
Lesser Borough Briggs

Community Asset Transfer

Business Case

Elgin Sports Community Trust

ELGIN SPORTS COMMUNITY TRUST

Improving social, health and welfare opportunities in
the Community

Dated 18 December 2019

**Elgin Sports Community Trust
is a charity registered in Scotland.
Charity Number: SC047984**

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Executive Summary

1. Elgin Sports Community Trust (ESCT) is making a formal request for a Community Asset Transfer (CAT) or long term lease of the Common Good Land at Borough Briggs Road, Elgin (referred to as Lesser Borough Briggs (LBB) throughout this document) in order to build a safe, accessible multi-purpose, multi sports playing surface that would provide health, social and welfare benefits to the Community.

Introduction

2. ESCT was established in 2017 in response to the lack of suitable sports pitches and facilities in the local area and aims to work with the Council to provide safe, secure, accessible sporting facilities for the Community to promote a healthier lifestyle through the advancement of public participation in sport.

3. The LBB initiative is aimed at addressing social and welfare issues (such as social isolation and inclusion) by linking with organisations such as Men's Shed and offers the chance for local school children to experience programme and project management if or when the project is successful.

4. Disabled and disadvantaged community groups will be considered first during the design phase and the facility will not be limited to being used as a sports field. Any group that would benefit from using a safe, accessible, clean surface will be welcome to use the asset.

5. Sports pitches are expensive to maintain, and, at this fiscally challenging time, the Council is having to prioritise elsewhere when managing its budget. ESCT seeks to aid the Council by improving and maintaining sports pitches in the Community by accessing national, local and innovative funding opportunities that are available to charities.

6. ESCT is already working with officers from Moray Health & Social Care to coordinate efforts with groups such as Active Schools, Men's Sheds and Be Active Life Long who would benefit from the opportunities that would be generated by those facilities that the Trust is proposing to bring to the Community.

The Issue

7. At Council level, the Facility Planning Model¹ predicts that more synthetic pitches are available compared to the demand for them. However, the survey is based on data that is over 20 years old (1997) and demand for synthetic pitches has significantly increased since then. Moreover, this model only provides a simplistic, 'global' view of provision and does not consider the location, nature and age/date of refurbishment of facilities in relation to demand and how accessible facilities are to the resident population (by car and on foot).

8. According to the Moray Council, there are currently seven full sized grass pitches and one 3G pitch² available for public use. However, evidence suggests that this is clearly not enough to meet the demand of local sports teams and clubs as they are still having to travel to Aviemore, Aberlour³, Keith⁴, Buckie⁵ or seek arrangements with RAF Lossiemouth to train or fulfil sporting fixtures.

¹ [REDACTED], Sportscotland 2017

² Opening at Elgin High School Aug 2019.

³ Population c1000; 3 sports pitches and a full sized 3G all-weather pitch.

⁴ Population c5000; 3 sports pitches, 1 full sized All weather pitch, one cricket pitch

⁵ Population c8000; 2 sports pitches and one full sized All weather pitch

9. Grass pitches in Elgin are in such a poor state of maintenance that players and spectators are forced to remove dog mess from the area before use, risk injuries⁶ due to poor upkeep or are virtually unplayable due to long or lying grass if and when the grass is cut. Most recently⁷, used hypodermic needles have been removed from the Thornhill and Morrision pitches. The Council points out that the fenced pitches at Pinefield do not experience these issues and perhaps the issue is lack of fencing to pitches. However, not only is the cost of providing fencing to these facilities likely to be prohibitively expensive, it also limits access and highlights areas where a charity and volunteers can improve facility provision.

10. In short, the necessary improvements in sports facilities (playing surfaces, lighting, drainage and changing rooms) has not kept pace with the evolving requirements of today's sports person.

11. The answer is not to fence off more pitches. The answer is to modernise and improve our existing sports infrastructure to provide the facilities that a modern-day athlete or sports person requires and expects. The challenge is affordability, and this is where Elgin Sports Community Trust believes it can help.

12. Demand for sports pitches in the Elgin Community will increase as the population grows. The expansion of the RAF Lossiemouth⁸ workforce by 25% over the next few years (which has married quarters in Elgin) is one example of how the population of the Community is on the increase. Another example is expanding is the additional 1500 houses planned for the Findrassie / Spynie project as well as 4200 houses to the South East of the A96.

13. Plans for the new High Schools in Lossiemouth include an all-weather playing surface and will take the total number of 3G pitches in the local area to 2. Although a step in the right direction this still does not bring us anywhere near the number of modern-day facilities required in an area the size of Moray. These sports pitches are unlikely to be available to the public during or immediately after the school day (when students will be using them) and although stated as being 'available' out of term time, this comes at a cost that makes hiring the facility prohibitively expensive for some; particularly when the additional cost of a caretaker has to be considered.

14. Regardless of the additional 3G pitches for these schools, all-weather facilities should be the minimum standard provided for public use. The UK is already falling behind its European neighbours in this respect where all-weather surfaces can be found in almost every village, with countless pitches being available in similar sized towns. When compared to the number of pitches available in other areas such as Inverness, Aberdeen and the central belt of Scotland, Moray falls well behind. One can understand why our young sporting talent moves away in search of better facilities and opportunities.

Losing Local Talent

15. Elgin and Moray has a wealth of local sporting talent, across many disciplines, that are unable to fulfil their potential due to the lack of suitable facilities in the Community and many are forced to leave the area, in order to realise their sporting potential.

16. This drain in sporting talent does little to inspire future generations and is at best demoralising for the teams of dedicated volunteer coaches who do their best to provide opportunities. Moray and the Highlands has a well-recognised problem of the youth exodus and the lack of decent sports facilities is cited as one of the primary reasons of them seeking opportunities elsewhere.

⁶ [REDACTED] fractured his elbow on the stump of an old goal post at [REDACTED] on 1 Jul 17.

⁷ 7 Sep 2017

⁸ Over 500 new RAF posts created with 2 New Boeing P-8A Sqns and one new Typhoon Sqn from 2019 – 2024.

Proposition

17. ESCT is making a CAT request to Moray Council for the Common Good Land at LBB so that the area can be used to provide social, health and welfare benefits to the community. Once the Trust is able to secure the land at LBB either through a long-term lease or as an Asset Transfer, work can start immediately on building a state of the art all-weather surface thanks to a major construction company offering to conduct the required work free of charge.

