



**CATALYST COMMUNITY REGENERATION COMPANY**

**BUSINESS PLAN**

**YTHAN CENTRE, STATION RD, ELLON AB41 9AE**

<b>1</b>	<b>INTRODUCTION</b>
<b>2</b>	<b>STRATEGIC CASE</b> 2.1 Benefits 2.2 Environmental Sustainability
<b>3</b>	<b>MANAGEMENT CASE</b> 3.1 Running Costs, Workscape, Outreach, and Funding breakdown 3.2 Financial and risk forecasts 3.3 Skills and resources 3.4 Representation and integration
<b>4</b>	<b>POTENTIAL TO DELIVER BENEFIT TO THE COMMUNITY</b> 4.1 How the community benefits 4.2 How the asset will be inclusive
<b>5</b>	<b>ADDED VALUE OF THE COMMUNITY ASSET</b>
<b>6</b>	<b>MARKETING</b>
<b>7</b>	<b>MONITORING AND EVALUATION</b>
<b>8</b>	<b>SUMMARY</b>
<b>9</b>	<b>SUPPORTING DOCUMENTS</b>

## 1. INTRODUCTION

Catalyst Community Regeneration Company (CCRC) is a registered charity (SC049708), and a company limited by guarantee (SC646049). Its articles comply with the requirements for a community-controlled body under the Community Empowerment Act 2015 based on a community of interest. CCRC's Articles of Association was approved by Aberdeenshire Council as meeting the requirements of the Community Empowerment Act 2015 as part of the asset transfer of the former Laurencekirk Community Centre in August 2021.

CCRC was set up to acquire buildings to support the activities of the community of interest of the local church groups of Catalyst Vineyard Church (charity number SC012821).

CCRC wishes to acquire the Ythan Centre in Ellon for the use of Catalyst Vineyard Church's Ellon congregation as a Community Hub, providing a broad range of community focused activities throughout the week, as well as becoming the permanent home for our thriving church congregation in Ellon which has been renting another venue in the town for its church services, gatherings, and community outreach for over 12 years.

We are actively pursuing a strategic objective to acquire suitable buildings for our local congregations that are currently in rented accommodation. This will future proof our operations and will allow each congregation the ability to engage with local communities throughout the week. Our buildings will also operate as Community Hubs, whereby other organisations, charities, and clubs will be welcome to utilise them for their work in the community. This can be clearly demonstrated when viewing our successful asset transfer at our location in Laurencekirk (former community centre). Our Community Hub in Laurencekirk opened in September 2024 and has been an incredible success in not just offering a home for our church congregation and outreach, but also in providing a location for the wider community to run groups, host events, courses and wrap-around after school care.

Catalyst Vineyard Church is a multi-site church with locations throughout Aberdeenshire (Gilcomston Park in Aberdeen City, John Street in Aberdeen City, Stonehaven, Laurencekirk, Ellon, Inverurie, and Peterhead), and has established a trusted reputation and track record for successfully delivering social transformation activities. Some of these activities include the provision of pastoral care and food banks for the homeless, as well as those with addictions; holiday clubs for primary aged children; parent and toddler groups; youth groups; student groups; marriage & parenting courses; lunch clubs for the elderly and lonely; drop-in groups for men and women (Open Doors); Parish Nursing; debt counselling and support; supporting those recently out of prison in reintegration and employability.

We have support for this project within our church community, as well as the wider community, particularly in the area of social transformation and the relief of poverty where we've connected with the local mental health team, particularly [REDACTED] as well as the housing officer within the council, [REDACTED]. We also have connections with the Salvation Army through [REDACTED] who comes most Mondays to connect with her clients at our Open Doors. [REDACTED] from the Bethany Trust attends Open Doors to assist people with housing and life issues. We have further strong relationships with other churches in Ellon, frequently collaborating and serving our community. We also connect regularly with the local academy pupils and staff who fundraise and gather food collections for our food bank which is then distributed back into the community.

## 2. STRATEGIC CASE

### 2.1 Benefits

This permanent building will serve as a church for the Ellon congregation and wider community. It will also serve as a Community Hub for the Ellon area, enabling us to expand our existing outreach activities and significantly enhance the well-being and resilience of the Ellon community

#### Target Group and Population Impact

- Our Ellon congregation currently comprises over 140 individuals (adults and children). We anticipate a 25% growth within two years of establishing a permanent building, directly impacting this growing group.
- Beyond our congregation, our regular outreach activities will draw an additional 270 people weekly. Annual community events (Easter Egg Hunts, Christmas Nativity trails and more) will engage over 1000 people from the community of Ellon.
- Furthermore, making the building available to other community groups will create an additional weekly footfall of approximately 200-300 people. In total we will be impacting the lives of over 650 people per week, with larger impact during special events held in the building and out in the community. The town of Ellon has a population of roughly 10,000 people; therefore, this transfer will have a large effect on the town through the services we offer, and our facilitation of other groups being able to use the building.

