%** — **£4,500.00**

- PREPARE INITIAL MASTERPLAN DESIGN PROPOSAL
- SUBMIT PRE-APP ENQUIRY TO ABERDEENSHIRE COUNCIL
- PROVIDE INFORMATION TO ASSIST WITH COST PLAN
- CO-ORDINATE DESIGN TEAM CONSULTANT APPOINTMENTS

3. WORK STAGE 3 - DESIGN DEVELOPMENT + PLANNING APPLICATION - RIAS PLAN OF WORK — **22.5%** — **£5,062.50**

- DEVELOP APPROVED CONCEPT SCHEME TO PLANNING APPLICATION
- PROVIDE INFORMATION TO DESIGN TEAM FOR SUPPLEMENTING PLANNING APPLICATION
- PROVIDE INFORMATION TO ASSIST WITH COST PLAN
- SUBMIT APPLICATION FOR FULL PLANNING PERMISSION

4. WORK STAGE 4 - BUILDING WARRANT APPLICATION / TECHNICAL DESIGN - RIAS PLAN OF WORK — **20%** — **£4,500.00**

- PREPARATION OF FULL BUILDING WARRANT APPLICATION DRAWING PACKAGE
- CO-ORDINATION WITH DESIGN TEAM FOR DRAWINGS TO BE SUPPLIED AS PART OF THE BUILDING WARRANT
- ISSUE OF BUILDING WARRANT APPLICATION PACKAGE FOR CLIENT SIGN OFF
- SUBMISSION OF BUILDING WARRANT APPLICATION TO ABERDEENSHIRE COUNCIL
- HANDLING OF CORRESPONDENCE UP UNTIL APPLICATION DETERMINATION
- PREPARATION OF FULL CONSTRUCTION DRAWING PACKAGE
- ENGAGEMENT WITH MAIN CONTRACTOR & DESIGN TEAM FOR CONSTRUCTION DRAWINGS
- MEET WITH CLIENT AND MAIN CONTRACTOR AND AGREE CONTRACT WORKS

5. WORK STAGE 5 - CONSTRUCTION - RIAS PLAN OF WORK — **30%** — **£6,750.00**

- PROVIDE INFORMATION FOR BUILDING CONTRACT
- NOTIFY ABERDEENSHIRE COUNCIL REGARDING START OF WORK
- CARRY OUT WEEKLY SITE INSPECTION
- HANDLING OF CONTRACTOR QUERIES ON SITE
- ATTENDING CLIENT SITE MEETINGS WITH MAIN CONTRACTOR AND QS

6. WORK STAGE 6 - COMPLETION & HANDOVER - RIAS PLAN OF WORK — **5%** — **£1,125.00**

- SUBMISSION OF COMPLETION CERTIFICATE TO ABERDEENSHIRE COUNCIL
- CARRY OUT DEFECTS INSPECTION FOR PRACTICAL COMPLETION
- REQUEST ALL INFORMATION FOR THE H&S FILE AND ISSUE TO CLIENT
- CARRY OUT FINAL INSPECTION AND REPORT ANY FINAL DEFECTS TO CONTRACTOR
- ISSUE FINAL CERTIFICATE TO CLOSE OUT PROJECT

TOTAL MAC ARCHITECTS FEE TO CARRY OUT THE SCOPE OF WORK ABOVE — **£22,500.00 + VAT**

ADDITIONAL CONSULTANT FEES TO BE CO-ORDINATED BY MAC ARCHITECTS ON APPOINTMENT

• STRUCTURAL ENGINEER	£7,500.00 + VAT (estimate)
• M&E ENGINEER	£5,000.00 + VAT (estimate)
• PRINCIPAL DESIGNER	£2,500.00 + VAT (estimate)
• PLANNING CONSULTANT	£3,500.00 + VAT (estimate)
• TREE SURVEY	£1,000.00 + VAT (estimate)
• HABITAT SURVEY	£1,000.00 + VAT (estimate)
• NOISE IMPACT ASSESSMENT	£1,500.00 + VAT (estimate)
• VISUAL IMPACT ASSESSMENT	£1,500.00 + VAT (estimate)
• TRANSPORTATION STATEMENT	£2,500.00 + VAT (estimate)

APPENDIX 01

HEALTH AND SAFETY IN CONSTRUCTION – CDM 2015

ARE YOU A COMMERCIAL CLIENT?