18. Once the facility is complete and in operation, the Trust would be in a position to make lease payments to the Council and will be reinvesting all profits from the initiative in to improving other facilities in the Elgin and Moray Community in accordance with its constitution.

Details of the organisation making the request

19. ESCT is a two-tiered registered charity⁹ operating under the direction of its own independent Board of Trustees¹⁰, accountable to the membership of the charity.

20. ESCT Board of Trustees:

Chairman & Sec:
Trustee:
Trustee:
Trustee:
Trustee:
Trustee:
Health Advisor
Legal Advisor
Engineering Advisor
Men's Shed Liaison
Treasurer:



Objectives of ESCT

21. ESCT has the following objectives:

1. To advance public participation in sport by providing, maintaining and managing safe, secure, accessible and affordable social and sporting facilities for the Elgin and Moray Community;
2. To work closely with community-based organisations to promote social, welfare and health-based activities in Elgin,
3. To ensure that social and sports facilities are available to all parts of the town and look to help other projects in the Community;
4. To create sustainable income streams to cover the maintenance and running costs of the facilities through fund raising, applications to charitable foundations, sponsorship and (potentially) introducing membership and hire fees for facilities if it is deemed appropriate and approved at AGMs.

⁹ Number: SC047984

¹⁰ Pen Pictures available at Annex C

Constitution

22. The ESCT Constitution¹¹ defines the responsibilities of the Trustees who will operate on behalf of the membership and for the Community of Elgin and Moray.
23. Membership comprises individuals who wish to join the association to improve sports and social facilities within the Community. Membership of the Trust is free and encourages as many members of the Community to become involved as possible.
24. Membership is available for anyone over the age of 16 who lives in the Elgin and wider Moray Community, including anyone who travels to the area to participate in sporting and welfare activities or teams (either as carers, mentors, players or coaches) who may benefit from improving the sports and welfare facilities in the area.
25. In accordance with the Constitution, the first General Meeting of ESCT has been held¹² and the Trustees have been ratified. The Trustees will continue to operate as the board until the next General Meeting.
26. The Annual General Meeting elects the Board of Trustees. Regular meetings are held by the Trustees who then report back to the Membership through the Minutes/Record of Decisions of the meetings.

Flagship Project

27. In order to generate momentum in the initiative to improve the sporting and welfare facilities in the Elgin Community and to promote the advancement of health and welfare through the public participation in sport and social activities, ESCT requires a flagship project to demonstrate what is possible through positive community action.
28. **Lesser Borough Briggs** has been selected as the initial project for ESCT for the following reasons:
1. The area is classified as Common Good Land and therefore available¹³ to be transferred from the Council's control to ESCT so that improvements to the playing surface can be made.
 2. The location of the facility is central to Elgin and Moray and the potential interest and support the project is likely to generate is significant.
 3. The area was once used for children's football training but now requires improvement to provide a safe environment for continued use.
29. The first stage of the programme is to secure control of the land through a CAT arrangement with Moray Council.
30. Once control of the LBB area is in place, several elements of the project can be initiated to run in parallel and ESCT will be able to start supporting other sports and clubs within the Community that require assistance in improving their facilities, through dedicated working groups that will be facilitated by trustees and other members of the charity.

¹¹ Attached

¹² 7 Feb 18

¹³ With consent from the courts

Consideration of Other Options as ESCT's First Project

31. Questions had been raised as to why Deanshaugh was not considered as the first project for the Trust. Whilst it is recognised that Deanshaugh is an attractive proposition for an area that could be improved (and returned) to use as a community sports facility the following points were noted:

1. Deanshaugh is an area that could and will be considered as a future project for the Trust, however, significant questions need to be answered regarding the foundations and the flood alleviation work that has been undertaken at the site, including the associated responsibilities that would come with taking control of the land before any CAT is submitted.
2. The centralised location of LBB has led to notes of interest and intent for use that have already been received by the Trust from the likes of Men's Sheds, Elgin Ladies Football, Moray Mini Rugby, Moray Rugby Club, Elgin 5 a side League, Lossiemouth u17 and u20 Football, Elgin City Football Club, the Elgin Community Football Programme and the Moray and District Welfare Football League that provide a guaranteed income of the facility from day one.

The Asset

Lesser Borough Briggs

32. LBB¹⁴ is the ideal location upon which to provide the Moray Community with a centralised all-weather sports facility that can be used to inspire, educate and encourage all ages to enjoy an active and social lifestyle. Close to plentiful parking, within easy walking distance from the centre of the town and with excellent access, making a significant improvement to that area of land will be an obvious indication of improvement to the Community. It also fits with the Moray Local Development Plan 2020 Open Space Environmental Policy 4.

33. Under a long-standing agreement with the Council, Elgin City Football Club has utilised LBB to provide community football training for children aged from 5 to 17 throughout the year. Elgin City Football Club has invested considerable resource in maintaining the land, which has acted as payment in kind to the Council, however, only so much investment can be made as the area is not owned by the football club and is, therefore, available for hire from the Council by visiting circuses and fun fairs; something that causes damage to the playing surface and means that children cannot use the area to play football for considerable periods of time until the tyre ruts have been repaired. The area is currently unfit and unsafe to conduct any football training on.

34. Once the all-weather ground has been built, ESCT intends to make the facility available for any groups within the Community to use. It is envisaged that schools and community groups would make most use of the facility during school time and sports clubs and groups would use it in the evenings.

35. Where feasible, the Trust would look to offer the facility to schools or those organisations that provide opportunities for disabled or disadvantaged groups at a reduced rate. It is anticipated that the majority of revenue for the facility would be made by hiring the facility to local teams and sports groups for late afternoon and evening use.

Independent Valuation

36. Although a surveyor's report of the land at Lesser Borough Briggs¹⁵ placed a potential commercial value on the LBB area of £325,000, several stipulations to this valuation including a

¹⁴ At Annex A

¹⁵ By DVS Property Specialists (VOA ref 1670856) Dated 03/05/2018

restriction on building domestic accommodation mean the actual value of the land is expected to be considerably less.

Expressions of interest

37. Local groups, clubs, teams and associations have already expressed intentions of interests in hiring an all-weather pitch once it was available.