#### Detailed Benefits Aligned with Key Areas

- **A Sustainable Economy:**
  - By providing affordable venue space to local groups, we are supporting the sustainability of their operations, enabling them to deliver vital services and activities. This reduces financial barriers and fosters a thriving local ecosystem of community organisations.
  - Our social transformation ministry, including debt management courses, directly contributes to financial stability within the community, reducing reliance on public services and fostering economic independence.
  - The increased footfall in the area will also benefit local businesses throughout the week.
- **Connected Communities:**
  - Our regular outreach activities (Mainly Music, kids/youth clubs, Lego Club, Alpha courses, marriage/parenting courses and drop-ins) create opportunities for social interaction and build strong community bonds.
  - Our Community Hubs, open to external groups, provide shared spaces for diverse individuals to connect and collaborate, fostering a sense of belonging.
- **Living Well Locally:**
  - Our food bank, drop-in services, and Parish Nursing directly address the immediate needs of vulnerable individuals, improving their physical and mental well-being.
  - Our range of activities promotes healthy lifestyles, mental health, and personal development, contributing to a higher quality of life for residents.

- **Climate Change:**

- We are committed to decarbonizing the building through investments in air source heating and solar panels with battery storage. This will reduce our environmental impact and lower operating costs.
- The savings generated will be passed on to community groups via reduced room rates, further supporting their sustainability and enabling them to focus on their core missions

This asset transfer will deliver significant and multifaceted benefits to the Ellon community. By fostering a sustainable local economy, strengthening community connections, promoting local well-being, and addressing climate change, we will contribute to a more vibrant, resilient, and equitable community for all.

## 2.2 Environmental sustainability

Both CCRC and Catalyst Vineyard Church are committed to improving our permanent buildings with the environment and sustainability as a core priority. This can be demonstrated by our buildings in Laurencekirk and in Aberdeen City Centre. The renovation work at these buildings included improvements to insulation, glazing, heating systems and the installation of solar pv and battery systems, with a total investment in excess of £150,000. Our plan for the Ythan Centre will include measures to reduce the carbon footprint of the building and to improve energy efficiency, these will include measures such as air source heating, solar panels and battery storage, LED lighting and management systems. These measures are not only contributing to environmental sustainability but will also allow us to reduce our running costs. We can then pass the savings we achieve on to community groups that hire our venues. This helps ensure affordability and supports a sustainable local economy for the future.

## 3. MANAGEMENT CASE

### 3.1 Running Costs, Outreach and Funding breakdown, Work scope

#### Running Costs –

The typical costs associated with running this type of building have been set out in the below table. This is not an exhaustive list, yet includes a combination of known costs as per the details we’ve received from the Council, and other running costs we know to expect. This would indicate a budget running cost to the value of approximately £40,674.00 per annum.

Section 1 Community Hub Running Costs					
	Running Costs	Annual	Business Rates	£0.00	Assumed 100% rates relief
	Running Costs	Annual	Water Rates	£1,607.00	
	Running Costs	Annual	Electricity	£8,500.00	

	Costs				
	Running Costs	Annual	Cleaning	£9,200.00	Typical cost for a regular cleaning contract - cost estimated
	Running Costs	Annual	Cleaning materials	£1,600.00	
	Running Costs	Annual	Waste Collections	£282.00	
	Running Costs	Annual	Repairs and Maint	£3,000.00	Standard for our sites
	Running Costs	Annual	Internet and Phone	£600.00	BT contract
	Running Costs	Annual	Heating Service	£350.00	Typical cost
	Running Costs	Annual	Fire Safety (Extinguishers and emergency lighting)	£300.00	Typical cost
	Running Costs	Annual	PAT Testing	£200.00	Typical cost
	Running Costs	Annual	First Aid Equipment	£100.00	Typical cost
	Running Costs	Annual	Stationery and printing	£200.00	
	Running Costs	Annual	Insurance	£1,008.00	typical cost for building policy.
	Running Costs	Annual	Parking for Staff (Public Carpark in Ellon)	£1,000.00	Estimates (£7.00 a day x 3 days a week x 50 weeks)
	Running Costs	Annual	Licencing (TV & CCLI)	£400.00	typical costs
	Running Cost	Annual	Financing Costs	£12,300.00	
			<b>TOTAL =</b>	<b>£40,647.00</b>	

## Outreach Activity Costs -

Catalyst Vineyard Church operates a large portfolio of outreach activities. The vision for the permanent building in Ellon is that we will be able to expand upon what we offer, and to reach more people. The majority of these activities are delivered free of charge to the community.