Construction (Design and Management) Regulations 2015 (CDM 2015) What you need to know

Who is a commercial client?

A commercial client is anyone (individual, partnership or organisation) who has construction work carried out for them that is done in connection with a business, whether the business operates for profit or not. A client who has construction work carried out for them that is not done in connection with a business (usually on their own home or the home of a family member) is a domestic client. Commercial clients include local authorities, housing associations or other landlords who own domestic properties.

Why is a commercial client important in ensuring construction is carried out in a way that avoids harm?

The commercial client has a major influence over the way their project is procured and managed. Regardless of the size of the project, the client has contractual control, appoints designers and contractors, and determines the money, time and other resources available. Because of this, CDM 2015 makes a commercial client accountable for the impact their decisions and approach have on health, safety and welfare on their project.

When do a commercial client's duties start and finish?

A commercial client's duties begin from the very start of a project, ie as soon as there has been a decision to go ahead with the project and early planning and design work begins. A client's duties continue to the end of a project and beyond. The commercial client will continue to have responsibility for health and safety issues that arise from the maintenance and use of the building after construction work is finished. This responsibility continues until the client disposes of their interest in the building.

What skills, knowledge and experience does a commercial client need to carry out their duties in a way that ensures health and safety?

Most clients, particularly those who only occasionally commission construction work, will not be experts and do not need to have detailed skills, knowledge or experience of the construction process. However, they must make suitable arrangements for their project so that it can be managed in a way that secures health and safety. This includes appointing people with the necessary skills, knowledge, experience and (where an organisation), the organisational ability to carry out the work.

COMMERCIAL CLIENTS - ROLES AND RESPONSIBILITIES

Commercial clients have a crucial influence over how projects are run, including the management of health and safety risks. Whatever the project size, the commercial client has contractual control, appoints designers and contractors, and determines the money, time and other resources for the project.

For all projects, commercial clients must:

- make suitable arrangements for managing their project, enabling those carrying it out to manage health and safety risks in a proportionate way. These arrangements include:

1. appointing the contractors and designers to the project (including the principal designer and principal contractor on projects involving more than one contractor) while making sure they have the skills, knowledge, experience and organisational capability
2. allowing sufficient time and resources for each stage of the project
3. making sure that any principal designer and principal contractor appointed carry out their duties in managing the project
4. making sure suitable welfare facilities are provided for the duration of the construction work

- maintain and review the management arrangements for the duration of the project
- provide pre-construction information to every designer and contractor either bidding for the work or already appointed to the project
- ensure that the principal contractor or contractor (for single contractor projects) prepares a construction phase plan before that phase begins
- ensure that the principal designer prepares a health and safety file for the project and that it is revised as necessary and made available to anyone who needs it for subsequent work at the site

For notifiable projects (where planned construction work will last longer than 30 working days and involves more than 20 workers at any one time; or where the work exceeds 500 individual worker days), commercial clients must:

- notify HSE in writing with details of the project
- ensure a copy of the notification is displayed in the construction site office

Outlook

RE: BOA - Fee Proposal for Business Plan

From [redacted]
Date Fri 07/02/2025 16:26
To [redacted]
Cc [redacted]

Afternoon Graham,

Thanks for your e-mail, and that is great news that the project is moving forward!

I have added comments below, and if this is in line with what you are expecting I can get a formal letter arranged.

Kind Regards,

[redacted]
Director
[redacted]
46 Carden Place, Aberdeen, AB10 1UP
www.goodsons.com
[redacted]

Goodson Associates

Please consider the environment before printing this e-mail.
Goodson Associates is the trading name of Goodson Associates Limited. A Limited Company registered in Scotland. Registration No SC146694.