38. Community Welfare Groups such as Walking Football, Men's Shed and Bishopmill and Seafield Primary Schools have already approached the Trust to express interest of using an all-weather facility as and when it becomes available. These groups would be looking to use the pitch during normal school hours.

39. Forres Mechanics, Elgin City Football Club, Elgin Marbles (Veterans Football), Elgin Girls and Ladies Football, Moray Rugby Club, Lossiemouth Football Club, Elgin Boys' League, Dufftown Football Club and Elgin 5 Aside league are just some of the clubs and teams that have contacted the Trust to note their interest, most for at least 2 nights a week; that means that the facility is already potentially over-subscribed.

40. No club will get primacy over another group or team and the bookings will be managed by the Trust to ensure equal opportunities for all.

Research

41. A potential **example** timetable of activities for use of all-weather facility (during school term time) is shown at figure 1 below. Although up to 84 hours a week could be made available for hire, estimates of potential revenue generation come from the 1700 – 2200 time window during week days and at weekends from 0900 - 2200. Research suggests that the likelihood is more likely to be 40-50 hours a week.

42. Times in the red shaded area indicate where there may be opportunity for schools, community groups or disabled or disadvantaged groups to use the facility at minimum or reduced cost.

	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	1500-1600	1600-1700	1700-1800	1800-1900	1900-2000	2000-2100	2100-2200
Mon									Comty Football	Comty Football	Forres Mechs	Forres Mechs	Forres Mechs
Tue									Hockey	Walking Football	Elgin City FC	Elgin City FC	Elgin City FC
Wed									Netball	Elgin Boys' League	5 A Side	5 A Side	5 A Side
Thur									Hockey	Elgin Boys' League	Lossie FC	Lossie FC	Lossie FC
Fri									Blind Football	Walking Football	Elgin City FC	Elgin City FC	Elgin City FC
Sat	Junior Football Match	Junior Football Match	Junior Football Match	Junior Football Match	Junior Football Match	Girl's Football	Girl's Football	Girl's Football	Elgin Marbles	Elgin Marbles	5 A Side	5 A Side	5 A Side
Sun	Football Acad & Mini Rugby	Football Acad & Mini Rugby	Football Acad & Mini Rugby	Football Acad & Mini Rugby	Football Acad	Football Acad	Football Acad	Football Acad	5 Aside	5 Aside	Walking Football	Walking Football	Walking Football

Phase 1: Securing a Community Asset Transfer

43. This Business Case represents the first step of the LBB project, which is to secure a CAT of the land from Moray Council. Once the CAT is complete, ESCT will be able to move to start construction of the all-weather surface thanks to a significant engineering company offering to build the all-weather surface as a charitable donation.

44. Due to the significant benefits that will be made available to the community, ESCT is proposing that minimal or no cost will be charged for the land, however, if the only way of securing the land is by a long term lease, the Trust will be in a position to start annual payments to the Council once the facility is complete and operational.

Phase 2: Fund Raising

45. Dedicated fund raising and approaches and applications to charitable funds, trusts and government funding for the LBB project will commence as soon as the LBB Transfer or long term lease is achieved.

46. Initial discussions have taken place with potential funders / backers to the ESCT project. The following list are a list of those whose eligibility criteria are met by the Trust:

Benefactors
Beatrice Partnership Fund
Bid Lottery
Big Lottery Fund
Business and Company Funding
Charities and Trusts
Comic Relief
Community Foundations such as Cashback for Community
Crowd Funding
Robertson Trust
Gordon and Ena Baxter's Trust
Government Grants
Locality (My Community)
National Lottery
Northwood Charitable Trust
RAF Benevolent Fund
Rotary Club of Elgin
Scottish Football Partnership Trust
Scottish Land Fund
Sports Match
Sport Lottery
Sport Scotland / Sports Facility Fund / Awards for All

47. Confirmation has been received that, in principle, ESCT meets eligibility criteria from numerous organisations to receive a significant grant to operate an all-weather facility and the project will be in a position to submit planning permission almost as soon as a CAT is successful. Once the pitch is built and generating income, plans will be considered to build a pavilion where social and welfare activity could be undertaken as well as a facility where people can gather before, during and after using the all-weather pitch.

Maintenance of the All-Weather Pitch

48. Maintenance costs of the facility will be found from the profits from hiring the facility and consideration will be given to employing staff either on a part time or full-time basis if the situation and income allows.

49. Although the all-weather pitch requires less maintenance than a grass pitch, some routine, periodic maintenance will be required. Using Sport England information on maintaining all-weather surfaces, 3.5% of the cost will be set aside for the sinking fund (approx. £12,000 /yr) and 0.5% for the maintenance of the facility (£2000 /yr.) This sinking fund will increase as usage of the facility increases and the figures in the financial schedule are representative of worst case.

Financial Summary

50. It is expected that the facility will be cash positive from day one. Once the all-weather sports facility is built, it is proposed that, when running costs, repair and maintenance of the facility are covered, any surplus gained from the LBB venture would be used to fund other projects in the Community that ESCT will be launching in the future; guided by direction of the membership or alter the lease payments if this fits the negotiated position with the Council.

51. Once built, the all-weather facility is not required to yield 100% revenue at all times as the Trust intends to enable free use of the facility, where reasonable, for some eligible community social and welfare groups if possible.

52. The Elgin Community Football Programme has already indicated that, if available, they would be requesting to book the facility on average 30 hrs / week. This request represents a minimum usage assured figure. Contact from other interested clubs, groups and teams, (including a 5 a side league) indicate that the facility is likely to be oversubscribed from day one.

Projected Returns from Hiring Pitch @ £50/hour			
100% Usage	75%	50%	30 hrs/wk
£4200	£3150	£2100	£1500
Monthly			
£16800	£12600	£8400	£6000
Annual (based on 50 weeks)			
£210,000	£157,500	£105,000	£75,000

53. For smaller groups, or for organisations that do not want to hire the entire pitch or if younger groups want to use the facility at the same time (Moray Rugby Club rugby minis and under 7s football for example) the facility will have pitch markings provided in such a way as to allow up to 3 concurrent activities to run in parallel. Hiring out the facility in this way will yield more per hour (yet to be decided upon / set by the committee).