<b>Section 3 - Staff and Programme Running Costs</b>					
	Running Costs	Annual	Staffing	£42,000.00	
	Mainly Music	Annual	Mother & toddler group meeting weekly with emphasis on music	£400.00	Ran for years, good track record of community engagement
	Alpha	Annual	10 week introductory course to Christian Faith	£850.00	Ran for years, good track record of community engagement
	Food Bank	Annual	Provide Food to families in need	£420.00	Donations Received are disbursed
	Open Doors	Annual	Weekly Drop in for those in need of company, support and encouragement	£480.00	Currently in Rowlands Chemist, Monday Mornings. [REDACTED] has secured funding to deliver coaching to Open doors guests
	Who Let the Dads Out		Dads and Kids events	£200.00	Positive for mental health/isolation for Dads
	Catalyst Women		1/4ly events for women	£200.00	
	Catalyst Men		1/4ly events for men	£200.00	

	Catalyst Kids		Meet weekly on Sunday mornings and at special events throughout the year.	£760.00	Holiday Clubs/Easter Egg Hunts/Nativity trail, biggest community engagement moments
	Catalyst Youth		Meet weekly on Sunday mornings and at special events throughout the year.	£720.00	
	Sunday Mornings	Annual	Open to all with age-appropriate content	£3,240.00	Church service, Preschool, primary & Youth work. Food Pantry
	Friday Kids Club	Annual	Primary Kids group	£320.00	Currently Meeting fortnightly in Ellon Academy
	Youth Drop In	Annual	School Teen Group	£400.00	Could be after school/Games/Creative Space/Homework Club
	Lego Club	Annual	Primary Kids group with parent/s	£600.00	Run in other sites, good engagement, potential safe space for children with additional needs
			<b>TOTAL =</b>	<b>£50,790.00</b>	

## Work Scope -

The Ythan Centre, situated on Station Road in Ellon, provides us with the opportunity to create multipurpose spaces for activities associated with church outreach, as well as rooms that would work for other groups within the community.

Our initial plans would include remodelling the rear extension to create a warm and welcoming refreshments area. The areas noted as 06/07 on the plan will be formed into one larger meeting/multipurpose room which we would use for various community groups, as well as our kids work. We would open the existing ceiling in the main hall to expose the decorative metal trusses, improved insulation works would be carried out to the roof areas and walls throughout. The 1<sup>st</sup> floor areas (25/26 on the plan) would be formed into one room, to make this area more useable for kids & youth work. We hope to improve accessibility to the 1<sup>st</sup> floor area with the introduction of a stair lift, or potentially construction of a small platform lift. All works will be subject to local planning regulations, with any planning consents and building warrants being submitted via our experienced Architect and project team. Being in area close to residential properties we would expect the installation of solar, batteries and external heating units to require planning approval. These types of works have already been installed at our other buildings in the City and Shire. In these locations we actively engaged with the local planners and other relevant departments, ensuring permissions were in place.

The renovation works would include new sound and visual equipment, as well as environmental improvements in support of Net-Zero – Solar PV, Battery Storage, Air Source heating. The investment in solar/energy efficiency measures would be linked to grant funding via schemes facilitated by organisations such as CARES, Business Energy Scotland, and the UK Shared Prosperity Fund.

A preliminary assessment by an architect and our experienced team identified that refurbishment works to meet our requirements would in the region of £315,000, see below table for further details. We'll initially only carry out necessary works to facilitate us being able to move in, additional works will be subject to grant funding and approvals by our Trustees. Essential remedial works have been identified by our surveyor to cost between £22,000 & £25,000.

<b>Section 2 - Renovations</b>				
	Remedial Works & Renovation	Essential works to make the building wind and water tight. Roof repairs / Replacement windows to frontage / repairs to render/ Gutter replacement	£22,000.00	Sum taken from building survey report
	Renovation / Setup	Asbestos Surveys and remedial works	£3,000.00	
	Renovation / Setup	Signage – internal and external	£5,000.00	Estimated
	Renovation / Setup	Remove Internal Partition areas 6/7 - improve storage and vent	£16,000.00	Estimated
	Renovation / Setup	Remove partition area 25/26 / New kitchenette and toilet suite for areas 22/31	£15,000.00	
	Renovation / Setup	Replace kitchen in rear area and remodel the bar, replace flooring - area 01	£15,000.00	
	Renovation / Setup	Open ceiling in area 8 - insulate with modern PIR	£18,000.00	Subject to structure
	Renovation / Setup	Construction of media booth / staging and storage	£5,000.00	Inclusive of electrics
	Renovation / Setup	Remodel the G/F toilets at front - area 18/19/20	£5,500.00	swapping over the ladies and gents subject to approvals
	Renovation / Setup	Replace carpets 1st floor and stairs	£5,000.00	commercial grade
	Renovation / Setup	improvements to accessibility ground to first floor	£15,000.00	
	Renovation / Setup	Internal Insulation for main hall - Area 8	£12,000.00	
	Renovation / Setup	Electrical work - Upgrade distribution board / Upgrade existing lighting to LED / Installation of new lighting and sockets throughout / Testing and commissioning	£15,000.00	
	renovation / Setup	Fire Alarm upgrades	£5,000.00	Estimate from previous project
	Renovation / Setup	Survey (Archilink)	£900.00	Estimated