From [redacted]
Se
To: [redacted]
Cc: [redacted]
Subject: BOA - Fee Proposal for Business Plan

Good evening [redacted]

I am pleased to say that we are making substantial progress with the Banchory outdoor and active business plan. Aberdeenshire Council have requested that we include backup quotes within our budget cost allowances for the project.

Could you please provide a fee proposal that assumes we have successfully secured a community asset transfer and the necessary funding to deliver the project?

If you could provide fees for supporting us with the following scenarios please:

1. Securing technical consents for phase 1 only (sports pitches only).
   From our side, technical consent for the pitches would be limited to planning, and drainage and level drawings for warrant. There would also be a requirement to discuss and agree with Scottish Water the building over the existing aqueduct that passes through the site. For this we would propose a fee £1200 (ex VAT). We are at this stage, assuming that as the existing entrance is being reused, there would be no section 56 required.

2. Securing technical consents for phase 1 and phase 2 (to include the HUB building which is preferred even although delivery will need to be phased due to funding).
   This would be as per the above, with the additional requirement for structural drawings and SER certificate to support the building warrant application for the HUB building. We would propose a fee of £2500 for this element of the work. (SER charges excluded)

3. Delivery of Phase 1
   Generally we would expect limited input to the delivery beyond occasional site visits, as our warrant drawings would be to construction level detail. We would assume 3 in total, with a budget of £750 (ex VAT) at this stage

4. Delivery of Phase 2

   As above, but allow a further 3 site visits at a cost of £750 (ex VAT)

Please get in touch if you have any queries. Much appreciated!

Kind Regards,

APPENDIX 7

DEVELOPMENT CASHFLOW

BOA - Capital Spend Cashflow

Ingoing Cash			To Date Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Ongoing Community Fundraising & Crowdfunding	£	20,000					£ 5,000						£ 5,000				
Banchory Community Fund (Mid Hill Wind Farm)	£	5,000											£ 5,000				
SSEN Local Fund	£	5,000					£ 5,000										
Sports Scotland	£	100,000															
Aberdeenshire Council Place Based Investment	£	250,000															
Suez Trust	£	50,000															
FCC Scottish Action Fund	£	40,000															
The Benzies Foundation	£	20,000															
EB Scotland	£	25,000															
The National Lottery Community Fund	£	100,000											£ 30,000				
Total Income	**£**	**615,000**	**£ -**	**£ -**	**£ -**	**£ -**	**£ 10,000**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	**£ 40,000**	**£ -**	**£ -**	**£ -**	**£ -**
Current Balance/ Cumulative Income	**£**	***8,086***	***£ 8,086***	***£ 8,086***	***£ 8,086***	***£ 8,086***	***£ 18,086***	***£ 18,086***	***£ 18,086***	***£ 18,086***	***£ 18,086***	***£ 18,086***	***£ 58,086***	***£ 58,086***	***£ 58,086***	***£ 58,086***	***£ 58,086***