Legal Fees

54. Pro Bono legal representation and advice has been offered to the Trust.

Construction Timescales & Optimum Installation Period

55. Conversion of a grass pitch or area to an all-weather surface takes from 6 to 8 weeks. This is entirely dependent on the nature of the conversion and is a baseline guide only¹⁶. With the offer of construction from a major engineering company, ESCT is estimating a worse case of 2 months to build the all-weather facility **once planning permission** is obtained.

56. The variation in timescale is due to a number of critical factors including base construction, i.e. whether there is full base construction required or if there is an existing base under the grass pitch that will reduce work required and in turn cost. Favourable weather is also an important factor at certain stages of the all-weather installation process, which is best carried out during dry conditions and ideally above 5 degrees centigrade. In that respect, the Scottish football close

¹⁶ STADIA 3G CONSTRUCTION & INSTALLATION - SCOTTISH FA GUIDELINES 2016

season offers the optimum window both in terms of time, albeit tight at the higher end of the time-scale noted above, and weather.

Sinking Fund

57. A surface replacement fund, also commonly referred to as a 'sinking' fund, (3.5% of cost of the facility) will be established in order that the all-weather surface, together with any remedial works to the immediate shock pad and base, can be replaced within a specified timescale.

58. As a guide, high quality 3 or 4G pitches can be expected to last from 7 to 10 years. However, this is directly aligned to a robust and well-managed maintenance programme that takes into consideration the level of footfall on the pitch. For example, a heavily used, well-maintained pitch can last longer than a poorly maintained pitch with significantly less footfall.

59. With surface replacement likely to be in the region of £120,000, at the lower end of the pitch lifespan of 10 years, contributions to the surface replacement fund should equate to circa £12,000 per annum. Revenues from community pitch hire are usually directed toward the establishment of this fund. However, community use requires to be carefully balanced to maintain surface quality.

60. Clubs, groups and teams have already expressed interest and intent to use the all-weather facility for more than the available time. The Trust may be in a position where premium rate time slots need to be considered, however, balance will need to be struck between creating revenue to provide additional funding for other sports' projects in the Community and providing a quality, affordable, accessible, safe sporting facility.

61. The minimum usage of the facility to cover costs and the sinking fund would be 12.5 hrs / week. However, if usage was this low, the sinking fund would reduce as the surface would not need to be replaced until later. Likewise, additional sinking funds for the 100% usage have been added as the all-weather surface, would need to be replaced ahead of the 10-year prediction.

Cooperation with other Organisations

62. The Trust will never actively seek to compete with or conflict with the interests of any organisation that is seeking to provide sporting facilities to the Community. The Trust's aim is to improve the facilities that are already available or to help organisations, clubs or teams in their ambition to improve opportunities for the local area.

Collaboration

63. The ESCT Chairman and the CEO from The Moray Sports Centre (MSC) project meet regularly to ensure that both initiatives are complimentary, but more importantly, do not have conflicting elements in what they are attempting to provide for the Community. Discussion around the LBB CAT has enabled MSC therefore, to descope its aim from the provision of an all-weather pitch and concentrate on other aspects of its programme.

Men's Shed

64. ESCT has identified an opportunity to work with the Men's Shed Association and provide an outlet for local people experiencing loneliness and isolation. Members of the Association will be welcome to become involved in the maintenance of the facility and ESCT will plan to incorporate a 'Shed' within the pavilion that will be built for members within the LBB area where likeminded members of the community can meet and socialise.

65. It is important to note that the use of the facility and any pavilion that will be incorporated with the pitch will not be limited to sports. Anyone that would benefit from the use of an accessible, safe, clean area will be able to make use of the facility.

Empowering Moray's Younger Generation

66. At the other end of the age bracket, ESCT has already engaged with pupils from Elgin Academy to join the Trust as 'Young Ambassadors' for the project. These young people are being provided with the chance to see how Project of this magnitude is planned, managed and delivered. The pupils have already met with the Chairman to learn how to take a Concept and develop it in to a Plan. They are learning about the many aspects of Project Management and will be mentored throughout the process of delivering a CAT of a piece of common good land to delivering an all-weather pitch in the heart of Elgin which benefits the residents of the town.

Areas most likely to benefit from an All-Weather facility at LBB

67. The following postcodes have been those areas that are most likely to benefit from the proposed facility due to their proximity and the current lack of facilities available in the area. Postcodes of IV301AP, IV304DH, IV301RP, IV306DP

Scottish Index of Multiple Deprivation (SIMD) 2016

68. Moray is divided into 126 datazones, which is an increase of 10 compared to the old data zone (2012) geography. The 126 datazones are grouped into 24 larger administrative areas, called intermediate zones. The 3 zones that will benefit most readily from the ESCT initiative (due to proximity) are listed below and relate to a population of 10956.

69. SIMD quintiles are ranked 1 to 5 with 1 being the most deprived and equating to the 20% most deprived in Scotland in relation to that domain or Overall. Overall rankings take all data into consideration while the domains such as Crime, Education, Health, Income etc. listed concentrate on certain criteria linked to the domain.

70. In relation to SIMD, Elgin has an East/West split with the East area looking more deprived than the West, which shows most prominently when looking at the Overall SIMD picture (see below).

Intermediate/ Data Zone	Total population	Overall SIMD 2016 Quintile	Income Domain 2016 Quintile	Employment Domian 2016 Quintile	Health Domain 2016 Quintile	Education Domain 2016 Quintile	Geographic Domain 2016 Quintile	Crime Domain 2016 Quintile	Housing Domain 2016 Quintile
Elgin Bishopmill East and Ladyhill	3364								
S01011121	514	2	3	2	2	2	5	1	1
S01011122	632	3	3	3	3	3	5	1	3
S01011123	1069	3	3	3	3	3	3	4	3
S01011124	651	4	3	4	4	4	2	5	4
S01011125	498	2	2	2	2	1	2	3	2
Elgin Bishopmill West and Newfield	3253								
S01011126	479	4	4	4	4	3	3	4	5
S01011127	490	5	5	5	5	5	2	2	5
S01011128	693	3	4	3	3	3	2	3	4
S01011129	1055	5	5	5	4	5	1	5	5
S01011130	536	3	3	3	3	3	4	1	3
Elgin Cathedral to Ashgrove and Pinefield	4339								
S01011101	630	2	2	2	2	1	2	3	1