	Renovation / Setup	External Decoration	£4,000.00	Estimated
	Renovation / Setup	Internal Decoration	£12,000.00	Estimated
	Renovation / Setup	Engineer fees	£1,500.00	Increases from 2025
	Renovation / Setup	Equipment Cost - Media / Sound / Lighting and sound proofing	£13,000.00	Estimated
	Renovation / Setup	IT & Networking	£2,000.00	Estimated
	Legal	legal fees (estimated)	£5,000.00	Estimated
	Renovation / Setup	Air Source & Solar	£75,000.00	based on other projects of similar scale
	Renovation / Setup	Equipment Cost - Hospitality Equipment	£3,000.00	Estimated
		<b>TOTAL =</b>	<b>£272,900.00</b>	
		Architect fees @10% of renovation cost (rounded up)	£27,300.00	
		contingency @ 5% (rounded up)	£14,000.00	
		<b>Total =</b>	<b>£314,200.00</b>	

### 3.2 FINANCIAL AND RISK FORECASTS

The cost of acquiring and refurbishing the building by CCRC will require financial support from Catalyst Vineyard Church. This financial support will be in the form of a loan to assist in the acquisition of the building and then the required renovation works. Again, we point towards the success of our building in Laurencekirk which has benefited from this relationship. As a charity whose main income is based on the giving and the generosity of its members, we will be looking to acquire the Ythan Centre for as low a figure as possible.

There will be a substantial investment at the outset by Catalyst Vineyard Church, and in subsequent years to get the building up to the required standard to carry out the activities that are planned for. This will include renovation and decorative works throughout, installation of modern visual and media equipment, and suitable furnishing and fixtures, and the installation of environmental improvements (solar PV and batteries), the cost of this being estimated in the region of £315,000.

The church is also committed to the ongoing costs of maintenance and running of this building. As demonstrated via the above table of running costs, in the region £40,674.00 per annum.

In addition to the above, the church is further committed to the cost of the outreach activities which have a budgeted cost of over £50,790 per annum.

Catalyst Vineyard Church (previously named City Church Aberdeen) has operated as a financially robust charitable organisation for around 35 years, with an income of £1,549,698 in the financial year ending 31<sup>st</sup> August 2024, and £1,734,923 in the financial year ending 31<sup>st</sup> August 2023. CVC is a multi-site church, with 7 congregations across Aberdeenshire, with over 1400 members (adults and children). Its annual income is spent on resourcing its 7 congregations, its outreach programs, and operational costs. Catalyst Community Regeneration Company has been operating for over 5 years. (See attached accounts for CCRC).

The main income stream for the church is by the regular giving of the well-established congregation which are current actual figures. To this has been added a modest forecast of rental income in the short term from other community groups. We would expect this figure to rise after a year of us operating in this location, due to there being a need in our communities for inexpensive venues for hire.

The running costs of the building have been estimated based on other buildings currently operated by the charity. In addition to the staff costs of the existing Pastor, and a share of core running costs. Other roles are expected to be done by volunteers.

Assuming a successful CAT application, we are ready to proceed without delay and have the skills, resources and willingness of the membership to commence work in enhancing the building immediately.