Outgoing Cash			Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Architectural Brief & Completion of Concept Design	£	5,063						£ 5,063									
Architect Detailed Planning Drawings	£	5,063														£ 5,063	
Topographical Survey	£	-															
Engineering Support for Planning, Drainage and Levels Drawings	£	1,200														£ 1,200	
Tree Survey	£	1,000											£ 1,000				
Habitat Survey	£	1,000											£ 1,000				
Noise Impact Assessment	£	1,500											£ 1,500				
Visual Impact Assessment	£	1,500											£ 1,500				
Transportation Statement	£	2,500											£ 2,500				
M & E Engineer	£	5,000														£ 5,000	
Principal Designer	£	2,500														£ 2,500	
Drainage Survey	£	2,000											£ 2,000				
Test Holes and SI	£	4,000											£ 4,000				
Detailed Cost Tender	£	5,000															
Planning Application Fee	£	1,896														£ 1,896	
Contingency	£	2,500														£ 2,500	
Land Purchase/ Community Asset Transfer	£	-													£ -		
Land Purchase Fees	£	1,500													£ 1,500		
Architects Detailed Warrant & Construction Drawing Package	£	4,500															
Engineers Structural Drawings and SER certs	£	3,000															
Site Establishment & Contractor Prelims	£	22,032															
Site Clearance & Prep	£	55,659															
Pitch Formation, Lighting & Fencing	£	388,949															
Extra Over Fencing	£	12,868															
Extra Over Gates	£	4,549															
Upgrade to Access and Bike Storage	£	20,000															
Gate Management System (Sports Key)	£	5,000															
Sports Equipment	£	1,500															
Architects Project Management & Certification	£	7,875															
Engineering Site Visits	£	750															
Contingency @ 7.5%	£	39,501															
Total Spend	**£**	**609,404**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	**£ 5,063**	**£ -**	**£ -**	**£ -**	**£ -**	**£ 13,500**	**£ -**	**£ 1,500**	**£ 18,159**	**£ -**
Cumulative Spend	**£**	**-**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	***£ 5,063***	***£ 5,063***	***£ 5,063***	***£ 5,063***	***£ 5,063***	***£ 18,563***	***£ 18,563***	***£ 20,063***	***£ 38,221***	***£ 38,221***

Opening Balance & Net Cashflow			£ 8,086	£ 8,086	£ 8,086	£ 8,086	£ 18,086	£ 13,024	£ 13,024	£ 13,024	£ 13,024	£ 13,024	£ 39,524	£ 39,524	£ 38,024	£ 19,865	£ 19,865

Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	Total Income	Check vs Budget
	£ 5,000						£ 5,000						£ 20,000	£ -
													£ 5,000	£ -
													£ 5,000	£ -
	£ 100,000												£ 100,000	£ -
	£ 250,000												£ 250,000	£ -
	£ 50,000												£ 50,000	£ -
	£ 40,000												£ 40,000	£ -
	£ 20,000												£ 20,000	£ -
	£ 25,000												£ 25,000	£ -
	£ 70,000												£ 100,000	£ -
£ -	**£ 560,000**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	**£ 5,000**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	**£ 615,000**	**£ -**
£ 58,086	***£ 618,086***	***£ 618,086***	***£ 618,086***	***£ 618,086***	***£ 618,086***	***£ 618,086***	***£ 623,086***	***£ 623,086***	***£ 623,086***	***£ 623,086***	***£ 623,086***	***£ 623,086***		

Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	#	Total Spent	Check vs Budget
														£ 5,063	£ -
														£ 5,063	£ -
														£ -	£ -
														£ 1,200	£ -
														£ 1,000	£ -
														£ 1,000	£ -
														£ 1,500	£ -
														£ 1,500	£ -
														£ 2,500	£ -
														£ 5,000	£ -
														£ 2,500	£ -
														£ 2,000	£ -
														£ 4,000	£ -
£ 5,000														£ 5,000	£ -
														£ 1,896	£ -
														£ 2,500	£ -
														£ -	£ -
														£ 1,500	£ -
£ 4,500														£ 4,500	£ -
£ 3,000														£ 3,000	£ -
				£ 3,672	£ 3,672	£ 3,672	£ 3,672	£ 3,672	£ 3,672					£ 22,032	-£ 0
				£ 9,276	£ 9,276	£ 9,276	£ 9,276	£ 9,276	£ 9,276					£ 55,659	-£ 0
				£ 64,825	£ 64,825	£ 64,825	£ 64,825	£ 64,825	£ 64,825					£ 388,949	-£ 0
				£ 2,145	£ 2,145	£ 2,145	£ 2,145	£ 2,145	£ 2,145					£ 12,868	-£ 0
				£ 758	£ 758	£ 758	£ 758	£ 758	£ 758					£ 4,549	-£ 0
				£ 3,333	£ 3,333	£ 3,333	£ 3,333	£ 3,333	£ 3,333					£ 20,000	-£ 0
				£ 833	£ 833	£ 833	£ 833	£ 833	£ 833					£ 5,000	-£ 0
				£ 250	£ 250	£ 250	£ 250	£ 250	£ 250					£ 1,500	-£ 0
				£ 1,312	£ 1,312	£ 1,312	£ 1,312	£ 1,312	£ 1,312					£ 7,875	-£ 0
				£ 125	£ 125	£ 125	£ 125	£ 125	£ 125					£ 750	-£ 0
				£ 6,584	£ 6,584	£ 6,584	£ 6,584	£ 6,584	£ 6,584					£ 39,501	-£ 0
£ 12,500	**£ -**	**£ -**	**£ -**	**£ 93,114**	**£ 93,114**	**£ 93,114**	**£ 93,114**	**£ 93,114**	**£ 93,114**	**£ -**	**£ -**	**£ -**		**£ 609,404**	**-£ 0**
£ 50,721	***£ 50,721***	***£ 50,721***	***£ 50,721***	***£ 143,835***	***£ 236,949***	***£ 330,062***	***£ 423,176***	***£ 516,290***	***£ 609,404***	***£ 609,404***	***£ 609,404***	***£ 609,404***			
£ 7,365	**£ 567,365**	**£ 567,365**	**£ 567,365**	**£ 474,251**	**£ 381,138**	**£ 288,024**	**£ 199,910**	**£ 106,796**	**£ 13,682**	**£ 13,682**	**£ 13,682**	**£ 13,682**			

