

Notice of Meeting and Agenda



Community Asset Transfer Committee

Venue: Council Chambers/Hybrid,
Midlothian House, Dalkeith, EH22 1DN

Date: Tuesday, 30 January 2024

Time: 14:00

Executive Director : Place

Contact:

Clerk Name: Democratic Services Team
Clerk Telephone:
Clerk Email: democratic.services@midlothian.gov.uk

Further Information:

This is a meeting which is open to members of the public.

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1 Welcome, Introductions and Apologies

2 Order of Business

Including notice of new business submitted as urgent for consideration at the end of the meeting.

3 Declaration of Interest

Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

4 Minute of Previous Meeting

No items for discussion

5 Public Reports

5.1	Community Asset Transfer Committee Membership and Terms of Reference - Report by Kevin Anderson, Executive Director Place	3 - 6
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5.2	Community Asset Transfer Request - Bonnyrigg Rose Community Football Club, Scottish Charitable Incorporated Organisation (SC050923) - Report by Kevin Anderson, Executive Director Place	7 - 96
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6 Private Reports

No items for discussion

7 Date of Next Meeting

No future meetings have been scheduled.



Community Asset Transfer Committee Membership and Terms of Reference

Report by Kevin Anderson, Executive Director Place

Report for Decision

1 Recommendations

The Community Asset Transfer Committee is recommended to:

- i. Consider the appointment of a Chair; and
- ii. Note its Membership and Terms of Reference

2 Purpose of Report/Executive Summary

This report sets out the Membership and Terms of Reference of the Community Asset Transfer Committee and invites the Committee to appoint a Chair.

Date 21 January 2024

Report Contact: Saty Kaur, Chief Officer Corporate Solutions

Saty.Kaur@midlothian.gov.uk

3 Background/Main Body of Report

Membership

- 3.1** Following the Local Government elections in May 2022, at its meeting on 24 May 2022, Council agreed that Community Asset Transfer membership (6 members 1 from each ward) to be appointed by lot.
- 3.2** Following Council on 15 November 2022, the allocation process took place in the Council Chamber using a technical solution (a random name generator). This process was overseen by Group Leaders from the three political groups and the outcome recorded by the clerk.
- 3.3** The 6 elected members appointed to the Community Asset Transfer Committee are:
- Councillor Dianne Alexander
 - Councillor Colin Cassidy
 - Councillor Stuart McKenzie
 - Councillor Connor McManus
 - Councillor Kelly Parry
 - Councillor Ellen Scott
- 3.4** Members are asked to nominate a Chair from the above membership for the Community Asset Transfer Committee.

Terms of Reference

- 3.5** The Community Asset Transfer Committee will be responsible for considering and determining Asset Transfer Requests made in terms of Part 5 of the Community Empowerment (Scotland) Act 2015.
- 3.6** The quorum for meetings of the Community Asset Transfer Committee will be 3 Elected Members.
- 3.7** The Minutes of the Community Asset Transfer Committee will be recorded by the Officer clerking the meeting and submitted to the next meeting of the Committee for approval. They will also be submitted to Council for information.
- 3.8** Meetings of the Community Asset Transfer Committee will be hybrid, and webcast subject to the exemptions contained within the Local Government (Scotland) Act 1973.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

No implications

4.2 Digital

No implications

4.3 Risk

In accordance with the Scheme of Administration the Council is required to appoint Members to the various Committees, etc. Failure to do so could impede the discharge of business.

4.4 Ensuring Equalities (if required a separate IIA must be completed)

An equalities impact assessment is not required.

4.5 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

Not applicable

A.2 Key Drivers for Change

Key drivers addressed in this report:

- ☐ Holistic Working
- ☐ Hub and Spoke
- ☐ Modern
- ☐ Sustainable
- ☐ Transformational
- ☐ Preventative
- ☐ Asset-based
- ☐ Continuous Improvement
- ☐ One size fits one
- ☒ None of the above

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

- ☐ One Council Working with you, for you
- ☐ Preventative and Sustainable
- ☐ Efficient and Modern
- ☐ Innovative and Ambitious
- ☒ None of the above

A.4 Delivering Best Value

Not applicable

A.5 Involving Communities and Other Stakeholders

Not applicable

A.6 Impact on Performance and Outcomes

Not applicable

A.7 Adopting a Preventative Approach

Not applicable

A.8 Supporting Sustainable Development

Not applicable

Community Asset Transfer Request

Bonnyrigg Rose Community Football Club, Scottish Charitable Incorporated Organisation (SC050923)

Report by Kevin Anderson, Executive Director, Place

Report for Decision

1 Recommendations

It is recommended that the Committee agree to the request from Bonnyrigg Rose Community Football Club, Scottish Charitable Incorporated Organisation (SC050923) (BRCFC), for the transfer in ownership of Poltonhall Sports Complex (including the astro pitches, grass pitches, pavilion, caretaker's flat and car park), as shown outlined in red on the plan in Appendix B but excluding the public footpath which runs through the property onto Rosewell Road subject to:

- a. the conditions detailed in section 3.37 of this report; and
- b. such other reasonable terms and conditions as the Executive Director, Place may consider are necessary or expedient to secure the transfer within a reasonable time.

2 Purpose of Report/Executive Summary

The purpose of this report is for members to consider the Community Asset Transfer (CAT) request made by BRCFC for the transfer in ownership of the property.

Date 22 November 2023

Report Contact:

Saty Kaur, Chief Officer Corporate Solutions

Saty.Kaur@midlothian.gov.uk

3 Background

Community Empowerment (Scotland) Act 2015 (the Act)

- 3.1** On 2 October 2018, Council approved a Community Asset Transfer (CAT) Framework to assist with the determination of CAT requests. This is included as Appendix C and was used to assess the application from BRCFC. Council also agreed to establish the Community Asset Transfer Committee to determine initial CAT requests and the Community Asset Transfer Review Committee to consider any applications for review.
- 3.2** The change in policy at that time reflected the Scottish Government's move forward from a voluntary approach to a more formal asset transfer process with the introduction of the Act. The Act introduced a right for community groups to make requests to all relevant authorities (which includes Local Authorities) for land or buildings that they consider could be better utilised. Part 5 of the Act came into effect on 23 January 2017 and sets out the formal asset transfer process that relevant authorities must follow.
- 3.3** In deciding whether to agree to or refuse a CAT request, the Committee must consider the following:
- a) The reason(s) for the request;
 - b) Any other information provided in support of the request;
 - c) Whether agreeing to the request would be likely to promote or improve:
 - Economic development
 - Regeneration
 - Public health
 - Social wellbeing
 - Environmental wellbeing; or
 - Whether agreeing to the request would be likely to reduce socio-economic inequalities
 - d) Any other benefits that might arise if the request were agreed to;
 - e) How the request relates to the authority's duties under Equalities legislation; and
 - f) Any obligations that may prevent, restrict, or otherwise affect the authority's ability to agree to the request.
- 3.4** In reaching their decision, the Committee must compare the benefits of the community transfer body's proposals with the benefits that might arise from any alternative proposal. Alternative proposals may be another asset transfer request; another proposal made by the Council; continuing the existing use or disposal on the open market.

- 3.5** As well as assessing the benefits which the proposed CAT may deliver the Committee must also assess whether the community asset transfer body is able to successfully deliver the project and make it sustainable. The statutory guidance advises that Relevant Authorities should ask if the community group have identified appropriate and realistic sources of funding – for example, will they be eligible for any suggested grants, are any fees for activities affordable for their target market and do they have a viable business plan for any proposed commercial activities.
- 3.6** Importantly, the Act requires the Council to agree a CAT request unless there are reasonable grounds for refusing it.

CAT request - background

- 3.7** In 2018, the Council wrote to users of existing sports pitches to advise of actions following a recent Sports Pitch Audit (See Appendix D). The Council's recommended action was to seek to transfer the pitches to BRCFC or close the facility in August 2018.
- 3.8** On 25 July 2018, the Council received an application for the transfer in ownership of the property from BRCFC. Whilst the Committee agreed to the request on 30 April 2019 based on the information provided it was subsequently discovered that BRCFC at that time was an unincorporated association and not an incorporated body. As such, it did not have the required governance structure as required by the Act to apply for ownership. Accordingly, that application could not be progressed.
- 3.9** An interim lease arrangement was agreed between the Council and BRCFC for the pitches (noting that pavilion was subject to existing lease arrangements; and the car park and caretaker's flat remained under the control of the Council). The interim lease for the pitches is a reduced let of £42/monthly, which continues to be in place at the time of writing this report.

Main Report

- 3.10** The application (See Appendix E) for consideration by the Committee is from BRCFC which is both a registered charity (SC050923) and a company limited by guarantee. BRCFC are a grassroots football club governed by a Board with a membership of over 700 players. Following their first application in July 2018, the club have modernised their governance structure from an unincorporated association to an incorporated charity. The charitable objects of BRCFC are to:

- advance and serve the Midlothian community by identifying and improving recreational, environmental, health and emotional opportunities for children, young people, adults and families;
- Working with voluntary and statutory professionals, local businesses, and funders, to improve outcomes for the community of Bonnyrigg.
- To advance and to identify opportunities within the local community to enable young people to achieve their full potential through any of the following - education, recreation, sport, volunteering opportunities.
- To promote, develop and identify strategies to help to ensure the inclusion of senior citizens within the Bonnyrigg and Lasswade community.
- To relieve and support people to pursue a better quality of life, by improving access to positive Mental Health.
- To strengthen the Bonnyrigg and Lasswade community by encouraging more active citizens, working together to tackle their problems, challenges and promoting a healthier and happier community.
- To provide a united and effective voice in discussions with local authorities and other providers of services and/or businesses/others on issues that impact on the health, welfare or environment of the Bonnyrigg and Lasswade Community; and
- To Identify and apply to funding bodies for resources to support these aims.

3.11 BRCFC have applied for the transfer in ownership of the property. The proposal from BRCFC is to continue to use the property to offer a quality facility for all to access and support the needs of the local community through football and community access.

3.12 The application was received on 29 August 2022; due diligence checks were carried out and BRCFC were asked to provide a list of members, a detailed map and advised that they needed to specify a price in their application. The final information was provided on 28 September 2022 and the validation date was set. The Council had 6 months from the validation date to make a decision on the request (i.e. by 28 March 2023) unless extended by agreement.

3.13 The application and notice of the asset transfer request was uploaded to the Council website and a copy displayed at the Poltonhall Sports Complex. Community Councils and elected members were formally notified of the asset request.

Representations

- 3.14** One representation was received from Poltonhall Galaday Committee (PGC) on 17 November 2022 (Appendix F) regarding the use of the ground and recreational pavilion by PGC for the community gala day. PGC have requested that the annual use of the facilities at Poltonhall Recreation Grounds by PGC be written into the asset transfer agreement. This was discussed with BRCFC who have agreed in writing to continue to welcome PGC to meet at the club's pavilion as well as continue to support Poltonhall Galaday at its annual event. The detail of requests/ requirements for the event will be agreed as it has been historically at the time of the event. The assessment panel are satisfied by this written undertaking from BRCFC in response to the representation.

Assessment process

- 3.15** The application was subject to assessment by the Community Management Assessment Group's (CMAG) assessment and scoring panel. The panel met on 23 November 2022 and it was identified that further information was required in order to complete the assessment. On the 27 January 2023 BRCFC were contacted to request an extension until 23 June 2023. The panel subsequently met on 15 May 2023, and following that session it was the view of the CMAG that there was not enough information to make a recommendation to the Committee. To allow additional information to be provided BRCFC were written to on the 6 June to request an extension until 23 September 2023. To allow BRCFC to prepare and submit a business plan BRCFC were written to on the 5 October requesting an extension until 22 December 2023. A further extension was then requested on 22 December 2023 to 30 January 2024, as this is the scheduled Committee date.
- 3.16** BRCFC have raised their frustrations that the process has taken longer than they expected and has been extended beyond the initial six-month period. Acknowledging the concerns raised, it was agreed between both parties that due to the complexity of the request that regular meetings to discuss the progress of the application would be a positive way forward to bring the request to a conclusion within a reasonable time frame. It should be noted that the contents of this report have been shared and discussed with BRCFC who have also informed the report with their views to aid the Committee in their consideration. BRCFC have asked that the Committee be made aware of their disappointment that the process has taken much longer than positioned in the Council's planned timescales.

CAT request – assessment summary

- 3.17** A copy of the completed assessment based on the framework approved by Council in October 2018 is included in Appendix C. The assessment indicates a score from the assessment panel based on the evidence provided. The assessment panel scored the application 52/70 which equates to 74%. This is a positive score.

3.18 The assessment panel noted the following positives:

- The project objectives meet the Single Midlothian Plan objectives and the evidence provided led to a higher score.
- The Council's value for alternative use/redevelopment of the site was minimal.
- The proposed and other community benefits scored highly as well as the level of community benefits provided.
- The application demonstrated how the project contributes to the delivery of improved outcomes for Scotland.
- The club has effective partnerships with others in the community.