S01011102	638	2	2	2	2	2	2	1	2
S01011103	588	2	2	2	2	3	4	1	2
S01011104	681	3	3	2	2	4	4	3	4
S01011105	845	3	3	3	3	2	3	1	3
S01011106	957	3	3	3	3	2	2	2	4

Scottish Index of Multiple Deprivation (SIMD) 2016

[Visit the IMD Maps homepage for maps of other UK countries and additional guidance](#)

Select the overall index or a domain:

- Overall SIMD
- Income
- Employment
- Health
- Education, Skills and Training
- Housing
- Geographic Access to Services
- Crime

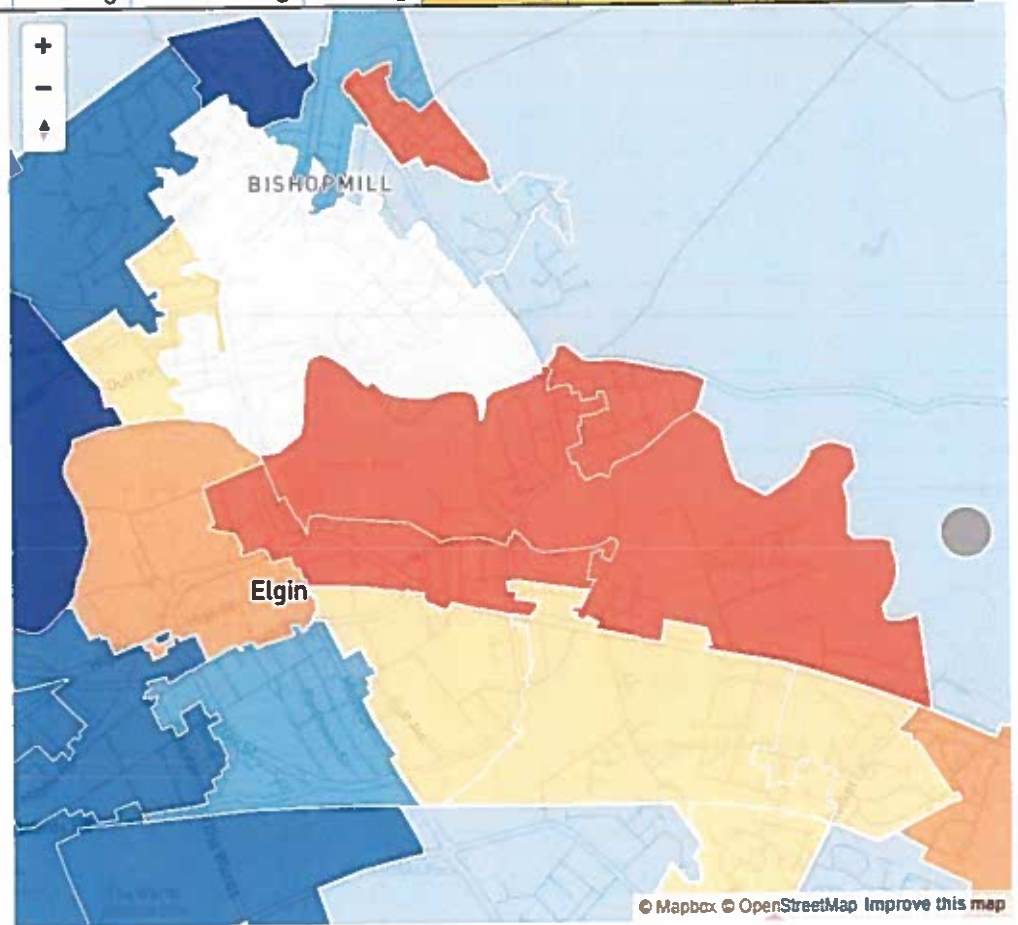
Opacity

Colour scale

- 10% bands (deciles)
- 20% bands (quintiles)
- Most deprived 25% in 5% bands

Most deprived Least deprived

Click a data zone for details



71. This initiative works on a number of levels.

1. Empowering our younger generation.
2. Demonstrating the power of positive Community Action.
3. Encouraging the young to take responsibility in their Community.
4. Inspiring future Community Leaders.

Other All-Weather Facilities in the Local Area

72. With MSC descopeing the all-weather pitch from their plans, the local area will have 2 all-weather surfaces available for use and one facility at RAF Lossiemouth that is occasionally available.

1. **Elgin High School** now has a 3 G pitch. The school has priority over this facility during school hours Mon-Fri and, in line with Elgin Academy availability, hiring the facility outside of these times likely to come at a cost and be dependent on the availability of the staff responsible for opening and closing the facility.
2. **Lossiemouth High School** has plans to have a 3G pitch built and, as with the above example, the school will have priority over this facility during school hours Mon-Fri and, it is not yet known if the Community is likely to have access outside of these hours.

3. **Elgin Academy's** 2G pitch is a hockey pitch and not suitable for football or rugby, although some training is conducted there because of the lack of other sports facilities in the local area. Teams and clubs find it difficult to hire the facility outside of term times. Extended training on the 'hard' 2G surface has been identified¹⁷ as the cause of injuries to some of the younger Elgin Community Football players who have been advised to avoid training on the surface.
4. **RAF Lossiemouth** has a 3G pitch that is occasionally made available for Community use, however, demand for the facility from Lossiemouth Football teams alone have meant that requests (due to RAF Teams and personnel also wanting to use it) is already outstripping availability.

Support from the Community

73. ESCT has liaised with local sports and social and welfare associations, clubs and groups to gauge support and raise awareness and has received unanimous backing from the Moray Sports Hub committee and Moray Health and Social Officers. RAF Lossiemouth, which has Station Married Quarters in the Community of Elgin is also a huge advocate of the initiative.

74. Local MPs, MSPs, and Elgin Community Councillors have been closely involved since inception and receive regular communication to appraise them of ESCT plans and to invite them to the public meetings. Every local primary school is aware of our plans and who have also been asked if they would be interested in using the facility if it was made available to them.