Elton Ythan Centre - Financial Forecast

2025

INCOME	Financial Year 2025/2026												Financial Year 2026/2027												Financial Year 2027/2028																
	2025			2026			2026			2027			2027			2028			2028			2028			2028			2028													
	September	October	November	December	January	February	March	April	May	June	July	August	Total	September	October	November	December	January	February	March	April	May	June	July	August	Total	September	October	November	December	January	February	March	April	May	June	July	August	Total		
Church Giving	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200	6,798	6,798	6,798	6,798	6,798	6,798	6,798	6,798	6,798	6,798	6,798	6,798	81,576	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	7,001.94	84,023		
Gift Aid on regular Giving	990	990	990	990	990	990	990	990	990	990	990	990	11,880	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	12,236	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,603		
Community Rental Income				200	200	300	300	350	350	350	350	350	2,750	375	375	375	375	375	375	375	375	375	375	375	375	4,500	400	400	400	400	400	400	400	400	400	400	400	400	4,800		
<b>Total Income</b>	<b>7,590</b>	<b>7,590</b>	<b>7,590</b>	<b>7,790</b>	<b>7,790</b>	<b>7,890</b>	<b>7,890</b>	<b>7,940</b>	<b>7,940</b>	<b>7,940</b>	<b>7,940</b>	<b>93,830</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>8,192.7</b>	<b>96,312</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>8,452</b>	<b>101,427</b>			
<b>EXPENSES</b>																																									
<b>Community Hub Running Costs</b>																																									
Cleaning	900	900	900	900	900	900	900	900	900	900	900	900	10,800	936	936	936	936	936	936	936	936	936	936	936	936	11,232	973	973	973	973	973	973	973	973	973	973	973	973	973	973	11,681
Utilities - Electricity, water	807	1,000	1,100	1,100	1,100	900	900	800	650	550	550	650	10,107	839	1,040	1,144	1,144	1,144	936	936	832	676	572	572	676	10,511	873	1,082	1,190	1,190	1,190	973	973	865	703	595	595	703	10,932		
Insurance	84	84	84	84	84	84	84	84	84	84	84	84	1,008	87	87	87	87	87	87	87	87	87	87	87	87	1,048	91	91	91	91	91	91	91	91	91	91	91	91	1,090		
Repairs & Maintenance	303	303	303	303	313	313	313	303	303	301	301	3,662	313	313	313	313	313	313	313	313	313	313	313	313	3,756	326	326	326	326	326	326	326	326	326	326	326	326	3,907			
Phone /B-Band & Admin	183	183	183	183	183	183	183	183	183	183	185	2,200	192	192	192	192	192	192	192	192	192	192	192	192	2,309	200	200	200	200	200	200	200	200	200	200	200	200	2,401			
Health & Safety - PAT, First Aid, Extinguishers	50	50	50	50	50	50	50	50	50	50	50	600	52	52	52	52	52	52	52	52	52	52	52	52	624	54	54	54	54	54	54	54	54	54	54	54	54	649			
Mortgage repayments on £150K refurb loan	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	1,066	12,792	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	13,304			
	<b>3,352</b>	<b>3,545</b>	<b>3,645</b>	<b>3,645</b>	<b>3,655</b>	<b>3,455</b>	<b>3,455</b>	<b>3,345</b>	<b>3,195</b>	<b>3,095</b>	<b>3,095</b>	<b>40,677</b>	<b>3,486</b>	<b>3,687</b>	<b>3,791</b>	<b>3,791</b>	<b>3,791</b>	<b>3,583</b>	<b>3,583</b>	<b>3,479</b>	<b>3,323</b>	<b>3,219</b>	<b>3,219</b>	<b>3,323</b>	<b>42,271</b>	<b>3,626</b>	<b>3,834</b>	<b>3,942</b>	<b>3,942</b>	<b>3,942</b>	<b>3,726</b>	<b>3,726</b>	<b>3,618</b>	<b>3,456</b>	<b>3,348</b>	<b>3,348</b>	<b>3,456</b>	<b>43,964</b>			
<b>Staff and Programme Running Costs</b>																																									
Staff	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	3,550	42,600	3,692	3,692	3,692	3,692	3,692	3,692	3,692	3,692	3,692	3,692	3,692	3,692	44,304	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	46,076			
Church Life	305	305	305	305	305	305	305	305	305	305	305	3,660	317	317	317	317	317	317	317	317	317	317	317	317	3,806	330	330	330	330	330	330	330	330	330	330	330	330	3,959			
Alpha Course	71	71	71	71	71	71	71	71	71	71	71	850	74	74	74	74	74	74	74	74	74	74	74	74	884	77	77	77	77	77	77	77	77	77	77	77	77	919			
Mainly Music	33	33	33	33	33	33	33	33	33	33	33	400	35	35	35	35	35	35	35	35	35	35	35	35	416	36	36	36	36	36	36	36	36	36	36	36	36	433			
Adults Programmes	90	90	90	90	90	90	90	90	90	90	90	1,080	94	94	94	94	94	94	94	94	94	94	94	94	1,123	97	97	97	97	97	97	97	97	97	97	97	97	1,168			
Kids & Youth Programme	233	233	233	233	233	233	233	233	233	235	235	2,800	244	244	244	244	244	244	244	244	244	244	244	244	2,933	254	254	254	254	254	254	254	254	254	254	254	254	3,050			
	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,282</b>	<b>4,284</b>	<b>4,284</b>	<b>51,390</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>4,456</b>	<b>53,466</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>4,634</b>	<b>55,605</b>			
<b>Total Expenses</b>	<b>7,634</b>	<b>7,827</b>	<b>7,927</b>	<b>7,927</b>	<b>7,937</b>	<b>7,737</b>	<b>7,737</b>	<b>7,627</b>	<b>7,477</b>	<b>7,377</b>	<b>7,379</b>	<b>92,067</b>	<b>7,942</b>	<b>8,142</b>	<b>8,246</b>	<b>8,246</b>	<b>8,246</b>	<b>8,038</b>	<b>8,038</b>	<b>7,934</b>	<b>7,778</b>	<b>7,674</b>	<b>7,674</b>	<b>7,778</b>	<b>95,739</b>	<b>8,259</b>	<b>8,468</b>	<b>8,576</b>	<b>8,576</b>	<b>8,576</b>	<b>8,360</b>	<b>8,360</b>	<b>8,252</b>	<b>8,089</b>	<b>7,981</b>	<b>7,981</b>	<b>8,089</b>	<b>99,569</b>			
<b>Net Income</b>	<b>-44</b>	<b>-237</b>	<b>-337</b>	<b>-137</b>	<b>-147</b>	<b>153</b>	<b>153</b>	<b>313</b>	<b>463</b>	<b>563</b>	<b>561</b>	<b>1,763</b>	<b>251</b>	<b>50</b>	<b>-54</b>	<b>-54</b>	<b>-54</b>	<b>154</b>	<b>154</b>	<b>258</b>	<b>414</b>	<b>518</b>	<b>518</b>	<b>414</b>	<b>2,573</b>	<b>193</b>	<b>-16</b>	<b>-124</b>	<b>-124</b>	<b>-124</b>	<b>92</b>	<b>92</b>	<b>201</b>	<b>363</b>	<b>471</b>	<b>471</b>	<b>363</b>	<b>1,858</b>			