3.19 Initially, the assessment panel scored lower on the '*likelihood that the benefits would be delivered over a 5 year period*'. This scored 2/5. The panel assessed that there was insufficient evidence to understand the likelihood of how the business will grow and be sustainable as no viable business plan had been submitted. This was discussed with BRCFC, and an offer of support made from Business Gateway. Subsequently, on 1 November 2023, a business plan including a letter of support from the Scottish Football Association (SFA) (Appendix G) were provided. An assessment panel was convened on 13 November 2023, and after review of this additional evidence, this element of the framework was reassessed and scored 3/5.

3.20 In terms of the Best Value themes, following receipt of the business plan, the club scored high on all seven themes:

- Vision and Leadership
- Effective Partnerships
- Governance and Accountability
- Performance Management
- Use of resources
- Sustainability
- Equality

3.21 BRCFC have confirmed that in terms of growth the club has not increased fees in 5 years and is working hard not to increase fees to help their members at this current time, in particular due to the cost-of-living crisis. They have waiting lists across all age groups and anticipate club membership increasing by 7% per year for the next 5 years, this without any increase in fees would net circa £16k per annum. BRCFC are confident of the increase in club membership given there is a further 1000 houses still to be built on the nearby Hopefield estate.

3.22 The information provided demonstrates BRCFC's ability to secure a range of external funding and their accounts demonstrate sound financial management. The assessment panel also noted that over the period of renting the site from 2016, BRCFC has invested circa £93k in the pavilion as well as £50k towards the upgrade of the pitches.

- 3.23** BRCFC has established a sinking fund to protect the financial costs required to replace the pitches when worn, and at end June 2023 the club provided bank statements to show that they had saved £100k into a separate sinking fund with a Standing Order of £3k/month into this account. BRCFC have informed the Council that it is in the process of changing its constitution to ensure it accepts the ongoing responsibility of having a sinking fund toward the replacement of future pitches. This mitigates the risk of funds not being available to keep the playing pitches available for community use.
- 3.24** The assessment panel noted the value of the UEFA Social Return on Investment (SROI) report (included in the Business Plan – Appendix G) produced in January 2022. This report states that the total current impact of participation amounts to €3.95m split over economic impact of social benefits (€2.252m), direct contributions to the economy (€475.264k) and health (€1.224m). This report is not carried out on an annual basis and was a one off.
- 3.25** The panel also noted that BRCFC have secured a range of external funding grants. It is explained in the business plan that these grant funders assess the impact of the grant and that BRCFC report on performance and outcomes aligned to those specific projects, as well as regular outcome reporting to OSCR and the SFA. The SFA recognises BRCFC as a Platinum Quality Mark Club.

Risk assessment

- 3.26** The assessment panel concludes that there are risks associated with proposed asset transfer and recommends a number of mitigating actions to be incorporated into the transfer contract. These are set out below in Table 1.

Risk ref	Risk	Risk reason	Options to mitigate risk
BR01	Project failure	Risk that BRCFC are unable to maintain the upkeep of the Sports Complex and the Council are expected to finance repairs and replacement of the pitches	BRCFC have established a sinking fund of £36k/annum for upkeep/replacement. Current balance is £100K. The transfer will be subject to condition that BRCFC maintain the asset and an appropriate level of cash reserves. The club is in the process of amending its constitution to reflect the ongoing responsibility to maintain the sinking fund for the purpose of replacing the pitches.
BR02	Community facilities	There are limited community facilities with the local area and the transfer of ownership would reduce the current provision	Use of conditions to safeguard the property for community use.
BR03	Reputational risk	The Community Empowerment (Scotland) Act 2015 sets out the process for CAT. The presumption is that all CATs will be approved unless there are reasonable grounds not to do so.	The CAT Committee agrees to the CAT request subject to conditions.

Table 1 – risk assessment

3.27 The risks and mitigations have been discussed with BRCFC. The club's application is for transfer of ownership in the property. The option of a long-term lease is not acceptable to BRCFC because:

- a) There are potential issues with securing future loan or grant funding, and
- b) The club consider that the Council does not have the financial means to ensure that the facility will be maintained nor that funding would be ring-fenced to upgrade/replace in future years when required. This is assumed from the previous decision in 2018 and the quality of other facilities in Midlothian.

Disposal of Land by Local Authorities (Scotland) Regulations 2010 (the Regulations)

- 3.28** The application is to acquire ownership of the property for £1.00.
- 3.29** In terms of the Regulations the Council may dispose of land for a consideration less than the best that can reasonably be obtained if it is satisfied that the consideration is reasonable, and the disposal is likely to contribute to any of the purposes set out below in respect of the whole or any part of the area of the Council or any persons resident or present in its area.
- 3.30** Those purposes are the promotion or improvement of:
- (a) Economic development or regeneration;
 - (b) Health;
 - (c) Social wellbeing; or
 - (d) Environmental wellbeing.
- 3.31** It is considered that the transfer for £1.00 is reasonable given the level of community benefits to be delivered and the likelihood that these will be delivered in a 5 year period and that the proposed disposal, having been assessed by the Community Management Assessment Group, is likely to promote or improve economic development or regeneration, health, social wellbeing and environmental wellbeing in Bonnyrigg and Lasswade and the surrounding area.

Heads of Terms for Transfer

Caretaker's flat – BRCFC request

- 3.32** BRCFC have requested that the caretaker's flat undergo '*essential – make safe work (gas fire removed / mould treated, garden area tidied up) The flat will need to be in a reasonable standard if the club takes it on*'. As per the recent valuation it is estimated that the property would require circa £74k to bring it up to a standard that would enable it to be leased on a commercial basis to achieve an annual income of circa £7.5k/annum.

Caretaker's flat – CMAG response

- 3.33** It is recommended to Committee to agree to transfer the property on the basis BRCFC acquire the caretaker's flat in its existing state of repair without further monies being expended by the Council except in relation to electrical and gas safety testing with appropriate documentation/certification being provided by the Council to BRCFC prior to transfer. The flat is not held on the Council's Housing Revenue Account.

Pitch maintenance

- 3.34** The pitches have been upgraded in 2022 and the Council have been provided with a range of maintenance actions as instructed by Allsports. BRCFC must adhere to these maintenance conditions to secure the life of the pitch. These have been shared with the club as the current tenants of the site and the club confirmed by email on 10 July 2023 that they will continue to maintain the pitch in accordance with the Allsports guidance and maintenance schedule as the current tenants of the site.

Site maintenance – BRCFC request

- 3.35** Within the property, BRCFC have requested that maintenance is as per the current lease arrangements:
- the Council continue to maintain the perimeter hedgerow/fencing/trees bordering the site
 - the public footpath remains as Council property along with the maintenance and management of street lighting, edging, weed control of the footpath and general waste and dog waste bins
 - the club will maintain the grass areas, 11 a side grass pitches, 3G artificial surfaces, pavilion, car park and surrounding grassed areas.
- 3.36** There are also two electric vehicle charging points in the car park which BRCFC propose would remain in Council ownership and be available to the public at all times.

CMAG recommendations

- 3.37** It is recommended that the Committee agree to transfer the property to BRCFC subject to the heads of terms set out below:
- The consideration for the transfer of the property shall be for the nominal value of £1.00, (if asked). BRCFC shall pay the Council's legal fee of £1000.00 (No Vat charged) in connection with the transfer in ownership;
 - The public footpath which runs through the property onto Rosewell Road shall be excluded from the transfer and remain in the ownership of the Council who will continue to maintain the path and related public infrastructure and have rights of access over the property for the purpose of maintenance, repair and replacement, as necessary;
 - For the avoidance of doubt, the caretaker's flat within the property shall be transferred in its existing state of repair and condition without further monies being expended by the Council except in relation to electrical and gas safety testing with appropriate documentation/certification being provided by the Council to BRCFC prior to transfer;

- The use of the property shall be restricted in all time coming to the sole purpose of a community football club as outlined in BRCFC governing documents and in accordance with the proposal contained in the CAT transfer request. Any change in use will require prior written consent from the Council which shall not be unreasonably withheld where the proposed use is consistent with the aims of the governing documents;
- A clawback burden which provides that in the event of any sale for an alternative use e.g. commercial or residential planning permission (not including any proposed community uses), the Council would receive a 100% of the uplift in value, i.e. the difference in value between the land as a community football club and the value with the proposed change of use as determined at the time of any sale;
- BRCFC shall, in all time coming keep the property
 - (a) in good and substantial condition and repair and will, as and when necessary, reinstate and rebuild the property, all in accordance with good building practice and all applicable legislation and regulations and
 - (b) insured with a reputable insurance provider against all normal commercial risks to the sight and reasonable satisfaction of the Council. For the avoidance of doubt, in particular BRCFC shall maintain to the reasonable satisfaction of the Council an appropriate reserve fund of money to be held by it to meet the cost of the long-term maintenance, improvement, alteration, or replacement of the Astro Turf Pitches;
- In recognition that the property is an important community asset, then in the event that BRCFC wishes to dispose of the property either in whole or part there is reserved to the Council a right of pre-emption i.e. BRCFC must first offer the property to the Council on the same terms as the offer which they propose to accept for the disposal;
- Any moveable items within the property which are owned by Council shall not be included in the transfer unless the Executive Director, Place considers that it is appropriate to do so;
- Fields in Trust (FIT) agreeing to the transfer and BRCFC paying FIT's legal costs in connection with the obtaining the necessary consent;
- Any public electric vehicle charging infrastructure within the property shall remain in the ownership of the Council who shall have rights of access over the property for the purpose of maintenance, repair, and replacement, as necessary; and
- Any public electric vehicle charging points within the property shall remain available for public use at all times.

It is considered that where appropriate the most effective way to protect the Council's interest is to include the above conditions in the disposition to be granted in favour of BRCFC as economic development burdens under section 45 of the Title Conditions (Scotland) Act 2003. It is generally accepted that the legislation allows a broad approach to the securing of economic benefit. There is clear potential economic benefit to the Bonnyrigg and wider area in facilitating the development of the current facilities.

It will secure a safe, health promoting facility for the area, helping to attract/retain a workforce, and promotes the social inclusion/cohesion in the community which is vital for the economic future of Midlothian:

- 3.38** The Committee can accept or refuse the application but should note that the Act requires the Council to agree a CAT request unless there are reasonable grounds for refusing it.

4 Report Implications (Resource, Digital and Risk)

4.1 Resource

Currently, the Council achieves a rental of £42/month for the Complex. This is reduced through a previous agreement until such time that the CAT request is considered. If the complex were to remain in the Council's ownership; based on valuations in May 2023:

- If the site were to be sold on the open market it could achieve: flat £40,000, pavilion £85,000, pitches £85,000 capital - total £210,000
- If the site were to be rented at market value it could achieve (per annum): flat £7,500, pavilion £8,300, pitches £23,200 – total £39,000.

It should be noted that the caretaker's flat was inspected in May 2023, and it is estimated that there would require an investment of circa £74k to bring the property up to a standard that would enable the flat to be rented out on a commercial basis (to then achieve £7.5k/annum). The sale value of £40k is based on the existing state of condition.

Maintenance costs of the site are between £18k-£25k/year depending on lease arrangements and repairs etc. Plus £1k-£5k/annum for hedge and tree maintenance.

4.2 Digital

No implications

4.3 Risk

A risk assessment has been carried out and presented in 3.26 – 3.27.

4.4 Ensuring Equalities (if required a separate IIA must be completed)

The framework assessment takes into account the equalities impact with the transfer of ownership. The assessment concluded that BRCFC meets the equality requirements of the application.

4.5 Additional Report Implications (See Appendix A)

See Appendix A

Appendices

Appendix A – Additional Report Implications

Appendix B – Map of property requested

Appendix C - Completed assessment framework

Appendix D – Letter from Council Leisure Service

Appendix E – BRCFC Application

Appendix F – Representation from Poltonhall Gala Day

Appendix G – Business Plan (including letter of support from the Scottish Football Association, UEFA Social Return on Investment report and three-year cash flow)

APPENDIX A – Report Implications

A.1 Key Priorities within the Single Midlothian Plan

The project objectives meet the objectives of the Single Midlothian Plan:

- Reduce the economic circumstances gap
- Reduce the gap in learning outcomes
- Reduce the gap in health outcomes
- Reduce carbon emissions in Midlothian to net zero by 2030

A.2 Key Drivers for Change

Key drivers addressed in this report:

- ☐ Holistic Working
- ☐ Hub and Spoke
- ☐ Modern
- ☐ Sustainable
- ☐ Transformational
- ☐ Preventative
- ☒ Asset-based
- ☐ Continuous Improvement
- ☐ One size fits one
- ☐ None of the above

A.3 Key Delivery Streams

Key delivery streams addressed in this report:

- ☒ One Council Working with you, for you
- ☐ Preventative and Sustainable
- ☐ Efficient and Modern
- ☐ Innovative and Ambitious
- ☐ None of the above

A.4 Delivering Best Value

Best Value has been assessed and mitigating actions identified to ensure Best Value is secured.