75. Social Media including Facebook, Twitter and a Web Page have been used to reach as many people as possible and interviews and articles have been published in local media including Inside Moray, The Northern Scot, The Press and Journal and Moray Firth Radio. The first Public Meeting was held on 9th Feb 18. Public Support (from the 60 people present) was unanimous at the meeting and positive interaction with some of the Elgin Community Councillors present provided some valuable advice and insight.

76. The second public meeting was held at Elgin Academy on 2nd Nov 18. This time 130 people were present including representatives from Men's Shed, Moray Rugby Club, Lossiemouth Football Club, Elgin Ladies Football, Elgin Hockey Club, Elgin Cricket Club, Community and Moray Councillors, Forres Football Club and Elgin Academy Pupils. Support was heard from our MSP and written support was received from our MP. Dr Graham Taylor expressed his support for the project and emphasised the health benefits of exercise and how it compliments many of the NHS' preventative initiatives.

77. Final support from the Community came from Elgin Community Council on 11th December when the Chairman of ESCT presented the proposition at the Council Offices after which a letter of support was received from the Elgin Community Councillors.

Benefits of an All-Weather Sports facility

78. Providing Elgin and Moray with an accessible, safe, clean and maintained social and sports facility at Lesser Borough Briggs is the catalyst that will enable Elgin Sports Community Trust to deliver other, significant economic, social, welfare and health benefits throughout Elgin and Moray. It is a project that will empower and connect communities at various levels and contributes to building a better future for our children and young people.

79. The delivery of an artificial pitch would contribute strongly towards the following Moray Council priority outcomes:

¹⁷ By Physiotherapists and Doctors.

Ensure Caring and Healthy Communities

- More of our activities, services and plans are influenced by the communities they serve
- Our communities' ability to address their own needs and aspirations is improved
- We are more successful in developing a shared understanding between the council and communities that helps us to design the future together

80. It would help meet the Scottish Government's priorities in the Active Scotland Delivery plan:

Active Scotland Outcomes

- 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 place
- We support wellbeing and resilience in communities through physical activity and sport
- We improve opportunities to participate, progress and achieve in sport

Economic Development

81. In line with the Trust's constitution, all surpluses from the hire of the facility at LBB (between £60k - £120k / year) would be reinvested in the form of improving, regenerating or introducing other social and sports facilities in the Community; an expense that Moray Council will not have to find.

82. Within 5-6 years of the all-weather sports facility being completed at LBB, it is assessed that the Trust will have re-invested more than the value of the land in to local sports projects.

Deanshaugh

- Deanshaugh appears to be another prime location for the ESCT aim of regenerating sports facilities in the Community, however, the LBB project is the priority for the Trust at this stage.

Cooper Park

- The roads, paths and lighting around Cooper Park need repair and improvement. Income from the LBB project could be used to enable this. Cooper Park is a favourite facility at present for the 5K Park Run; an event that brings all age groups and all aspects of the Community together.

Morrison Playing Fields

- Rugby Union for all age groups, Boys League Football and Athletics are the most regular sports enjoyed here, however the changing facilities, lighting and underfoot conditions all need improvement; something that the Trust, enabled by the LBB project, could assist with. Moray is the only region in Scotland without a suitable athletics track.

Regeneration

83. The current condition of the area of land at LBB is a constant reminder of the poor state of sports facilities in the Community. Despite it being Common Good Land and not actually allocated as a sports field, the fact that Elgin Community Football Programme has attempted to use it proves that there is a demand for such a facility. A comparison of the area before the flood alleviation work was completed compared to its current state would suggest that the land has not been

reinstated to the same condition. Regenerating this area in to a state of the art sports facility, at no cost to the Community or the Council will deliver benefits by generating regular additional funds for other initiatives in Moray.

84. Once the LBB area has been regenerated, Morriston, Deanshaugh and other areas requiring assistance to deliver improvements can follow.

Public Health

85. Whether the provision of a community all-weather sports facility will encourage more people to lead a more active lifestyle is difficult to prove, however, what is irrefutable is that it will provide more **opportunity** for exercise within the Community.

86. Winter months in Moray, which can last longer than in other areas of the UK, often wreak havoc with training programmes when rugby and football pitches are too frozen or wet to use; an all-weather facility will mitigate that issue.

87. A survey of junior football (Elgin Community Football Scheme) and rugby players (Moray Mini & Junior Rugby Club) and coaches¹⁸ revealed that during those occasions that training or matches were cancelled due to frozen or unplayable conditions, 97% of people did not find another sport or exercise to participate in; they returned home and either watched TV, played a video game or undertook an activity that did not involve exercise. Having an all-weather sports facility available to use on those occasions where sports grounds are unavailable would therefore result in providing exercise and sports activities to our younger generation that would otherwise have been inactive.

Public Participation, Barriers and Attitudes

88. The Scottish Government's report¹⁹ on Sport, Exercise and Physical Activity: Public Participation, Barriers and Attitudes noted that 23% of people surveyed stated that poor facilities was a major contributing factor as to why they did not exercise.

The Benefits of Exercise

89. The Culture and Sport Evidence (CASE) programme led by the Department for Culture Media and Sport, has studied published evidence on the varied benefits of sport. Key findings include:

1. Young people's participation in sport improves their numeracy scores by 8% on average above non-participants.
2. Underachieving young people who take part in sport see a 29% increase in numeracy skills and a 12 to 16% rise in other transferable skills.
3. Returns on investment in sports programmes for at-risk youth are estimated at £7.35 of social benefit for every £1 spent²⁰ – through financial savings to police, the criminal justice system and the Community

90. Using this rationale, an investment of £600k on a new all-weather sports facility for the Moray Community would mean a social benefit value of more than £4.2M. Added to this, however, would be the re-investment to the Community of the profits that come from hiring out the facility. This is where the all-weather facility not only pays for itself, but also pays for the improvements of other facilities around the Community that the Trust will be able to focus on once the LBB project is underway.

¹⁸ Conducted in June 2018: 356 junior rugby (156), football players (200) and coaches interviewed / consulted

¹⁹ <http://www.gov.scot/Publications/2006/09/29134901/2>

²⁰ <https://www.sportengland.org/research/benefits-of-sport/social-value-of-sport/>

91. Having a well maintained, secure, safe area in the heart of Moray and Elgin will provide opportunity for the Community to carry out any level of exercise that suits them. Research has shown that physical exercise can boost self-esteem, mood, sleep quality and energy and reduce the risk of stress, depression, dementia and Alzheimer's disease.