Assumptions

Refurbishment costs estimated at £314K  
All staff positions voluntary to begin with or included in existing staff positions

Inflation Assumption for Expenses pa 4%  
Inflation Assumption for Income pa 3%

For discussion  
Staffing level  
Share of Catalyst Wide Expenses - Circa 0k/month  
Mortgage payments based on £150k loan with balance of Refurbishment costs funded by Giving Campaign  
Rates

The company has a secure online banking service with the [REDACTED] to facilitate its financial operations, including dual signatory authorisation for expenditures. Management accounts are prepared and presented to the board members for review monthly. Its accounts are examined by an independent audit firm on an annual basis.

The trustees meet on a regular basis to oversee the activities of the charity and to ensure that they remain in line with its charitable objectives. The legal structure as a company limited by guarantee is a key element in managing the risks of the charity in its activities. An insurance policy is in place to cover the main insurable risks, including buildings and content cover and civil liability.

### 3.3 SKILLS AND RESOURCES

An experienced and dedicated project team will be in place, leading the project from inception through the execution phase to completion, consisting of both paid staff and volunteer members of the charity, supported by external professionals including an architect.

The Operations Manager, [REDACTED], carries out the day-to-day activities of CCRC. His responsibilities include engagement with local authorities and other public organisations to identify and acquire suitable buildings under the Community Empowerment Act 2015 (Asset Transfer), and engagement with public and private organisations to acquire suitable buildings on the open market. The Operations Manager works closely with the Trustees and Site Pastors of Catalyst Vineyard Church to identify suitable buildings, to evaluate how they will be used to develop the social transformation activities of the Sites and in preparing a development plan for each building. Robust development plans are prepared to support the building acquisition opportunities, including details on how each building will be used, the nature of involvement with the local community, and alignment with the Local Authority's Locality Plans for the community in question.

The Operations Manager has a track record for delivering three buildings for the use of Catalyst Vineyard Church and the wider community in the last 3 years. These buildings include – The former Mearns Community Centre which was an Aberdeenshire Council owned property, CCRC took on this building via the asset transfer process. The second is a building on John Street, in Aberdeen (formally, the Credo Centre) which was purchased by CVC. The third building was a church building on Windmill St in Peterhead, this building was transferred to CVC by a separate charitable organisation that was winding up its operations in the area. All three buildings are entirely owned by CVC and CCRC. Two of the buildings required substantial renovation works, but all three are now thriving and very busy buildings in Aberdeen City Centre, Peterhead and Laurencekirk. We would encourage the Formartine Committee to visit any of these locations, but more specifically, to visit the former Mearns Community Centre which was transferred from the Council as a derelict building and is now a busy Community Hub in middle of Laurencekirk.