APPENDIX 8

OPERATING CASHFLOW

Banchory Outdoor And Active. Dee Street MUGA

Annual Income & Expenditure **17/02/2025**

Sports Pitches	Budget	Year 1	Comments	Year 2	Comments	Year 3	Comments
Income - Court Rental (Pay & Play)	£ 75,096	£ 37,548	50%	£ 56,322	75%	£ 75,096	100%
Income - Membership Income	£ 19,242	£ 11,545	60%	£ 15,393	80%	£ 19,242	100%
Total Income	**£ 94,338**	**£ 49,093**	**52%**	**£ 71,716**	**76%**	**£ 94,338**	**100%**
Supervisor/ Manager (supported by volunteers)	£ 35,000	£ 15,000	Volunteer Support	£ 35,000		£ 35,000	
Court Cleaning & Maintenance	£ 7,800	£ 7,800		£ 7,800		£ 7,800	
Insurances	£ 2,000	£ 2,000		£ 2,000		£ 2,000	
Energy Costs, Lighting	£ 4,000	£ 4,000		£ 4,000		£ 4,000	
IT & Booking System	£ 3,750	£ 3,750		£ 3,750		£ 3,750	
Gardening & Grass cutting	£ 1,750	£ 1,750		£ 1,750		£ 1,750	
Equipment Renewal	£ 1,000	£ 1,000		£ 1,000		£ 1,000	
Equipment Maintenance	£ 500	£ 500		£ 500		£ 500	
Marketing	£ 1,000	£ 1,000		£ 1,000		£ 1,000	
CCTV, Alarm	£ 1,000	£ 1,000		£ 1,000		£ 1,000	
Annual Inspections	£ 2,500	£ 2,500		£ 2,500		£ 2,500	
Sinking Fund (Court & Fence Replacement After 15 Years)	£ 25,930	£ -	Wait until stable	£ 7,500		£ 25,930	pay full
Total Expenditure	**£ 86,230**	**£ 40,300**		**£ 67,800**		**£ 86,230**	
Net Income	**£ 8,108**	£ 8,793		£ 3,916		£ 8,108	