A.5 Involving Communities and Other Stakeholders

The application has been subject to community and elected member consultation. One representation was received as described in 3.14.

A.6 Impact on Performance and Outcomes

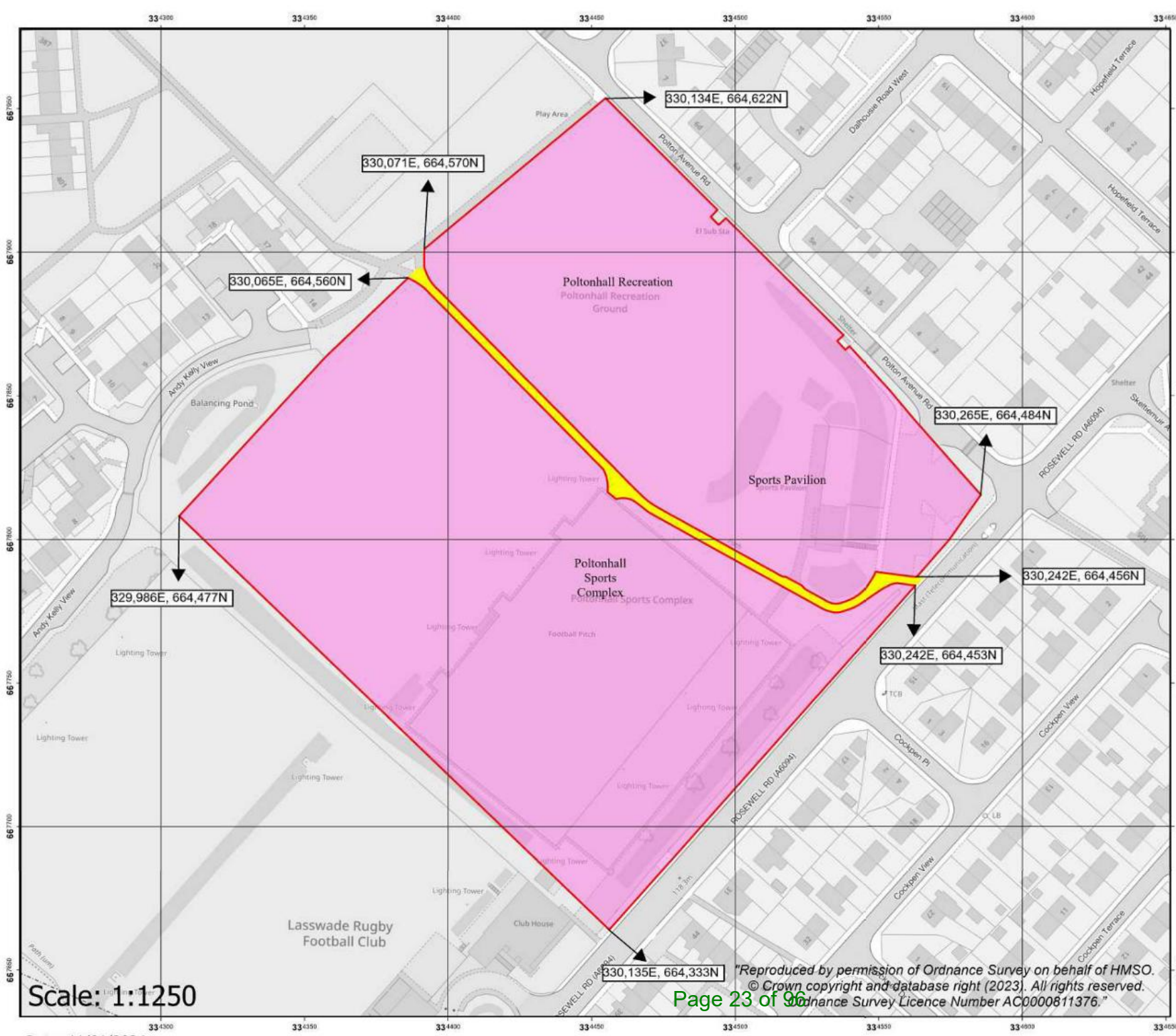
The application has demonstrated a range of outcomes that are achieved through the work of the club. The UEFA Social Return on Investment (SROI) report (Appendix G) written in January 2022 states that the total current impact of participation amounts to €3.95m split over economic impact of social benefits (€2.252m), direct contributions to the economy (€475.264k) and health (€1.224m).

A.7 Adopting a Preventative Approach

As above – exercise and access to quality sports and leisure facilities promote healthier lives and contribute to the prevention of negative mental and physical health issues.

A.8 Supporting Sustainable Development

The request to transfer ownership to the club would enable the club to secure additional funding and grow the club as an asset for the community.



RESOURCES PROPERTY ASSETS



Poltonhall Sports Complex
Polton Avenue Road
Bonnyrigg
EH19 2NU

This is the Title Plan referred to in the
Community Asset Transfer (CAT)
for a sale between
Midlothian Council and BRCFC.

-  **Transfer of ownership**
Total Area - 40,884 SqM
-  **Public Footpath**
(Excluded from Ownership Transfer)

 **Midlothian Council**
Place ; Resources
Midlothian House
40 Buccleuch Street
Dalkeith EH22 1HA
Tel: 0131 270 7500
Midlothian

Scale: 1:1250

Date: 11/01/2024

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APPENDIX C

Name of CTB making the asset transfer request:	Bonnyrigg Rose Community Football Club SCIO (BRCFC)
Land to which this asset transfer request relate:	Poltonhall Sports Complex Site
Validation date:	28/09/22
Initial assessment - 23.11.22:	Community Management Assessment Group Panel
Follow up assessment 15.05.23:	Community Management Assessment Group Panel
Follow up assessment 29.06.23:	Community Management Assessment Group Panel

Projects Objectives	Evidence	Assessment Score 1-5 (1-Weak, 5-Very Strong)
<p>Do the project objectives meet the Single Midlothian Plan objectives?</p> <ul style="list-style-type: none"> • Reduce the economic circumstances gap • Reduce the gap in learning outcomes • Reduce the gap in health outcomes • Reduce carbon emissions in Midlothian to net zero by 2030 	<p>The application shows clear evidence that through the delivery of a range of activities and programmes, BRCFC have made contributions to the gap in learning and health outcomes.</p> <p>The club's activities provide paid work for local people and the application demonstrates that there is a wider community reach through activities that promote positive mental health, work with a range of age groups and helps to reduce social isolation.</p> <p>During the pandemic the club secured funding and provided support to people who were experiencing difficulties through this time; and are a Trusted Partner for the Council's Cost of Living support programme.</p> <p>Environmentally, the club have delivered LED replacement lighting and by keeping coaching local this potentially reduces</p>	<p>Overall 4</p>

	travel/carbon emissions for travelling out with the area.	
<p>Value to relevant authority in existing use of asset?</p> <ul style="list-style-type: none"> • Feasibility and cost of relocation of services elsewhere • Potential revenue savings arising from transfer 	<p>The Council instructed an independent surveyor in April 2023 to carry out a survey of the requested site. The surveyors have advised that the value of the site to the Council is as follows:</p> <ul style="list-style-type: none"> • If the site was to be sold on the open market it could achieve - flat £40,000, pavilion £85,000, pitches £85,000 capital - total £210,000. • If the site was to be rented at market value it could achieve (per annum): flat £7,500, pavilion £8,300, pitches £23,200 – total £39,000. <p>It should be noted that with regards to the care taker's flat the sale and rental value is for commercial use only and not for residential accommodation.</p> <p>Condition of the site and cost to the Council to bring to sale/rental standard:</p> <ul style="list-style-type: none"> • Care taker's flat was inspected in May 2023, and it is estimated that there would require an investment of circa £74k to bring the property up to a standard that would enable the flat to be rented out on a commercial basis (to then achieve £7.5k/annum). The sale value of £40k is based on as seen condition. • No investment costs required to sell/lease the pitches, pavilion or car park. • Note the significant investment in 2021/22 to the pitches funded from Developer Contributions (£582), Sports Scotland funding (£100k) and Bonnyrigg Rose (£50k) - totals £732k. • Note the investment from BRCFC in the pavilion which has been in lieu of rental as the club took the pavilion as seen in 2017. This amounts to circa £93k and includes 	<p>(if high value to Council score 0, no or little value 5)</p> <p>Overall 4</p>

	<p>electrical, plumbing, painting work as well as investment to upgrade the facility for the users i.e. kitchen refit, double glazing installation, CCTV and wifi installation etc.</p> <p>If the Council was to maintain ownership then there would be ongoing maintenance costs for the site which would be in the region of £18-£25k/annum, plus £1k-£5k/annum for tree and hedge maintenance plus liability for any reactive repairs that are not covered within lease arrangements, if tenanted.</p> <p>There are other pitches within Midlothian however there are none that the club would be able to take over the lease of and they would require to share facilities with another club. The application demonstrates the use of the facility, significant membership numbers and that the club has established this usage over a period of time that would make it challenging to relocate elsewhere. The club have also invested volunteer time and their own funding to improve the facilities and purchased plant/machinery to maintain and upkeep the pitches.</p>	
Value for alternative use/redevelopment	<ul style="list-style-type: none"> • Fields in Trust (FiT) site – a transfer would be subject to agreement from FiT. • Not in Strategic Housing Investment Plan • The flat is not on the housing account therefore no current maintenance takes place • Could be run by a different operator – see information above on the value of sale/rental 	<p>(if high value to Council score 0, no or little value 5)</p> <p>Overall 4</p>
Value for proposed and other community benefits	<ul style="list-style-type: none"> • In addition to the football offer the community side of the club works with all age groups, supports the reduction of social isolation, provides mental health support through free counselling sessions that they secured funding for, host and support ASN football sessions, support employability and work with the community payback team • Affordable and accessible space (space is at a premium in Bonnyrigg) 	<p>Overall 4</p>

	<ul style="list-style-type: none"> Value of volunteers UEFA model – using social return on investment model – substantial. The SROI report from Jan 2022 assesses that the total current impact of participation amounts to €3.95m split over economic impact of social benefits (€2.252m), direct contributions to the economy (€475.264k) and health (€1.224m) 	
Level of community benefits <ul style="list-style-type: none"> Extent of community served Nature of benefits to be delivered Community need/demand for the services 	<ul style="list-style-type: none"> Extensive reach within the local community Waiting lists are in operation 650 children receiving 5 hours exercise per week 	Overall 4
Likelihood that benefits will be delivered over a 5 year period <ul style="list-style-type: none"> Strength of organisation Sustainability of business plan/project Sources and level of funding support 	<ul style="list-style-type: none"> Commercial opportunities for planned growth £35k sinking fund per annum proposed and monies have been ring-fenced by the club into a separate bank account, at June 2023 the club had saved £100,000 with a standing order of £3,000 per month in place Has made reference to external funders Business plan is very community focussed but limited evidence of revenue streams Accounts demonstrate £90k went into upgrading facilities last year Growth and sustainability - in terms of growth the club has not increased fees in 5 years and is working hard not to increase fees to help its members at this current time. The club has waiting lists across all age groups and see club membership increasing by 7% per year for the next 5 years without any increase in fees netting £16k per annum. There is also the nearby housebuilding which is anticipated to add to club membership if the capacity is there to do so. 	Overall 3
Impact of project failure <ul style="list-style-type: none"> To surrounding local environment 	<ul style="list-style-type: none"> No obligation on the council to take back the asset Club has provided annual statement evidencing sinking funds 	If the impact of project failure is high, it scores 0.