92. It is medically proven²¹ that people who do regular physical activity have:

- up to a 35% lower risk of coronary heart disease and stroke
- up to a 50% lower risk of type 2 diabetes
- up to a 50% lower risk of colon cancer
- up to a 20% lower risk of breast cancer
- a 30% lower risk of early death
- up to an 83% lower risk of osteoarthritis
- up to a 68% lower risk of hip fracture
- a 30% lower risk of falls (among older adults)
- up to a 30% lower risk of depression
- up to a 30% lower risk of dementia

The Cost of Obesity

93. Putting a monetary value on what the land at LBB would be worth to the Community if it was to be used for sport is challenging, however, there is information available from studies that helps to explain the cost of inactivity and obesity to the NHS.

94. Providing a safe, accessible facility that encourages an active lifestyle may go some way to countering some of the costs associated with a sedentary lifestyle:

1. Healthcare costs²² for people with a Body Mass Index (BMI) of 40 are twice those for people with a BMI of 20. On average, annual health care expenditure increases²³ by £16 with each additional BMI unit.

2. A study in 2010 by the Scottish Government²⁴ estimated that overweight and obesity combined were responsible for health care costs of £363M

i. Equivalent to over **£4M / year cost to Moray**²⁵.

Social Wellbeing

95. Providing a positive example of community engagement and cooperation is a powerful example to give to the younger generation. Taking pride in our community, acting as positive role models and demonstrating how powerful a community can be when it works together sets a standard of social behaviour that is infectious.

96. Sport might not be everyone's choice, but it should be available for all. Today's 'Play Station Generation' have virtual reality distractions and alternative entertainment options that lead many to pursue a less active lifestyle than is considered healthy by the World Health Organisation and the NHS. Current sports facilities and options available to the Community do little to

²¹ <https://www.nhs.uk/live-well/exercise/exercise-health-benefits/>

²² Obesity in Scotland 2015

²³ Ibid p22

²⁴ Ibid p22

²⁵ At 2015 prices.

encourage this generation of youngsters to put their consoles down and seek the minimum recommended levels of exercise.

Scottish Governments Active Scotland Outcomes Framework

97. This project meets Scottish Governments Active Scotland Outcomes Framework which has an aim of:

1. Improve active infrastructure
2. Support wellbeing and resilience in communities through physical activities and sport
3. Improve opportunities to participate progress and achieve in sport

98. All of the Trustees are involved in local sports and fitness initiatives to some degree and ESCT is a member of the Elgin Sports Hub network and already helps to develop sport locally.

Talent Drain

99. Moray faces an issue with an exodus of its younger generation who leave the area seeking opportunities elsewhere. These opportunities include things like better education, better career choices and a better 'social' life but a big factor for our sporting talent is better sporting opportunities and facilities.

100. ESCT seeks to address the lack of sporting facilities and the starting point is to produce a facility that not only provides the chance to train and play various sports in a safe, accessible and appropriate environment, but also provide a funding source from which other sporting facilities can be provided and improved.

101. Success breeds success and the longer it is left until the area's sports facilities are modernised and improved, the more local talent will be lost to other regions that can provide the sort of sports facilities, training and opportunities that our younger generation are looking for and expect.

102. Moray Council recognises Community Assets Transfer positively and the following is Moray Council's description of how an Asset Transfer will be of benefit to the Community:

1. It devolves power to the Community and encourages citizen involvement and community action.
2. It assists the regeneration of the LBB area and promotes social, environmental and economic regeneration (including the development of community enterprise).
3. Changing ownership of the land to the ESCT extends the use of land by increasing the number of people using it as well as the range of activities that the land is used for.
4. It encourages the involvement of local people in shaping and regenerating their communities; promotes local volunteering and increase community cohesion.
5. The process of CAT builds confidence and capacity amongst the individuals involved, and can support the creation of community leaders, and inspire others to improve their community.

Taking Pride in The Community

103. Improving the LBB area could be the catalyst to motivating like-minded individuals to launch other, similar projects and set an excellent example to the young people of Moray that if you want something, you have the power to do something about it: one of the core values of the Council's objectives.

Moray Growth

104. Discussions are taking place between the leadership of RAF Lossiemouth, Moray Council, the University of Highlands and Islands, Moray Council and Industry to ensure that the Community is prepared to take advantage of the investment²⁶ that is taking place within the area from the RAF Lossiemouth Development Programme²⁷ and to build a robust case for the Moray Growth Deal.

105. A fundamental part of future plans for Moray include developing education opportunities; generating a pool of skilled workforce that have an identified route to employment in the area. To compliment that plan, the future generation must have leisure and recreation opportunities that rival those on offer outside of Moray. The development of the area at LBB would be the first step that will enable ESCT to contribute to this vision.

106. We must be bold if we are to address the low skills / low qualifications / low pay trap and reverse the exodus of our youth from the area. ESCT will not limit itself to a 'Good Enough' approach to providing better sporting and recreation opportunities for the area and will strive to recruit the very best advice and investment to bring the best possible opportunities to the area for our future generations.

Disposal of the Asset

107. In the unlikely event that ESCT is unable to continue to maintain either the land or the all-weather facility, control of the asset / the land at Lesser Borough Briggs will either resort back to the community or be offered to other charities with similar aims to ESCT.

SUMMARY

108. Elgin Sports Community Trust is made up of a broad and increasing membership²⁸ of local people who want to be a positive influence in the Community and set an example of what can be achieved through practical, cooperative action.

109. Given the opportunity to take control of the piece of land at Lesser Borough Briggs, the Trust has a vision, a plan and the support and backing of significant national and local businesses to develop the area in to a sports facility that will not only improve sporting opportunities at the Lesser Borough Briggs site, but also act as the catalyst and funding stream to improve social and sports facilities across the Elgin and Moray area.

110. The Trust wants to work with Moray Council in promoting a healthy and active lifestyle and to provide the best sporting opportunities and facilities to all generations and wants to set an example of what can be achieved through positive community action.

²⁶ £400M Infrastructure Programme an increase in personnel at RAF Lossiemouth of 550 people that equates to increased spending in the local area of >£25M / year to take it to >£107M /year.