Banchory Outdoor And Active. Dee Street MUGA

Operational Cashflow

Sports Pitches	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	FY 1
Income - Court Rental (Pay & Play)	£ -	£ -	£ 4,682	£ 4,682	£ 4,682	£ 4,682	£ 4,682	£ 4,682	£ 4,682	£ 4,682	£ -	£ -	**£ 37,458**
Income - Membership Income	£ 500	£ 750	£ 750	£ 750	£ 750	£ 1,000	£ 1,000	£ 1,045	£ 1,250	£ 1,250	£ 1,250	£ 1,250	**£ 11,545**
Total Income	**£ 500**	**£ 750**	**£ 5,432**	**£ 5,432**	**£ 5,432**	**£ 5,682**	**£ 5,682**	**£ 5,727**	**£ 5,932**	**£ 5,932**	**£ 1,250**	**£ 1,250**	**£ 49,003**
Cumulative Income	*£ 500*	*£ 1,250*	*£ 6,682*	*£ 12,115*	*£ 17,547*	*£ 23,229*	*£ 28,911*	*£ 34,639*	*£ 40,571*	*£ 46,503*	*£ 47,753*	*£ 49,003*	
Supervisor/ Manager (supported by volunteers)	£ -	£ -	£ -	£ -	£ 1,875	£ 1,875	£ 1,875	£ 1,875	£ 1,875	£ 1,875	£ 1,875	£ 1,875	**£ 15,000**
Court Cleaning & Maintenance	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	**£ 7,800**
Insurances	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	**£ 2,000**
Energy Costs, Lighting	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	**£ 4,000**
IT & Booking System	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	**£ 3,750**
Gardening & Grass cutting	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	**£ 1,750**
Equipment Renewal	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
Equipment Maintenance	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	**£ 500**
Marketing	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
CCTV, Alarm	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
Annual Inspections, Accounts	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	**£ 2,500**
Sinking Fund (Court & Fence Replacement)	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	**£ -**
Total Expenditure	**£ 2,108**	**£ 2,108**	**£ 2,108**	**£ 2,108**	**£ 3,983**	**£ 3,983**	**£ 3,983**	**£ 3,983**	**£ 3,983**	**£ 3,983**	**£ 3,983**	**£ 3,983**	**£ 40,300**
Cumulative Expenditure	*£ 2,108*	*£ 4,217*	*£ 6,325*	*£ 8,433*	*£ 12,417*	*£ 16,400*	*£ 20,383*	*£ 24,367*	*£ 28,350*	*£ 32,333*	*£ 36,317*	*£ 40,300*	
Net Income in Month	-£ 1,608	-£ 1,358	£ 3,324	£ 3,324	£ 1,449	£ 1,699	£ 1,699	£ 1,744	£ 1,949	£ 1,949	-£ 2,733	-£ 2,733	**£ 8,703**
Cumulative Net Income	*-£ 1,608*	*-£ 2,967*	*£ 357*	*£ 3,681*	*£ 5,130*	*£ 6,829*	*£ 8,528*	*£ 10,272*	*£ 12,221*	*£ 14,170*	*£ 11,436*	*£ 8,703*	

Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	FY 2
£ 1,000	£ 1,000	£ 6,790	£ 6,790	£ 6,790	£ 6,790	£ 6,790	£ 6,790	£ 6,790	£ 6,790	£ -	£ -	**£ 56,322**
£ 1,250	£ 1,250	£ 1,250	£ 1,283	£ 1,295	£ 1,295	£ 1,295	£ 1,295	£ 1,295	£ 1,295	£ 1,295	£ 1,295	**£ 15,393**
£ 2,250	**£ 2,250**	**£ 8,040**	**£ 8,073**	**£ 8,085**	**£ 8,085**	**£ 8,085**	**£ 8,085**	**£ 8,085**	**£ 8,085**	**£ 1,295**	**£ 1,295**	**£ 71,715**
£ 51,253	£ 53,503	£ 61,543	£ 69,617	£ 77,702	£ 85,787	£ 93,872	£ 101,958	£ 110,043	£ 118,128	£ 119,423	£ 120,718	
£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	**£ 35,000**
£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	**£ 7,800**
£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	**£ 2,000**
£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	**£ 4,000**
£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	**£ 3,750**
£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	**£ 1,750**
£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	**£ 500**
£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	**£ 2,500**
£ -	£ -	£ -	£ -	£ 938	£ 938	£ 938	£ 938	£ 938	£ 938	£ 938	£ 938	**£ 7,500**
£ 5,025	**£ 5,025**	**£ 5,025**	**£ 5,025**	**£ 5,962**	**£ 5,962**	**£ 5,962**	**£ 5,962**	**£ 5,962**	**£ 5,962**	**£ 5,962**	**£ 5,962**	**£ 67,800**
£ 45,325	£ 50,350	£ 55,375	£ 60,400	£ 66,362	£ 72,325	£ 78,287	£ 84,250	£ 90,212	£ 96,175	£ 102,137	£ 108,100	
-£ 2,775	-£ 2,775	£ 3,015	£ 3,048	£ 2,123	£ 2,123	£ 2,123	£ 2,123	£ 2,123	£ 2,123	-£ 4,667	-£ 4,667	**£ 3,915**
£ 5,928	£ 3,153	£ 6,168	£ 9,217	£ 11,339	£ 13,462	£ 15,585	£ 17,708	£ 19,830	£ 21,953	£ 17,286	£ 12,618	

Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	FY 3
£ 2,000	£ 2,000	£ 8,887	£ 8,887	£ 8,887	£ 8,887	£ 8,887	£ 8,887	£ 8,887	£ 8,887	£ -	£ -	**£ 75,096**
£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	£ 1,604	**£ 19,242**
£ 3,604	**£ 3,604**	**£ 10,491**	**£ 10,491**	**£ 10,491**	**£ 10,491**	**£ 10,491**	**£ 10,491**	**£ 10,491**	**£ 10,491**	**£ 1,604**	**£ 1,604**	**£ 94,338**
£ 124,322	£ 127,925	£ 138,416	£ 148,906	£ 159,397	£ 169,887	£ 180,378	£ 190,868	£ 201,359	£ 211,849	£ 213,453	£ 215,056	
£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	£ 2,917	**£ 35,000**
£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	£ 650	**£ 7,800**
£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	£ 167	**£ 2,000**
£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	£ 333	**£ 4,000**
£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	£ 313	**£ 3,750**
£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	£ 146	**£ 1,750**
£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	£ 42	**£ 500**
£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	£ 83	**£ 1,000**
£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	£ 208	**£ 2,500**
£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	£ 2,010	**£ 24,121**
£ 7,035	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 7,035**	**£ 84,421**
£ 115,135	£ 122,170	£ 129,205	£ 136,240	£ 143,275	£ 150,310	£ 157,345	£ 164,380	£ 171,416	£ 178,451	£ 185,486	£ 192,521	
-£ 3,432	-£ 3,432	£ 3,455	£ 3,455	£ 3,455	£ 3,455	£ 3,455	£ 3,455	£ 3,455	£ 3,455	-£ 5,432	-£ 5,432	**£ 9,917**
£ 9,187	£ 5,755	£ 9,210	£ 12,666	£ 16,121	£ 19,577	£ 23,032	£ 26,488	£ 29,943	£ 33,398	£ 27,967	£ 22,535	

APPENDIX 9

PR EXAMPLES

Appendix 9

Press Release Articles

Summer Issue 2024

BANCHORY OUTDOOR AND ACTIVE

Banchory Outdoor and Active (BOA) was established by Scott Birse and dedicated committee members, with the aim of improving Banchory's recreational and outdoor facilities by renewing and regenerating dilapidated areas within the community.

Location of the MUGA

MUGA is in a state of disrepair

An exciting vision of new facilities

BOA's Committee Members

Autumn Issue 2024

BANCHORY OUTDOOR AND ACTIVE

Banchory Outdoor and Active (BOA) is on a mission to transform the Dee Street Multi-Use Games Area (MUGA) into a vibrant hub for multiple sports and well-being activities, for the community. This ambitious initiative seeks to regenerate the local sporting landscape and provide a space for people to come together for physical activity, leisure, and social interaction. With fundraising efforts already underway, the support from the local community is evident.

Winter Issue 2024

Heritage

Banchory Recreation Grounds

Sir James Burnett of Leys donating the land in 1902.

Spring Issue 2025

BANCHORY OUTDOOR AND ACTIVE