<ul style="list-style-type: none"> To reputation of the parties To the service users'/relevant authority's objectives 	<ul style="list-style-type: none"> Risk – the council has no money to replace the astro There is a Community expectation that the facility will be available and maintained. 	Overall 2
7 Best Value themes	Evidence	Score 1-5 (1-Weak, 5-Very Strong)
Vision and Leadership – does the organisation have in place a clear vision and plan for what it will do to contribute to the delivery of improved outcomes for Scotland?	<ul style="list-style-type: none"> Improved outcomes - to offer a quality facility for all to access and support the needs of our local community Linked to Single Midlothian Plan and track record of delivery Could have been clearer evidence in a business plan (strategic link etc) 	Overall 4
Effective Partnerships – does the organisation have a collaborative approach to the challenges that communities face?	<ul style="list-style-type: none"> Detailed list of partners and evidence of delivery but could have provided more coherent detail on other partners and what they actually do with them 	Overall 4
Governance and Accountability – can the organisation demonstrate structure, policies and leadership behaviours?	<ul style="list-style-type: none"> Established as a SCIO Constitution has been checked Policies are in place Proven record of delivering projects Securing external funding and demonstrating appropriate delivery of funding 	Overall 4
Use of resources – how does the organisation demonstrate effective management of all resources to deliver on outcomes?	<ul style="list-style-type: none"> Online booking system Gift aid collection Have demonstrated effective management of the facilities to date Invested in the pavilion and additional space via the log cabin Maximises use of external and alternative funding sources to deliver programmes 122 registered volunteers 	Overall 4
Performance management – does the organisation have robust arrangements in place to monitor and report on outcomes?	<ul style="list-style-type: none"> UEFA - Social return on investment report (attached) Have demonstrated they can secure external funding and council grant funding monitoring is up to date 	Overall 3

	<ul style="list-style-type: none"> • Information from the business plan demonstrates the Club's governance meetings and it meets regularly to report on progress and performance against the different activities it delivers. • The club receives a range of external funding awards as described within the business plan and each of those funding bodies also requires performance reporting from the Club • The club is required to report annually to OSCR with regards activity delivery and outcomes • The club reports annually to the SFA on outcomes achieved and has submitted a letter of support from the SFA (attached) 	
Sustainability – what is the organisation doing to contribute to sustainable development?	<ul style="list-style-type: none"> • LED Light bulbs • Renewables • Tree planting • Replaced all external windows • Limited opportunities for external improvements • Looking to change the heating system as the club's next capital project to improve energy use and reduce carbon footprint 	Overall 4
Equality – has the organisation taken consideration of an embedded equality issues into its strategy?	<ul style="list-style-type: none"> • Doesn't make specific reference to a strategy however, have provided Code of Conduct, equity statement and associated documents which outline the club's approach to equalities. Recommended that these be updated at some point in terms of good practice • Currently projects are working with girls, older people, communities that are experiencing poverty, deliver projects that promote positive mental health and work with disability groups. Most but not all equalities groups are evidenced in the application. 	Overall 4
TOTAL		52/70

		74% positive
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Recommendations:	It is recommended that the asset transfer request be granted subject to conditions.
Conditions:	<ul style="list-style-type: none"> • Evidence of the sinking fund (received) • Fields in Trust consent and legal costs to be met by BRCFC • BRCFC to pay the Council legal costs (£1k) • Price - £1.00 • The public footpath which runs through the property onto Rosewell Road shall be excluded from the transfer and remain in the ownership of the Council who will continue to maintain the path and related public infrastructure and have rights of access over the property for the purpose of maintenance, repair and replacement, as necessary; • Care taker's flat to be transferred as seen – the Council to test for electrical and gas safety and provide the appropriate documentation/certification prior to transfer • Standard conditions to safeguard the property for community use e.g. use restriction and clawback on uplift for alternative non community use • Condition to require the Club maintain sufficient reserves to fund cost of the long-term maintenance, improvement, alteration or replacement of the Astro Turf Pitches. • Such other reasonable terms and conditions as the Executive Director, Place may consider are necessary or expedient to secure the asset transfer within a reasonable time.

Score	Overview of evidence
5, Very strong	<ul style="list-style-type: none"> • Governance and financial arrangements are strong and sustainable • Best Value characteristics are evidenced throughout the overall approach • Related project benefits are very robust and demonstrate value for money
4, Strong	<ul style="list-style-type: none"> • Governance and financial arrangements are sound and sustainable • Best Value characteristics are in evidence in the proposal • Related projected benefits are demonstrated well and represent value for money

3, Moderate	<ul style="list-style-type: none"> • Governance and financial arrangements are in place and acceptable • Best Value characteristics have been considered as part of the proposal • Related projected benefits are acceptable and could lead to value for money
2, Weak	<ul style="list-style-type: none"> • Governance and financial arrangements are weak • Best Value characteristics are not well demonstrated in the proposal • Related projected benefits are not based on robust information and demonstrate questionable value for money
1, Poor	<ul style="list-style-type: none"> • Governance and financial arrangements are poor • There is little evidence of Best Value characteristics in the proposal • Related projected benefits are ill defined and/or unrealistic and do not demonstrate value for money

APPENDIX D - Letter from Council Leisure Service

Date

Dear Team,

We write to advise you of the recent Sports Pitch Audit carried out by external consultants. Follow the link to view the comprehensive report.

https://www.activemidlothian.org.uk/media/midlothian_sports_pitch_needs_assessment_2018.pdf

As can be seen from the report, most communities in Midlothian are expected to grow and expand over the coming years. Despite this, the report suggests that we have an over provision of grass pitches with a need for more astro turf pitches and hybrid grass pitches with floodlighting.

The report also suggests the Council transfer ownership or close the majority of the kick about astro pitches. The Council receives no income from these facilities, therefore in the light of the cutbacks facing the Council, there will be no further investment. As the Council have also approved a saving to be made of £100,000 within its Halls and Pavilions portfolio, we wish to consider a number of issues, including the leasing out of our grass pitches with accommodation, to help assist this Council decision.

There has been some positive development on the pitches front. New grass pitches have been created at Bilston and Newbattle and the astro facilities at Paradykes PS/Loanhead Leisure Centre were upgraded, while a new 3G pitch was installed at the Newbattle Community Campus.

As you are aware the Councils budget for the maintenance of the sports pitches has been cut, so we are required to instigate some of the closures recommended in the report. We are considering taking the following actions, as always these measures are open to discussion.

Grass Pitch Changes - 2018

Location	Future Maintenance cost	Recommended action
Close-grass pitch at Danderhall Park		
Danderhall Park one (pitch to rear of the Miners Club)– in fact this has not been available since November and has been lined as seven asides as a trial – (no bookings)	As grassland meadow £324.00	March 2018
Close grass pitch at Roslin Park		
Roslin – in fact this was closed in November (No bookings) This Park could be reinstated if demand grows in the future.	As grassland meadow £324.00	Complete for 2018
Close two grass pitches at KGV Park		
Seven asides KGV Bonnyrigg- Close - transfer play to astro pitches (drainage issues)	As amenity grass £624.00	August 2018
Close grass pitch at Easthouses Park		
Easthouses close one eleven aside pitches -(report recommend both pitches)	As grassland meadow £324.00	August 2018
Close grass pitch at Rosewell Park		
Rosewell Pitch – closure due to lack of bookings and use	As grassland meadow £324.00	August 2018

Astro Pitch Changes - 2018

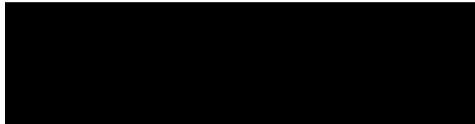
Location	Future Maintenance cost	Action
Rosewell astro closed already and surface lifted	Occasional clean £300.00	Complete
Arniston kick about astro - consider transfer to local club i.e. Arniston Rangers.	Nil	Seek to transfer In June
Cowden Park - transferred to local club on long term lease(Club already has had re surfaced) cease maintenance	Nil	Complete
KGV Bonnyrigg seek to transfer to Bright Sparks on long-term lease cease maintenance and lock gates in the interim.	Nil if locked or transferred	For 2019
Close Mayfield astro kick abouts Uplift astro surface approx. cost 8K (ideally as new school opens with astro facilities)	One off cost to uplift surface of 8K Occasional clean £300.00	For 2019
Also major issues with Poltonhall Astro being worn out but no funding to replace the surface! i.e. recently 8 holes down to the sub base. Transfer or close this facility.	Nil	Seek to transfer to Bonnyrigg Rose on a long term lease. In 2018 or close in August.

Some of the tables in the report are a little onerous to interpret so we would be happy to discuss these with you if required.

We would also welcome any other feedback or proposals you have for the grass or astro facilities. Can you please pass any comments to Tony Malone by letter before Monday 2 July 2018, (meetings can be arranged on request).

Please send any replies/queries to the address at the top of the letter.

Yours sincerely



Tony Malone
Healthy Living Manager

APPENDIX E – BRCFC SCIO Application

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015 MIDLOTHIAN COUNCIL ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This form should be used for asset transfer requests for any land or buildings in Midlothian.

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

You should read the asset transfer guidance provided by the Scottish Government before making a request.

You are strongly advised to contact the Communities Lifelong Learning Employability Team and discuss your proposals with them before making an asset transfer request.

When completed, please send:

Via email to:

CLL@midlothian.gov.uk



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

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

1.1 Name of the CTB making the asset transfer request

Bonnyrigg Rose Community Football Club (SCIO)

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

Postal address:

Poltonhall Recreation Ground

Polton Ave Road

Bonnyrigg

Midlothian

Postcode: EH19 2NU

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

Contact name: Trish Sime

Postal address: As above

Postcode:

Email: trish@bonnyriggrose.org.uk

Telephone: [REDACTED]

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

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

	Company, and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC050923
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

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

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

No ☒

Yes ☐

Please give the title and date of the designation order:

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

No ☒

Yes ☐

If yes what class of bodies does it fall within?

--

Section 2: Information about the land and rights requested

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

- *You should provide a street address and any name by which the land or building is known.*
- *If you have identified the land on the Midlothian Council community asset map please note the property id number:*
<https://midlothian.maps.arcgis.com/apps/webappviewer/index.html?id=0c1272e9ec1c413aaed177dd3d787395>
- *Please include a site plan showing the area to be acquired, adjoining properties. This should be to scale 1:500/ 1:1250 and show the direction North, and the boundary of the land required must be clearly marked*
- *If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.*

<https://goo.gl/maps/wZa9bmENgLVegP2T9>

Google Maps link to site.

2.2 Please provide the Property ID (Prop_ID), if known.

Prop_ID:UPRN -120032119	ASSET REF 00041
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Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

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

(If you are requesting ownership the governing documents require the body to have at least 20 members)

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

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

3A – Request for ownership

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

Proposed price: *What price are you prepared to pay for the land requested? - £1.00*

The club has made significant investment in the Poltonhall Site since leasing the pavilion in August 2016 and the Football pitches in November 2019. Had the club not taken responsibility for the 3G pitches it would have been closed in August 2018.

There has been investment of over £75k in the pavilion building.

Refresh of the changing rooms, complete refurbishment of the recreation hall including new kitchen and new male and female toilets in the area.

Replaced all external windows. Replaced lighting throughout the building with new energy efficient LED luminaires. Built a new reception area fitted new internal and external doors. Created a functional outside space introducing a covered area as well as a log cabin which is used almost daily for counselling and therapy sessions. The space is now used daily by different groups and services within the community. (pictures included)

We have invested over £20k in new machinery. This is to ensure the grass pitches are maintained correctly and responsibility for the correct maintenance of the new 3g Artificial surface is ongoing. The surrounding grass areas are also maintained by the football club. The club has also invested in supporting the delivery of non - football related services for the benefit of local people.

The club employs 1 full time member of staff and 7 part time members of staff. All local people.

The club has agreed to in previous meetings with council officials that it will take responsibility for making sure there are sufficient funds in place for replacing the 3G artificial surface in the coming years and to ensure the site is not in the position it was in previously and in such a poor state it was facing closure. The Club will submit annually to the council confirmation of the account balance for the replacement of the artificial surface. It's estimated that the current surface will last 8-10 years, the club have put measures in place to ensure at least £35k will be invested per annum - the club will review the replacement costs on an ongoing basis.

As the current lease agreement the Council will continue to maintain the perimeter hedgerow/ fencing / trees bordering the site .The public footpath which runs through the site should remain as Council property along with the maintenance and management of street lighting, edging, weed control of the said footpath and general waste and dog poo bins.

The club will continue as it does under the current lease agreements to maintain the grass areas, 11 a side grass pitches, 3G artificial surfaces and the pavilion.

The club will continue as it does under the current lease agreement to maintain the car park and surrounding grassed areas.

The flat above the Pavilion has been empty for over 3 years and is in need of some essential - make safe work (gas fire removed / mould treated, garden area tidied up) also an inspection will need to take place to ensure the club isn't taking on significant risk / expenditure. The flat will need to be at a reasonable standard if the club takes it on.

The flat was assessed by a council surveyor estimating it would cost more than 80K to bring the flat to the standard needed to bring the flat into its own council stock. This is not a cost the club to afford. Essential work will need to be carried out before the club takes on the responsibility of the flat. The club will commit to managing, maintaining and improving the flat once handed over. The flat is not part of the councils housing stock so has never been included in any planned maintenance.

The club will endeavour to either use the flat for its own purposes, lease / rent the flat to a likeminded charity/organisation, rent to a suitable small start-up business or possibly a home for Ukrainian refugees before looking to rent out with these options.

The club will need to gain an understanding of the way leaves and agreements for the 5G Mobile Masts & DP cabinets located on site with regards of ongoing access / maintenance and any other associated agreements and payments it needs to consider/ manage going forward.

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

3B – request for lease

What is the length of lease you are requesting?

n/a

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

Proposed rent: £ 0.00 per

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

3C – request for other rights

What are the rights you are requesting?

All previously noted.

Do you propose to make any payment for these rights?