The local congregation is led by a local-resident Staff Pastor, who has extensive experience in that role. He is supported by a central services staff team in the main office of Catalyst Vineyard Church, covering key areas such as building services, a ministry staff team with expertise in all aspects of the social outreach activities and by a team of experienced volunteers who live in the local Ellon community.

CCRC & Catalyst Vineyard Church have a strong track record of owning and operating buildings and delivering the planned activities in various locations in Aberdeen and Aberdeenshire. Catalyst Transform, its social outreach programme, is headed up by [REDACTED], who has championed the relief of those who have experienced disadvantage or with serious life issues by providing support, information,

and advocacy for 13 years as Director of Social Transformation for Integrate Scotland, and since 2020 as Compassion Pastor for Catalyst Vineyard Church.

The foundations of Catalyst Transform's work came out of a desire to see ex-offenders reintegrate back into society after their release from prison. It established a comprehensive community chaplaincy and support service for ex-offenders in HMP Grampian. As well as running a weekly service at the prison, it provides extensive support to prisoners while still incarcerated, including running Prison Fellowship Scotland's Restorative Justice Programme. On their release from prison it provides practical assistance, guidance and accountable oversight of prisoners re-integrating into society. It has helped many of them get into drug rehabilitation centres over the years in an effort to help them turn their lives around.

It has developed Open Door drop-in clubs for both men and women who are on the margins of society. These meetings provide not only somewhere for people to meet for a chat and a coffee but also a place where they are encouraged to complete a structured needs assessment which assesses health, financial, addiction, accommodation, social and spiritual needs. Each person is then encouraged and supported to access help or opportunities offered by the church or statutory and third-sector organisations.

Its Storehouse Community Pantry service was a key player in providing hot meals to the marginalised and impoverished communities during the Covid lockdown crisis. It now provides fresh food, dairy and bakery goods as well as ambient foods, toiletries, and household essentials to the communities around all of Catalyst Vineyard Church's local congregations in Aberdeenshire using fixed and mobile pantries.

Its CAP Debt Centre works with families and individuals to tackle unmanageable debt and its consequences. Its volunteers deliver the CAP Money Course that teaches people budgeting skills to help them save, avoid debt and get in control of their finances continued to be delivered.

### 3.3.3 Governance and trustee board

Catalyst Community Regeneration Company is a company limited by guarantee (Company No.SC646049) and a registered charity (Charity No. SC049708).

The board has 5 trustees who are also the directors for the purposes of company law. They meet regularly to monitor the activities of the charities, and to ensure the relevant financial and legal requirements are met, and they are all familiar with the work of the charity. All have broad experience over many years of successful charity management: [REDACTED], the Chair and Secretary, has a successful track record in that capacity in several charities; [REDACTED], the Treasurer, is a qualified Mechanical Engineer; [REDACTED] oversees Safeguarding; [REDACTED] is the Senior Pastor of CVC; [REDACTED] is a senior executive with a major UK energy company. The board members have a good track record over 15 years of succession planning and bringing in fresh board members from time to time.

### 3.4 Representation and integration

CCRC has been formed to recognise the community of interest among those adult individuals who are committed adherents of Catalyst Vineyard Church, publicly expressing a Christian faith commitment, fully engaged in the community life of Catalyst Vineyard Church including regular participation in Catalyst Vineyard Church services, and who are engaged in the delivery of Catalyst Vineyard Church's social community transformation activities in Aberdeen City, Aberdeenshire and other locations ("the Community"), for the purpose of identifying and acquiring land and buildings that might be under-utilised or in need of refurbishment, to oversee their rejuvenation and development for the benefit of the wider communities where they are located.

The members of Catalyst Vineyard Church's Ellon congregation already live in and are well-integrated into the community. They also provide a pool of active volunteers for the planned community activities within the locality.

## 4. POTENTIAL TO DELIVER BENEFIT TO THE COMMUNITY

### 4.1 How the community benefits

The building will be used by the local congregation of Catalyst Vineyard Church as a permanent venue for its church activities, meetings, and Christian worship services, and as a Community Hub for the delivery of its social transformation activities. The activities include the provision of pastoral care and food banks for homeless people and for those with addictions, holiday clubs for primary school children, parent and toddler groups, youth groups, student groups, marriage courses, lunch and chat clubs for elderly and lonely people, men's and women's drop-ins for those in difficult life situations, debt counselling and support to ex-prisoners. These activities directly improve the social wellbeing of local people, including their physical and mental health and reducing social isolation. Community events for children, such as Easter egg hunts, scavenger hunts, summer barbecues and family-friendly ceilidhs are examples of the open events we typically organise for the community benefit.