²⁷ Data from the RAF Lossiemouth Transition Team.

²⁸ Of over 300 members as of Dec 18

ANNEX A to ESCT Business Case

Outgoings

Income

Sinking Fund	£12,800	100% Usage based on 50 weeks / year	£210,000
Maintenance	£6,000	75% Usage	£157,500
Insurance	£1,000	50 % Usage	£105,000
Utilities	£4,000		
Lease / Repayment	£3,000	Realistic 34 weeks @ 30 hrs / wk @ £50 / hr	£51,000

£26,800

No Cost to ESCT

Design and Construction

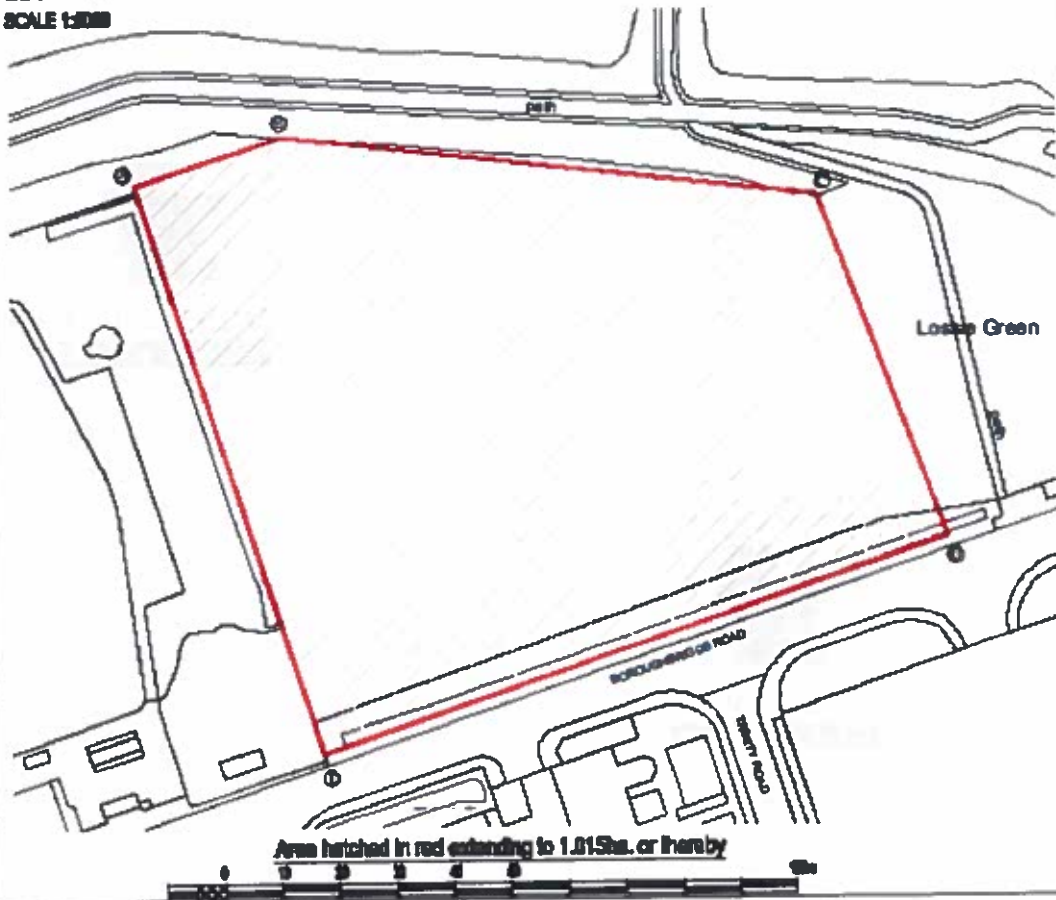
Legal Fees

Changing Facilities (initially provided by Elgin City FC)

ANNEX B



LOCATION PLAN
SCALE 1:5000



Drawing title

Lesser Borough Briggs, Borough Briggs Road, Elgin



Scale	1:1000	Date	June 2017
Drawn By	JG	Drawn By	EL
Drawing Number	R1MC1E1204		

Housing & Property Services
Estimate

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The Moray Council
Council Office, High Street, Elgin AB9 1BX
Telephone: 01570 852201



SPORTS & LEISURE SERVICES
OUTDOOR GRASS PITCHES & SYNTHETIC SPORTS
PITCHES

ADMISSION PRICES 2017 / 2018

<i>Football Pitches or grassed areas (including pavilions)</i>		Cost
Adult teams	per game	£ 45.00
Juvenile teams (under 16)	per game	£ 17.00

<i>Pavilion and / or grassed areas for training (football and rugby)</i>		
Adult groups	per session	£ 33.00
Juvenile groups	per session	£ 9.00
Electricity	2 hours	£ 8.00

Session times are for a morning / afternoon / evening

Synthetic Sports Pitches (Full-size football - 5-a-side-football - hockey)

Aberfour - Buckle -- Fochabers Sports Pitches:

<i>Full size pitch</i>		
Adult teams	per hour	£ 50.00
Juvenile teams	per hour	£ 27.00

<i>Third size pitch</i>		
Adult teams (1 x pitch)	per hour	£ 16.50
Juvenile Teams (1 x pitch)	per hour	£ 9.00

<i>Floodlight charge:</i>		
Full pitch	per hour	£ 15.75
Third size pitch	per hour	£ 5.25

Elgin - Keith Sports Pitches:

<i>Full size pitch</i>		
Adult teams	per hour	£ 50.00
Juvenile teams	per hour	£ 27.00

<i>Half size pitch</i>		
Adult teams (1 x pitch)	per hour	£ 27.85
Juvenile Teams (1 x pitch)	per hour	£ 13.50

<i>Floodlight charge: Elgin</i>		
Full pitch	per hour	£ 15.75
Half size pitch	per hour	£ 8.00

<i>Floodlight charge: Keith</i>	per hour	£ 8.00
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<i>Multi-sports area</i>		
Tennis court hire (1 court)	1 hour	£ 4.45
Multi-sports area for 5-a-side football (3 courts)	1 hour	£ 13.35

All charges are inclusive of VAT at current rate

Issue date March 2017

**ANNEX D
ESCT TRUSTEE PEN PICTURES**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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