Yes ☐

No ☒

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

Proposed payment: £ 0.00 per

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

Section 4: Community Proposal

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

- *explain the objectives of your project*
- *how this links into the Single Midlothian Plan*
- *why there is a need for it*
- *any development or changes you plan to make to the land or building*
- *any activities that will take place there.*

Objectives of the project.

To Offer a quality facility for all to access and support the needs of our local community

At the point in 2018 when Midlothian council advised the club it was closing the site. The club took ownership to drive the plan which has led to a successful pitch resurface and extension, securing a future for the sport locally and a future for the 650 club members as well as the community groups we support.

To receive a contribution towards renewing and extension of the artificial playing surfaces of £100k from Sports Scotland, the club had to demonstrate how the facility would benefit not only the footballing community, but the whole community. The fact the project was awarded £100k – the maximum amount on offer proves there is no doubt that the club has demonstrated its fully committed in supporting the community in any way it can.

The club has invested money in the pavilion area getting it to a standard where it's cleaned, maintained and we can confidently have others accessing the space. Covid saw us invest in new easy clean furniture and we changed wall surfaces, so they were easy to blast with disinfectant with a view to eradicating the risk of spreading covid and being able to keep the building open for isolated groups that use the space. We have also invested in a log cabin and under cover space outside. The cabin is used as a safe, calm space for having 121 Individual supported Counselling, Family Therapy, Citizens Advice Bureau Outreach Drop-in Centre. In the last 9 months or so we have given access for approx. 800 x 121 counselling sessions to take place in our cabin. If we ever do need to revert to meeting outside, we have an undercover space we can use to facilitate that.

The club continues to deliver a programme of activity around Mental Health, Positive Destinations and Social Inclusion.

Support and Mental Health Projects we offer to the Community.

The club recently completed a UEFA's SROI (Social Return On Investment) assessment which represented a value of 3.95M Euros in benefits. The UEFA Model demonstrates just how much value the club activities are adding in supporting a healthier life for local people. The presentations with this information will accompany this application.

We offer 121-person Centred Support. We collaborate with local professionals who deliver a range of support services for clients. In the past 12 months we have supported 75 people.

Mental Health First Aid Training CIPD - Including delivering sessions for the Local High School for staff - we have delivered this session to over 60 people from all aspects of life this year.

We work With Lasswade High School with helping any children that would like stress busting tips at exam times.

Supporting Walking Mums - offer a welcoming weekly meeting place and teas, coffees etc, support with funding which allows them to operate and makes sure no one ever feels they can't join in the social element of the group meeting.

Health in Mind – We offer space and support -

We host peer support groups for men and women, support a Walking Group, Social Inclusion Group, We are scoping a new project – a Bike Hub that will be located within the Club. We will have weekly Football activity for Health in Mind service users and the club is a member of the Health in Mind Advisory Panel. As Health in Mind looks to offer an outreach service within the community, they recognise us as one of their partners. We also offer our Calm Cabin for their staff to have meetings with their clients. Anything we can do to support their service – we will try to accommodate.

Social Inclusion

Working in Partnership with the Red Cross we host a weekly lunch club for senior citizens that are isolated.

We collaborate with Midlothian Councils CLLE and support the delivery of a weekly youth group for young people that are socially isolated. We are scoping how we can work with the adult services within CLLE too.

We offer spaces annually to children identified via CLLE / Social Work to join our summer football camp. We organise the kits / boots they need, organise breakfast / lunches and most importantly the kids involved can foster new friendships.

We host 'Team United' Autistic Football. Each week 12-15 young people who have varying levels of ASN attend a session at the club. We support by providing additional coaches. We also look for opportunities to get the parents/ families together with a view to creating peer support opportunities. The club also has a team representing the club in the Autistic Football League.

The club looks for opportunities to bring together the Health in Mind walking group on a social level – e.g At Christmas time we took them to the local attraction ' The Spectacle of Light ' and organised a Christmas lunch ..We will continue to support this group.

We will offer annually Free 8-week block yoga classes for women that would not normally participate in something like yoga. We will invite those that have had support through our Mental Health Project so they can experience an alternative way of supporting their mental health, but also the opportunity to foster peer support.

The club hosted a lunch for Ukrainian families and their hosts. We hope to offer more of this activity.

Youth Group

Working with CLLE - The club supports a weekly youth group. The young people that attend are invited to come along by the CLLE Team with a view to try and help them gain confidence socially and have the opportunity to foster friendships. This is a great project with successful outcomes. The kids have fun and food every week.

Team United

The club supports a weekly group and a league team for autistic football. Retention in this group is great and the kids that attend have the best time.

Positive Destinations

We offer opportunities for young adults working towards their Saltire awards (through CLLE) , Prince's Trust , catering qualifications an football coaching badges.

We offer opportunities for children working to achieve practical qualifications e.g - prepared and delivered afternoon teas to our old folks group (through CLLE)

We offer paid work for high school senior pupils working in IT Projects. Those that have an interest in IT/Media etc. We have had pupils from St David's, Dalkeith and Lasswade High.

We offer opportunities for our older youths at the club to take on paid work as caretakers looking after the building etc when there's training, matches and activities in the community hall space.

Site Development/ Service Growth

In terms of football, the club continues to expand on the services it offers and looks to offer a positive experience for our Member and Coaches. The Club has approx. 650 members, 100 coaches and we have recently invested in a Football Development Manager with a view to ensuring the football delivered throughout the club is structured and at the standard expected from a SFA Platinum Quality Mark Football Club.

The Club supports age 5 – 65+. (Walking Football) . We have an autistic football team that meets weekly, and we also have a team in the first ever Team United league. We are offering free football camps for children with Additional Sports Needs and that will be part of our service delivery going forward.

We support the School of Football at Lasswade High School and provide training space at Poltonhall to the S1& S2 Girls year group. We deliver free Girls only Summer Camp financed by funding the club secured through MacDonalds. We have a great Female section with over 100 girls ladies teams participating in National Leagues.

Growth is steady and retention is good, and we always have waiting lists, so demand continues.

We offer an online booking system so anyone can access booking either Astro space, grass pitches, changing rooms, main hall, calm cabin etc at any time. It is a pay as you book system to ensure cash flow is as healthy as possible.

We currently have other organisations with regular bookings on the pitches Such as Lasswade Rugby Club, Gold and Gray Soccer Academy, Grow Football, Arniston Rangers U20's, Michael Andrews Goalkeeping Academy, Health in Mind and Lasswade High School.

During COVID shutdowns we made the facility accessible by operating a Foodbank and facilitating a Covid Testing Station.

We want to make sure the facility is sustainable going forward.

Single Midlothian plan - Vision

'By working together as a Community Planning Partnership, individuals and communities will be able to lead healthier, safer, greener and successful lives by 2030. No child or household need live in poverty. Midlothian will be a Great Green Place to Grow by achieving our net zero carbon ambitions'.

In terms of the site facility, the club's intention is to improve the standards of the facility to ensure it is in excellent condition for all to access. We will continue to support all groups that look to access the space e.g - mature movers / dance / bike hub / yoga etc.

Inclusion is important in everything we do. We currently offer bursaries, discounts, and for community activities - we try and offer for free, if possible, to ensure everyone can access anything on offer. We regularly support foodbank activity and homelessness / veteran support (particularly in the winter period).

The club has a very flexible approach to what we do and will adapt to suit the needs of the local community if it is possible to do so. e.g. – foodbank support during covid, hosting covid testing facilities, old folks club, youth group with CLLE.

We are a partner with Health in Mind, we work with KIC Dance (we have similar values, so have a great relationship) , we work with Faith groups , various departments within Midlothian Council , Lady Haig Poppy Factory , Mums Walk, CAB. MVA , Police Scotland (Community Team) to name a few regulars. We believe that collaborative working is the most efficient way to work and it's also a great way to get the message out to others about what the club can offer in terms of support and resources.

Why is there a need?

There is a real need for this facility and most importantly a plan to safeguard the facility as the club creates a legacy for the future. We have approx. 650 children at

the club and between training and matches, they each have around 5 hours of fitness, approx. 3000 hours of exercise a week. All In a controlled, managed, safe environment. We have a continuous waiting list for children to join the club which confirms there is increased demand.

We have a veteran's walking football team, walking football team and an autistic football team. We had dance activity, fitness classes all going on within the facility during the summer season during covid. The space worked well for these activities. Hundreds of people every week in a position where they could confidently be taking part in a fitness activity in a safe outside space. Nowhere else in the area was willing to and could have hosted that type of activity. As soon as restrictions permitted, we opened and operated the facilities under Scottish Government guidance before any other local authority facilities could open.

The club is recognised as being a leader in providing support locally for Positive Mental Health.

We provide a range of support and services around Mental Health for all in the community. We are an outreach partner for Health in Mind and CAB. We work with Lasswade High school , Red Cross, Midlothian Councils Active Schools , Faith Groups , Communities Lifelong Learning and Employability, KIC Dance and regularly work with all of these organisations in supporting or providing for all of their users/clients/ pupils .

In the last 12 months alone, we have provided over 800 x 121-person centred support sessions for local people. We have trained approx. 60 people in the CIPD Mental Health First Aid course, including staff and teachers from Lasswade High School.

The club is about to implement a new project with Health in Mind - The Bike Hub. Local people who do not have access to a bike can borrow one from the bike hub located at the club. Health in Mind clients will run this service for their clients too. We are also in the process of setting up an outreach service with CLLE adults services.

We are recognised as a trusted partner by other local groups and organisations.

Benefits of the proposal

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

- explain how the project will benefit your community, and others
- nature of benefits to be delivered

Please refer to the guidance on how Midlothian Council will consider the benefits of a request.

Given the organisations we work with we are naturally focussing on the areas of need in the single Midlothian plan.

Health and Social Care Groups: We support older people, and Mental Health and General Health.

Community Safety & Justice Groups: We work very closely with Police Scotland, Fire and Rescue Service and we work with the community payback team ..

Getting it Right for Every Child Groups: Additional Support Needs Football Camp, Autistic Football, CLLE youth group, Mental Health , employment for young people , support in attaining qualifications , e.g Saltire Award, Duke of Edinburgh , football coaching qualifications.

Active Schools: The clubs Football Development Manager went into each Primary School in the surrounding area to set up girls and boys teams to take part in a Primary School Football Festival hosted at Poltonhall. This was primarily to introduce P7 children to the transition to High School. Lasswade High School provided senior pupils to referee the matches. Schools from outside the Bonnyrigg area attended including Bilston Primary School. This initiative was so well received by the schools this will become an annual event.

Improving Opportunities - Mental Health, employability, health and fitness , collaborative approach to supporting the community , offering financial support to those in need when accessing what we offer.

Sustainable Growth - When we introduce any service we need to be confident we can sustain the service. We're going through the process of reviewing our energy usage with specialist consultants looking at introducing renewables to conserve energy and provide a more sustainable, more affordable option. We're also looking to create an area where we trees will be planted on site in supporting a carbon neutral environment. Over 200 trees will be provided free by the Scottish Woodland Trust in November 2022. This will not only support a carbon neutral environment but will make the area more attractive for the public and introduce wildlife.

Commercial Opportunities for planned growth - Sustainability

- *We will look to introduce football fun weeks during the school holidays. An affordable activity for kids in the community, managed and overseen by the Football Development Manager*
- *We are introducing the first local football camp for children with Additional Support Needs.*
- *We plan to look at offering the option to host value for money football / birthday parties...*
- *We plan to look to use our kitchen/ café facility at times when there is an opportunity to generate income.*
- *We plan to introduce a programme of annual tournaments which will generate revenue.*
- *Introduce mini football sessions (age 2- 4) for the benefits of pre nursery children*
- *Employability - We have invested in 3 x part time caretakers managing the smooth running of the training and matches, cutting of pitches and surrounding grass area at the Pavilion. We have 2 part time admin support.*
- *In March 2022 we invested in a full- time Football Development Manager*
- *We have a part- time Community Development Manager*
- *We have a part time Community support worker*
- *We have added the facilities (hall / cabin) to our online booking system as an additional space to book for meetings / group gatherings. This is accessible for all, and payment is taken at the point of booking which is good for cash flow.*
- *We are looking at alternative ways to provide energy source.*

Restrictions on use of the land

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

- *environmental designations such as a Site of Special Scientific Interest (SSI)*
- *is the land part of the Fields in Trust agreement?*
- *heritage designations such as listed building status*
- *any planning restrictions – if there is a proposed change of use check with duty planning officer*

*** The applicant is expected to cover any legal costs, survey costs etc in respect of their application ***

There are no plans to change the use of the land. This site is part of the Fields in Trust agreement

Negative consequences

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

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

Queries that have been raised by the local authority ...

How will the club ensure it can afford to replace the Astro pitch at a later date ?