The rental of building space for use by local clubs and groups, with a modest fee being charged, will provide a further benefit to the local community, facilitating participation in community, cultural and club activities.

### 4.2 How the asset will be inclusive

Catalyst Vineyard Church's local congregation has been engaged in outward-looking community activities many years but limited by the lack of a permanent facility. The acquisition and renovation of this building will provide a permanent presence to expand on the programme of which the following are concrete examples:

- . Mainly music provides a morning of music and movement, with some educational aspects for pre-school children and their parents/carers. It's a time of social connection for the parents/carers. In particular, the families love that they can come and be served rather than a group for which they must join a committee or sign up to rota for. It is a welcoming and inclusive space for all.
- . Open Doors/Storehouse is a weekly cafe-style space aimed at those in the community who may feel on the edges of society and need a place they can come and receive care, kindness, and signposting to other useful services.
- . Accessible and fun family events including holiday clubs, treasure hunts, easter egg hunts and family fun run events.
- . Marriage courses to assist people strengthen their marriage and family relationships.
- . Parenting courses open to the whole community.

The social transformation activities are generally provided free of charge. All members of the local community can benefit from the services and activities that will be provided, although there is a strong focus on socially and disadvantaged persons. The social transformation services are made available to all persons, with equal and fair treatment being provided to all those who wish to avail themselves of them including those with protected characteristics under the Equality Act 2010.

## 5 ADDED VALUE OF THE COMMUNITY ASSET

The planned renovation of the building will transform the integrity of its fabric, providing for its long-term viability and accessibility for community users in its prominent location in the centre of the town.

Like many rural communities in the northeast of Scotland, Ellon and its surrounding area is faced with various challenges in pursuing sustainable community welfare. The three stated objectives for rural communities in Aberdeenshire's Local Development Plan 2023 are:

- . to promote a high quality of life,
- . to promote sustainable development, and
- . to protect and improve its assets and resources.

The renovation and keeping in use the Ythan Centre building is aligned with each of these stated objectives and will contribute towards them.

## 6 MARKETING & ADVERTISING

Catalyst Vineyard Church employs a Communications Manager, whose expertise include the use of social media and website management. The Ythan Centre will be advertised via all the main social media platforms, as well as community groups.

The building will feature as a venue on the Catalyst Vineyard Church website and will be promoted on Google. We also run regular promoted advertising campaigns, whereby the building will also be featured wherever we run a community event or outreach program. Once the building is renovated, we will host an opening event for the community, where members of the press will also be invited to report on the transformation of the building.

## 7 MONITORING AND EVALUATION

The cost of running our buildings and outreach programs is reported to the board of Trustees monthly, and annually via the Church Accountant.

The Site Pastor for the congregation reports to the Senior Leadership Team of the church on a weekly basis, these meetings include attendance levels for the various outreach activities, and engagement levels for church services and gatherings. This information is then reported to the Trustees monthly.

The Operations Manager for the church is responsible for managing the ongoing maintenance of the buildings, as well as managing the general running costs such as utility and IT contracts. This information is then reported to the Senior leadership Team, The Accountant, and the Trustees.

The information, which is reported monthly and annually, allows for the staff team, leadership, and Trustees to easily track how areas are performing over time.

## 8 SUMMARY -

In closing, CCRC's acquisition of the Ythan Centre represents a significant step towards establishing a permanent home for the Ellon congregation of Catalyst Vineyard Church. This building will not only provide a dedicated space for church services, gatherings, and community outreach, but also function as a vibrant Community Hub, fostering both physical and mental wellbeing within the community. Following the successful model of the Laurencekirk Community Hub, CCRC envisions the Ythan Centre becoming a valuable resource for the wider community, hosting diverse activities, groups, and events that promote social connection, reduce isolation, and offer opportunities for personal growth. These activities, ranging from support groups and counselling services to recreational programs and educational courses, will contribute to improved mental and physical health outcomes for residents. This initiative reflects CCRC's broader strategy of securing suitable buildings for the congregations of Catalyst Vineyard Church, ensuring their long-term sustainability, and enabling them to further expand their established track record of delivering impactful social transformation activities across Aberdeenshire, ultimately strengthening the fabric of the community.

## 9 SUPPORTING DOCUMENTS

- Articles of Association - Catalyst Community Regeneration Company
- Maps & Drawings – Ythan Centre
- Community Support - Letters / Online Form Feedback / Making a Difference Fliers
- Financial forecast - Spreadsheet (2025-2028)
- Risks Register
- Accounts – CCRC