The club has developed financial forecasting to ensure the numbers stack up in relation to saving the sum of 35k (initially – will be continuously reviewed) annually in a separate bank account specifically for the replacement of the Astro pitch . The club will share an annual statement with the council that will have the details of the ongoing balance in that designated account. If this is agreed, the club will not be in a position to pay any additional fees for the site. If there is a fee expected the local authority will need to take on the responsibility of agreeing to fund the replacement Astro.

How will the club make sure there is fair way of others being able to access the community space ?

The Club has invested in an online booking system, so anyone can go online and book space real time. Whether that's Astro pitches, grass pitches, changing rooms, the hall or the cabin.

The groups that previously had booking lets on the astro pitch have continued to have the same booking lets on the newly resurfaced pitch.

Even with the extension of the Astro pitch at Poltonhall the club is still having to use Lasswade High School pitches and Newbattle pitches to meet demand.

The hall/ cabin are currently accessed by Health In Mind, Lunch Club that we work with the Red Cross with each Monday ,CLLE Youth (and potentially CLLE Adults) , CAB , HomeLink Family Therapy as well as other groups that use the space for meetings etc ..It's well used and the services that are undertaken represent a cross section of the community.

Capacity to deliver

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

- *include details of the structure of your organisation*
- *include the skills and experience of members of the organisation*
- *any track record of previous projects*
- *copies of annual reports*
- *whether you intend to use professional advisers, etc.*

<i>Name</i>	<i>Role</i>	<i>Experience</i>
<i>James Wilson</i>	<i>General Manager</i>	<i>Company Director (retired)</i>
<i>Colin McEwan</i>	<i>Secretary</i>	<i>IT Training Development.</i>
<i>Robin Laing</i>	<i>Treasurer</i>	<i>Company Director</i>
<i>Alastair Skene</i>	<i>Committee Support Role</i>	<i>Veteran – Manager at Lady Haig</i>
<i>Poppy</i>	<i>Factory</i>	
<i>Dave Fairgrieve</i>	<i>Academy Manager</i>	<i>Company Director</i>
<i>Andy McConnell</i>	<i>HR Manager</i>	<i>HR Lawyer</i>
<i>John Sime</i>	<i>Vulnerable Persons Protection Officer</i>	<i>Senior Manager in BT</i>
<i>(retired)</i>		

There is a breadth of knowledge and experience across the members of the committee. Lots of business experience and success in running a sustainable , successful organisations.

If there is a need for a specific area of expertise the club would not hesitate to bring in a professional. e.g - The next capital project we will look at is to change the heating system for something much more efficient and affordable and eco-friendly . We have brought in an expert to assist us with the scoping of that project to ensure any change is managed .

Given the club has successfully operated the Pavilion under lease since August 2016 and both the 3G and grass pitches since Nov 2019 the club now has a proven track record at delivery both on and off the pitch. The club has a proven track record in securing funding. We have had funds from Midlothian Council , Corra Foundation , Foundation Scotland, Robertson trust , LNER, TINY Changes, Swinton Paterson Trust, MVA / TSI .

Section 5: Level and nature of support

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

- *include information on the proportion of your community who are involved with the request*
- *how you have engaged with your community beyond the members of your organisation and what their response has been*
- *include copies of surveys and engagement plan*
- *show how you have engaged with any other communities that may be affected by your proposals.*

The relationship the club now has with community partners and organisations speaks for itself really.

The club, in partnership with Midlothian Council held a community celebrations day in 2019 day at Lasswade High School. There were approx. 2500 people attended the day and we took the opportunity to capture information using the place standards conversation tool to identify what local people thought about their community. There was a need for activities for older people and young adults (High School age). This information has helped us in the development of our Community Programme.

We work and engage with the following organisations - both for specific projects and in general capacity if we are looking for feedback .

SFA

SFA Mental Health Advisory Panel (we're a member of the panel)

Mums Walk

Lady Haig Poppy Factory

Team United

Bonnyrigg Rose Athletic Football Club

Midlothian Council CLLE (Communities Lifelong Learning and Employability – both Children and Adults services.)

Midlothian Councils Active Schools

Local Ward Councillors

Bonnyrigg and Lasswade Community Council and Poltonhall and Hopefield Community Council

Poltonhall Galaday Committee

Police Scotland (Local Communities Team)

Lothians Fire and Rescue Service

MVA

C.A.B.

Local Faith Groups

KIC Dance

RUTS

Red Cross

MENSHED

Our Community Programme is supported by the following funders - MVA- TSI , The Robertson Trust , LNER , CO -OP , Swinton Paterson Trust , Bonnyrigg and Sherwood Development Trust , Midlothian Council , Police Scotland , Tiny Changes and the SFP (Scottish Football Partnership), SFA, Network Rail, MacDonalds and local business who provide sponsorship to the club.

These organisations have bought in to supporting what the club is offering for those in the community.

We will continue to include our community partners in all we do.

In the future should we plan to change anything significant we would consult the whole community. There are no plans for any changes of this nature.

There are letters from our partner organisations which will support this application.

Section 6: Funding

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

- *show your calculations of the costs associated with the transfer and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities*
- *all proposed income and investment should be identified, including volunteering and donations*
- *if you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.*
- *include latest copy of accounts*
- *detail information on track record of funding*

With the completion of the Astro replacement capital project, there is no significant capital spend planned.

The club has agreed to ensure there are funds for future replacement of the astro pitches (on the assumption that's agreed and there are no additional costs to the club going forward) .We are also confident the cash flow projection is accurate and ongoing management of the site is achievable.

Cash flow projection and accounts will accompany this application.

Signature

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

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

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

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

Name James Wilson

Address

Date 24/08/2022

Position General Manager

Signature

Name John Sime

Address

Date 21/06/2022

Position Club Lead Child Protection / Vulnerable People Protection Officer

Signature

Checklist of accompanying documents

To check that nothing is missed, please use the checklist below for all attachments:

Section 1 – you <u>must</u> attach your organisation’s constitution, articles of association or registered rules	X
Section 2 – you <u>must</u> attach any maps, drawings or description of the land requested	X
Section 3 – note of any terms and conditions that are to apply to the request	X
Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.	X
Section 5 – you <u>must</u> provide evidence of community support including copies of surveys	X
Section 6 – you <u>must</u> attach your latest annual report, accounts and any current funding bids in support of the project	X

APPENDIX F – Representation from Poltonhall Gala Day

From: Trish Sime <[REDACTED]>
Sent: 22 November 2022 13:29
To: Karen McGowan <[REDACTED]>
Cc: Manager <[REDACTED]>
Subject: RE: NOTICE OF ASSET TRANSFER REQUEST - BONNYRIGG ROSE COMMUNITY FOOTBALL CLUB

CAUTION: This email originated from outside Midlothian Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Karen/ Fiona ,

Please include this in the detail of the Asset Transfer Application :-

'Bonnyrigg Rose Community Football Club will continue to welcome the Galaday Committee to meet at the Clubs Pavilion as well as continue to support Poltonhall Galaday at their annual event. The detail of requests/ requirements for the event will be agreed as it has been historically at the time of the event '

BRCFC Committee will sign off requests presented by the Galaday Committee.

Fiona , hopefully this gives you peace of mind in terms of the Galadays future,

Thanks,

Trish

From: Fiona Warner <[REDACTED]>
Sent: 17 November 2022 18:32
To: Karen McGowan <[REDACTED]>
Subject: NOTICE OF ASSET TRANSFER REQUEST - BONNYRIGG ROSE COMMUNITY FOOTBALL CLUB

CAUTION: This email originated from outside Midlothian Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Poltonhall Galaday Committee

Karen McGowan
Communities, Lifelong Learning and Employability Officer
Fairfield House
8 Lothian Road
Dalkeith
EH22 3ZN

17 November 2022

Dear Karen

I am writing on behalf of Poltonhall Galaday Committee, as an interested party, to make representations regarding the above noted asset transfer request and associated documentation submitted to Midlothian Council by Bonnyrigg Rose Community Football Club (BRCFC).

Each year the ground and recreational pavilion is made available for the purpose of a community galaday. While the current BRCFC committee is in favour of this use of the grounds it cannot be ruled out that any future BRCFC committee would be similarly so. It is therefore disappointing to note that at no point in the asset transfer request is there any mention of the Poltonhall Galaday nor of the Poltonhall Galaday Committee itself. This is even more surprising since BRCFC is an associate member of our Committee.

We therefore wish to bring this omission to your attention so that this may be rectified to ensure that the annual use of the facilities at Poltonhall Recreation Grounds by Poltonhall Galaday, and agreed by the BRCFC Committee, be written into the asset transfer agreement.

Yours sincerely

Fiona

Fiona Warner

**Secretary
Poltonhall Galaday Committee**



Business Plan for Bonnyrigg Rose Community Football Club (SCIO) SC050923

(Please use this template in conjunction with the guide

Document Version:	V.1
Date:	31/10/2023
Completed by:	Trish Sime

- **Business Plan Contents**

- Impact Summary ...
- 1. Organisational Details
- 2. Organisation Overview
- 3. Organisational Goals
- 4. What the organisation does
- 5. What makes us different.
- 6. Swot Analysis
- 7. Marketing
- 8. Client / Member base
- 9 Alternative providers
- 10. Pricing
- 11. Staff
- 12. Premises
- 13. Cash Flow
- 14. Best Value

Impact Summary

Based in the Midlothian town of Bonnyrigg our club was formed 130 years ago to provide youth football opportunities for boys in the local Community. In recent years the club has developed and adapted to meet the modern needs of a growing community and now provides inclusive football for over 700 players i.e. boys and girls, women, over 50's walking football activity and a team supporting children with neurodiversity challenges. The town of Bonnyrigg also hosts the professional senior team, Bonnyrigg Rose Athletic who are based at New Dundas Park. Although we both fly the flag for the locality – we are separate organisations.

Each week we welcome approx. 1k regular footballers and guests through our doors. We touch approx. 6.5 % of the local population each week through football and our support services. We have a waiting list of 250 players across the age groups. If we had the facilities and capacity to take those in too it would be 8% of the local population. In terms of SFA (Scottish Football Association) standards this is high number of engagement.

Our Weekly Activity Breakdown ...

- 700 football players
- 20 walking football players
- 15 young people with Neurodiverse issues for football fun
- 15 adults managing addiction recovery for football
- 15 isolated senior citizens for a lunch club
- 15 isolated youths for youth group
- 20 people via Health in Mind (counselling, art therapy, music therapy, cycling etc)
- 4 - 6 people supported each week for 121-person centred counselling.
- CAB - drop in clinic (average 5 local people per week)
- Fitness classes (p/t sessions, yoga, etc)
- 20 people each week visiting the food pantry.

The club's community programme focusses on ;

- Positive Destinations
- Social Inclusion
- Positive Mental Health ..

This programme has been developed based on feedback and the needs of local people. The club along with the Councils Communities Team held a community celebration day at Lasswade High School in 2020 where approx. 2.5 - 3 k people attended. We gathered feedback using 'The Place Standards Conversation Toolkit' and used the information collated to develop our areas of focus ; Inclusion for older people and inclusion / activities for teens. The Mental Health programme derived through need within the club initially, however we have now developed a programme that supports not only people in the local area , but across Midlothian. We're an outreach partner with Health and Mind And we're also the only football club in the country on the SFA'S Mental Health Panel. We're a trusted partner with Midlothian Council and have recently been asked to be a long term partner with CLLE as a result of the support we offer for youths in the area.

The last 6 years have seen many changes and developments for the club as we modernised the organisation.

We've achieved Platinum Mark status from the SFA. This is the highest accreditation possible in football terms . In 2020 the Club was awarded the SFA's National Award (sponsored by the Daily Mail / McDonalds) for 'Community Football Club of the Year ' in recognition of our community programme. We have been awarded SFA Disability Awareness Club and we have been recognised locally by achieving Lasswade Community Sports Hub Gold Award for services to the area too.

In a recent letter of support from the SFA for the clubs Asset Transfer Application – Jen Malone, Regional Partnership Manager for the SFA quoted -

"The club continues to lead the way on a number of fronts, including developing and nurturing positive collaborations to understand and meet community needs. This is particularly evident in the mental health work they do. Well trusted within the community, Bonnyrigg CFC are also always happy to share their knowledge and experience with other grassroots community clubs. This has included insights on club structures, developing player pathways and mental health programmes ".
This letter is included as appendix 1.

The club was asked by UEFA if we would take part in a pilot project around 'Social Return on Investment' . We were delighted to get involved. The results were quite something. They were based on the membership at the time of 651 players. The overall impact of the clubs footballing activities equated to £3.95 million per year. £475 k for the economy , £2.25 million on the social impact and £1.22 million for health. This doesn't capture all the community activity - just football. Full report attached as appendix 2.

We achieved charity Status in 2016 and went on to achieve SCIO Status in 2021. The club has evolved to meet the needs of the community. The Asset Transfer has always been in our sights and been openly discussed with Midlothian Council since the initial stage of taking on the lease and we understand fully the responsibilities that's brings with it. We are happy to have a facility everyone can use, also we can use to support those most in need **More we can**.

We've invested heavily in the site, spending over 100k on the pavilion as well as the money we've invested for the pitch replacement project and ongoing maintenance. This is with a view to creating a legacy for future generations. The football facilities have been renewed as a result of a collaborative approach in gathering the necessary funds. Developer Contributions, Sports Scotland and our own contribution saw the Astro replacement take place in 2022. The site is protected by Fields in Trust, so this investment is a safe one.

Working with the Council is a natural way of working for the club. We facilitate a weekly youth group with CLLE . We've been asked if we will be a long term partner and have been invited to join in the development of the youth work/ strategy. We opened a foodbank on behalf of the Council for local people during Covid. We've successfully gained large and small grants from the council which has enabled us to deliver various projects supporting those who are most vulnerable. We're a trusted partner with the council and we're currently administering Cash Grants to those that are impacted by the cost of living crisis and In real need of support.

The Clubs efforts and successes have generated interest from senior members within various national organisations. We've had visits from Government Ministers, The Director of Public Health (Lothian) , CEO and his Senior Team from LNER, ACC from Police Scotland and a Meeting with HRH The Duke of Cambridge. The club has also received a motion in parliament supporting the work we do around Mental Health.

The club now is associated and works with many local organisations and bodies on various projects at different times .

We work with Police Scotland (Communities Team), Fire Service, CAB (Outreach Partner) , Midlothian Council - Trusted Partner, CLLE, Active Schools , Local High School , Local Midlothian Primary Schools, Faith Groups, Mums Walk, SFA, SPORTED, Sports Scotland , Scottish Football Partnership , SPFL Trust , Red Cross , Positive Mental Health Scotland, Learning Circles Scotland , Emotion All, Rebecca McKinney Counselling, Lynn Hogarth Counselling , Tiny Changes Health in Mind (We're on the advisory panel for outreach working), SFA - we're on the advisory panel for Mental Health, RUTS, MVA, Veterans, Lady Haig Poppy Factory , Poppy Scotland, Cyrenians and local Community Councils.

Whilst our recent growth has been significant our principles and values remain constant, being able provide a safe environment for the encouragement and promotion of football and good health within the local Community through the provision of youth teams for boys and girls that foster fair play, participation for all, irrespective of race, colour, religion, sex, sexuality or disability.

Our presence in the community through football allows us to foster partnerships with other likeminded organisations. By engaging in other non-footballing initiatives with our associate members we are harnessing the power of football to create a true community organisation.

1.Organisational Details

Bonnyrigg Rose Community Football Club

Address:

Polton hall Recreation Ground

Bonnyrigg

Midlothian

Eh19 2nu

Telephone number:

07834456625

Legal status:

SCIO

SC050923

Are you / will you be VAT registered:

NO

Do you have an online presence:

YES

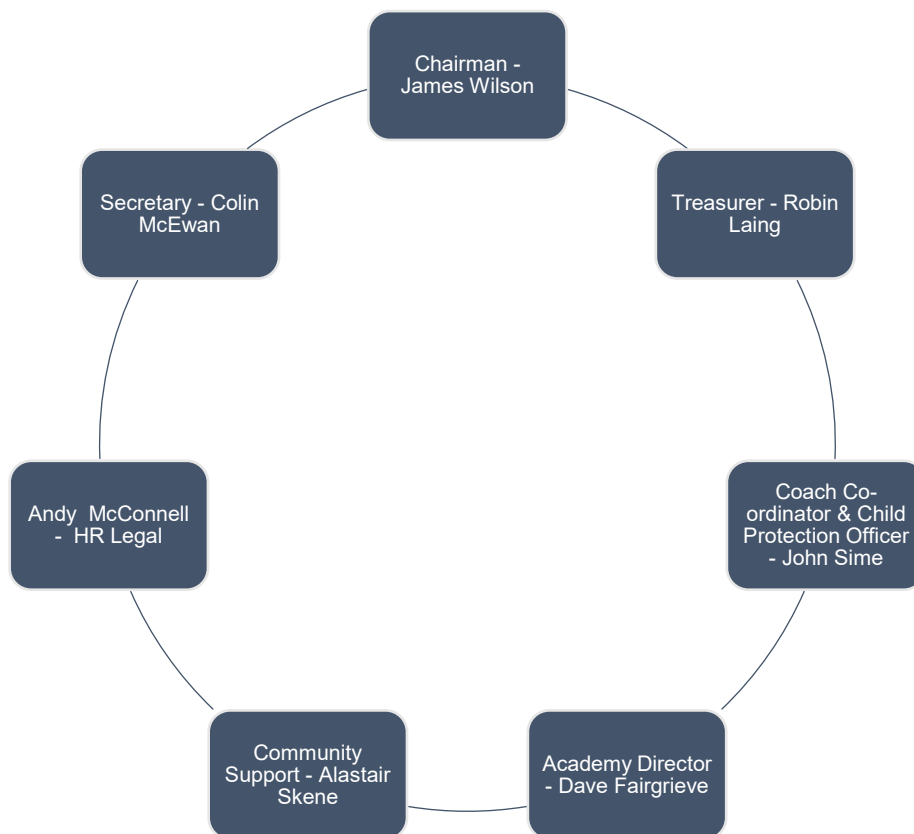
www.bonnyriggrose.org.uk

FB – BONNYRIGG ROSE COMMUNITY FOOTBALL CLUB

TWITTER - BONNYRIGG ROSE CFC

2. Organisational Overview

Trustees



All Trustees have worked at a senior level within their own careers / businesses. Some are now retired and are sharing their skills and experience to ensure the success, sustainability and secure a future for the club. Some are still operating as Company Directors. Our most recent addition to the board is an HR Lawyer.

The club has approx. 120 volunteer coach members.

3. Organisational Goals

Engaging the Community through the power of football –

Clubs Vision

The organisation's purposes are to advance; and serve the Midlothian community by identifying and improving recreational, environmental, health and emotional opportunities for children, young people, adults and families. Working with voluntary and statutory professionals, local businesses and funders, to improve outcomes for the community of Bonnyrigg.

The Club will provide a safe, well maintained environment for all local people to access football / fitness facilities and provide football services to members .

The club will also continue to work with partners / other local tsi organisations in supporting those that are vulnerable within our community.

How will we do that ?

To advance; and to identify opportunities within the local community to enable young people to achieve their full potential through any of the following - education, recreation, sport, volunteering opportunities.

To promote; develop and identify strategies to help to ensure the inclusion of senior citizens within the Bonnyrigg and Lasswade community.

To relieve and support people to pursue a better quality of life, by improving access to positive Mental Health

To strengthen the Bonnyrigg and Lasswade community by encouraging more active citizens, working together to tackle their problems, challenges and promoting a healthier and happier community.

To provide a united and effective voice in discussions with local authorities and other providers of services and/or businesses/others on issues that impact on the health, welfare or environment of the Bonnyrigg and Lasswade Community.

To Identify and apply to funding bodies for resources to support these aims.

The club has up until now had relative success in funding support for the community programme. Over the past 3 years we have received funds from The Robertson Trust , MVA TSI , The National Lottery , The Corra Foundation , Hugh Fraser Foundation Foundation Scotland , Co – Op, Development Trust, LNER , Scottish Football Partnership , SPFL Trust, Midlothian Council , Tiny Changes, Sported - All supporting the clubs Community Programme.

Growth Goals ...

- Retention in membership
- Continue to improve the quality of coaching/football.
- Continue to develop and improve the facilities.
- Continue to have the facility available for local people to access for community activity.
- Continue to support those most vulnerable.
- Continue to work with and develop new working relationships and support service delivery with local partners.
- Attract grant funding to further invest in improving the site / services.
- Scope a project around the feasibility for a new community Hub

Where do we see our organisation in 3-5 years' time?

- Culture shift in how football is coached within the club.
- Continue to grow the community programme to meet demand / needs.
- Have approximately (estimated current cost dependant) 300k in place for the resurfacing of the next astro pitch .
- Increase the number of community partners to ensure we are supporting those most in need within our community.
- In a position to drive a new community hub project if it's deemed there is a need.

4.What do we deliver?

Product/service	Features	Benefits
<ul style="list-style-type: none"> FOOTBALL 	<ul style="list-style-type: none"> Coaching and matches for approx. 700 children each week. 	<ul style="list-style-type: none"> Health , exercise , social skills ,relationship development
<ul style="list-style-type: none"> FOOTBALL 	<ul style="list-style-type: none"> Neurodiversity Football 	<ul style="list-style-type: none"> Inclusion , Health , exercise , social skills ,relationship development, peer support for families
<ul style="list-style-type: none"> FOOTBALL 	<ul style="list-style-type: none"> Walking Football 	<ul style="list-style-type: none"> Inclusion , Health , exercise , social skills ,relationship development,
<ul style="list-style-type: none"> FOOTBALL 	<ul style="list-style-type: none"> Holiday Football Camps 	<ul style="list-style-type: none"> Health , exercise , social skills ,relationship development,
<ul style="list-style-type: none"> COMMUNITY 	<ul style="list-style-type: none"> Inclusion for Senior Citizens and Young Adults. 	<ul style="list-style-type: none"> Reduced isolation/ Loneliness. Opportunities to foster new relationships, increased confidence ,
<ul style="list-style-type: none"> COMMUNITY 	<ul style="list-style-type: none"> Positive Destinations 	<ul style="list-style-type: none"> Inclusion Increased confidence Experience gained in practical hospitality qualifications . experience towards (Duke of Edinburgh Award, Football coaching
<ul style="list-style-type: none"> COMMUNITY 	<ul style="list-style-type: none"> Mental Health 	<ul style="list-style-type: none"> Break the Stigma Educate and raise awareness. Offer training to local people. Offer peer support groups Partner with Health in mind - we support many activities 121 person centred support Lasswade high School -offer support at exam times. Positive impact on the demand for the local police

5. What makes us different ?

'We're one but not the same' - the clubs ethos

We're a football club delivering grassroots football to over 700 children every week - but we don't stop there. We are supporting the needs of those most vulnerable in our local community. We have been recognised Nationally by the SFA for our contribution and commitment to the community.

There is no other local organisation offering the support or has the appetite not only to offer the football services , but to provide the support we offer to those within our community.

6. SWOT Analysis

What are the key strengths of your business:

Established / Trusted brand / Organisation

Sustainable business model

Financially viable

Growth and investment generating services , jobs and a future.

Employs 11 local people

Many local partnerships with other trusted , recognised organisations.

Trusted partner with Midlothian Council

SFA sees the club as leading the way for a community football club model.

What are the key weaknesses of your business:

No permanent home - then the future of the club and all it brings is at risk

If the site (pitches / pavillion/ flat) is only a lease option - there will be no future investment from the council to make improvements as there are no funds (we've been advised there are no funds for investment).

What are the opportunities:

Continue to support the community where it needs support.

Continue to grow and Invest in quality football development

Access capital funding for site development.

Continued expansion of partnership working supporting those in need within the community.

If we grow - we will most likely employ more local people

What are the risks:

No home – The future of the club and all it does it at risk including employees and services.

No members or reduced membership - impact on income revenue stream

If the club has to pay a significant rental cost – this would be classed as a direct cost and we would not be in a position to claim gift aid on the amount.

e.g if the rental costs were 40k, the club would lose potentially 10k on gift aid. Also if we're paying a rental cost – we could not also save for a sinking fund which we've currently signed up to do.

7. Marketing

How do we know our service is current and needed ?

Football is the most popular sport in the world – we know there's demand.

In a town that homes approx. 18k residents , Bonnyrigg Rose Community Football Club supports approx. 6.5 % of that population each week . If we had sufficient facilities to take on everyone on our waiting lists, it would be in the region of 8.0% of the local population. In terms of statistics , the SFA have confirmed this is at the higher end of the scale in terms of engagement.

We have recently introduced some new footballing services ;

- Fun / social aspect of the game as opposed to competitive matches for our coaches . Football Camps catering for children with ASN . Futsal Fridays . A group that runs for autistic children that are 16+ that offer not only football fun but workshops where employability skills are scoped. All new activities are popular and well attended.

Our membership is the greatest it's ever been. We have a waiting list of approx. 250 across the age groups. With a planned additional 1k new houses being built in the area – it's likely there will be even more demand soon.

We grow our programme in line with our governing body, the SFA who often ask if we will pilot new concepts

The club is often asked to host visits with other Scottish Clubs to help them develop their strategies for change . We are doing something that's recognised as successful by the SFA .The SFA regards the club as one that's leading the way on the community model. This concept and change is being driven and supported by Scottish Government.

In terms of the community activity ;

- Mental Health – the club is the only football club on the SFA panel for Mental Health. We are also an outreach partner with Health in Mind. We are very aware of the needs locally. The number of people accessing 121 counselling support suggests the current needs too. We have a continuous need for support for individuals and for people who have experienced trauma in peer support groups. We receive referrals for 121 person centred support via GP'S , Mental Health Nurses , Social Workers , Health in Mind ..
- Social inclusion - we work with many local partners supporting those in need in our locality. We know there is a demand as they are making us aware. The Red Cross approached the club to see if we could support a lunch club as post covid , most activities for seniors have folded. CLLE asked if we could support children who attend the hub at Lasswade High School by running a youth group on a Friday to focus on supporting them. We know there's a need as others are telling us.
- Positive Destinations - we have young adults who go on to coach with the support of the club. We have some young people working through their Duke Of Edinburgh Awards, gaining work experience for their sports science degrees, support the practicalities with Saltire Awards and practical tasks for catering qualifications.

8. Client / Member Base

Who is involved ?

Grassroots Football is the core service we offer and demand has never been greater. Our waiting lists are evidence of this. The clubs Football Development Officer is investing in a programme that promotes a fun, consistent approach to coaching and a nurtured environment for the children joining the club. We will also continue to invest in footballing activities for those with ASN needs.

We want the quality of football development to be as is as positive as possible. The Players Pathway is an opportunity for progression to a professional level should someone have the necessary skills and talent to progress. Equally as important is the services and fun we offer children that are living with neurodiversity challenges.

The target audience for footballing activities led by the 120+ volunteer coaches are 5-18 year olds (we have over 100 girls) and adults alike in the capacity of walking football, veterans football and an addiction recovery football group . The club has a team in the autistic football league too.

Our community clients and guests

The club's community programme has been developed around need. The club hosted a community celebration day along with CLLE (Communities and Life Long Learning) at Lasswade high school. 2.5k – 3 k people attended the day. It was a great success. The club received a grant via the Scottish Government from 'place standards conversation' budget to organise the day and part of that day was spent collating feedback on our area/ locality. We used the information to introduce the isolation and positive destinations focus. The survey information was used to update the local plan. We know there was a need for older people and teens based on that feedback. The mental health programme has grown organically.

9. Alternative Providers

In terms of football , each geographical area in Midlothian tends to support the grassroots needs for their local children. There are no other organisations currently able to offer what the club offers in the area we support.

Others Clubs in Midlothian for example are , Dalkeith Thistle, Arniston Rangers , Penicuk Athletic , Loanhead .

In terms of the community aspect of what support the club offers, given we are now approached by community partners to support their projects regularly it's clear there are no other organisations able to support the activities and services that the club currently does. This includes 121 person centred support , weekly lunch club , weekly youth groups and mental health peer support groups and other bespoke projects.

10. Staff

The Club employs 11 local people;

1 P/T Finance Manager

1 F/T Football Development Manager

5 P/T Caretakers

2 P/T Admin

1 P/T Community Support Officer

1 P/T Club Development Manager

11. Our Pricing

The facilities pricing structure is in line with the local authority.

The hall hire we have kept at an affordable rate to ensure the groups that access it can afford to do so.

The club has kept members fees at the same price for the last few years. We are very conscious of the cost of living crisis, so we try and make accessing what we do an option for everyone. The club has a bursary fund for those who are struggling to meet payments. We offer free activities for those children accessing the neurodiversity services we offer.

The clubs community programme is funded through grant funding and all funds awarded are ring fenced and monitored through the XERO accountancy system.

12. Premises

The club initially took a lease on the site with a view towards gaining the asset transfer. The pitches were in a state of disrepair and the pavilion facility was a mess. There had been no maintenance or investment for many years. The club agreed to tidy up and improve the facility so it was something that could be used for all. Having agreed to that initially, the council then advised they were closing the site down. The club at that stage met with council officials and agreed a lease could be put in place until an asset transfer application was complete to avoid closure of the site. The Clubs first asset transfer application was offered to the club for the fee of £1.00 , however was then withdrawn as the council realised the club was a charity and not a SCIO and they weren't comfortable with a charity being responsible for the asset. The club very quickly successfully changed status to a SCIO , however were asked to go through the application process for a second time.

All investment made was done so on the understanding we would be successful in gaining the asset.

The Poltonhall 3G pitches were recently regenerated at a cost circa 685k. The costs were met by developer contributions which were secured by a local councillor. 100k from Sports Scotland and the club saved 70k to add to the capital project. This development includes. 1 full size and 2 x 7 aside astro pitches (the site was extended as part of this project as the one pitch that was there was not sufficient) . There's also 2 grass pitches and a pavilion with a flat which historically the council's caretaker would have lived in (this is not part of the councils housing stock and has not been maintained for a long time and has been empty for over 3 years) . The facility is in the region of 50 + years old. The site was in very poor condition when the club took it over in 2016. As well as improvements to the pitches and pavilion the club has also invested in tractors/ machinery to maintain both the grass and astro pitches.

The club has invested over 100k in the pavilion updating and making the facility safe and usable. The changing rooms, main hall, wc's , kitchen , outside space all benefitting from the investment and making it a bit of a **happier place**. The club built a log cabin during

covid. This space is used almost every day for counselling and therapy and the outside canopy which was built at the same time hosts the weekly food pantry that the club runs with the Cyrenians.

In an ideal world the Pavillion should be replaced with a new community hub that's efficient to run, purpose built to meet the needs of the local community. This is a project the club would like to scope in the future.

13. Profit and loss forecast cash flow

Please see attached cash flow . (Appendix 3)

The opening bank balance of £149479.76 is made up the following , Business Account - £23730.90, Poltonhall Sink Fund – £104429.35, Community Account – £10064.32 and Mental Health Account – £11255.19,

The Poltonhall Sinking Fund – Within our forecast we have increased our commitment in year 2 to £38k and £40k in year 3. We will make further as we review annually the potential cost of renewal circa 2031/ 2032.

Building and Pitch Improvements - Within our forecast and over and above what has spent this year to date we have allocated a further investment £20k in Year 1, £20k in Year 2 & £10k in Year 3 for Building and Pitch Improvements.

There are essential repairs required to the roof in the hallway in the pavilion as a result of ongoing leaks. The club has included this work within our forecasting. We will also need to allocate spend to get the flat to a standard where it's fit for purpose.

The club is sustainable. We do not rely on grant funding for day to day running.

14. Best Value

The club was approached by UEFA as part of a pilot exercise with a view to capturing the social return on investment. Appendix 2 . provides the full breakdown of that report , however the estimated annual financial benefits of the clubs footballing activities only is 3.95 million pounds.

The club has supported over 125 local people in receiving person centred counselling. This is specific support to suit their needs from local professionals. Some of those that have received support have advised that if they hadn't got help when they did they wouldn't be here. They were suicidal. Many that contact us are desperate for help. I don't think any price can be put on that. We're helping save lives. We've also trained over 100 local people in gaining the accreditation for Mental Health First CIPD (Including approx. 25 staff at Lasswade High School). We 've supported both men and women's peer support groups. Invaluable to those that access the support.

Every week approx. 15 seniors and 15 youths attend social activity that we organise, facilitate and support .They are all isolated and lonely individuals. I think it's very difficult to put a price on what this contact , social inclusion and acceptance does for them. It gives the opportunity of fostering new friendships and reduces loneliness.

The club has been successful in receiving grants to support the community activity. The Robertson Trust (twice) , The National Lottery , LNER , MVA/ TSI large grant , Scottish Government , to name a few of the larger funders we work with that have been comfortable in financially supporting our programmes. We've also received multiple grants from Midlothian Council(both large and small) . We ran a foodbank during covid on behalf of the council and we're a trusted partner currently supporting lacer funding distribution for those in need of financial assistance. All these activities require governance and reporting updates.

We hold regular meetings / AGM where all progress is recorded.

We report annually to OSCR with regards to the clubs activity and outcomes . This information is available for all to access.

We report annually to the SFA with regards to the outcomes associated with footballing activity. This includes information associated with the level of coaching attainment within the clubs coaches, the number of coaches trained in first aid , child protection governance, disability activities etc.



17 October 2023

To Whom it may concern,

Letter of support – Bonnyrigg Rose Community Football Club

Bonnyrigg Rose Community Football Club are a Platinum Quality Mark Club, the highest accreditation level that can be awarded.

The club are a key partner regionally and nationally in supporting the Scottish FA's vision of harnessing the power of football to improve the wellbeing of Scotland's communities through lifelong participation.

The club continues to lead the way on a number of fronts, including developing and nurturing positive collaborations to understand and meet community needs. This is particularly evident in the mental health work they do. Well trusted within the community, Bonnyrigg CFC are also always happy to share their knowledge and experience with other grassroots community clubs. This has included insights on club structures, developing player pathways and mental health programmes.

If you would like any further [information](#) please do not hesitate to get in touch.

Kind Regards,



Jennifer Malone

Regional Partnership Manager, [South East](#)

▲ Email: Jennifer.malone@scottishfa.co.uk

Mobile: 



UEFA GROW

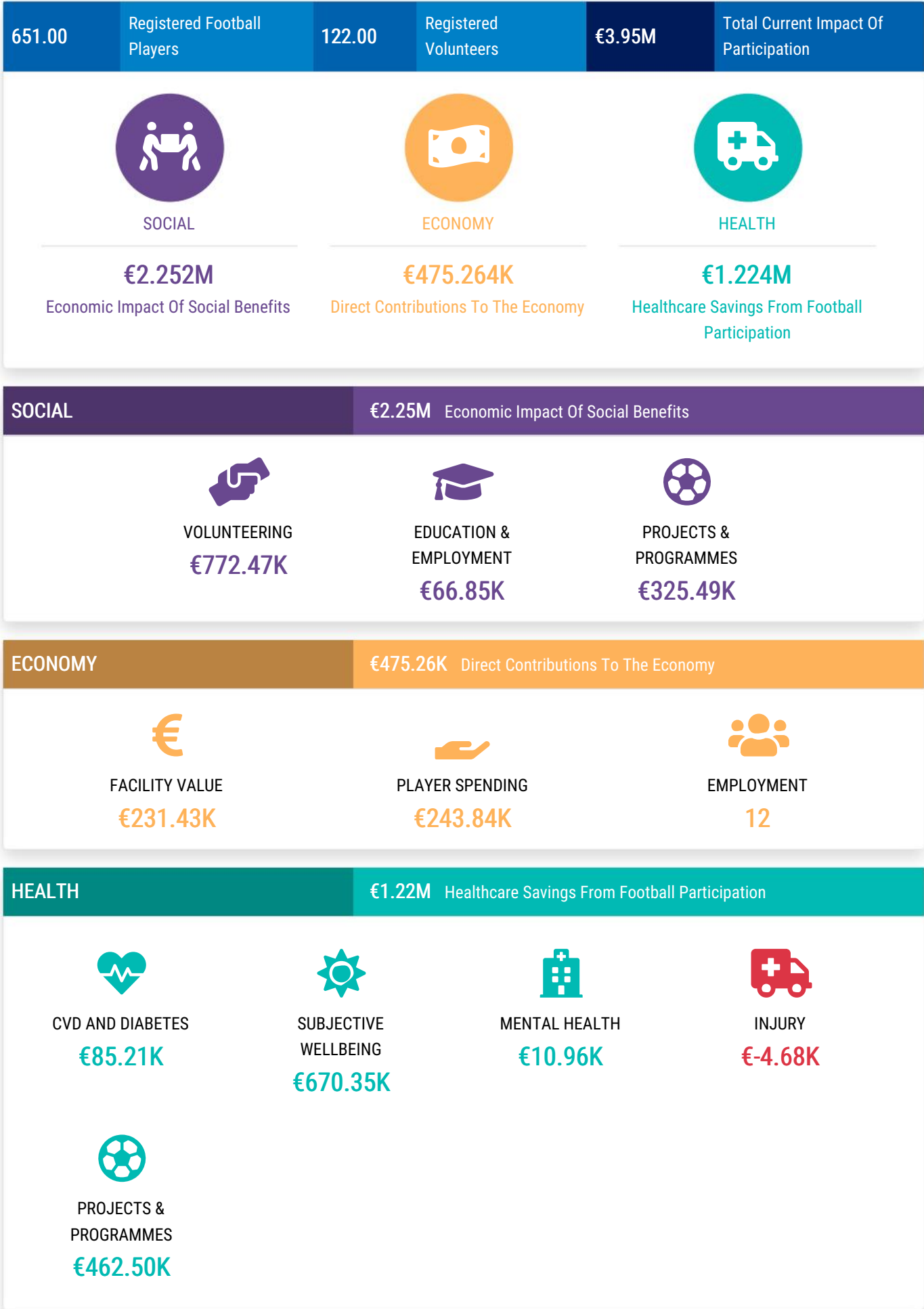
Social Return on Investment Report

Bonnyrigg Rose CFC - Valuation Report

Measuring the value of football participation in Bonnyrigg Rose CFC

13/01/2022

Summary Findings



1.0 Introduction

Instinctively, beyond being a form of entertainment loved by millions throughout the world, we can feel that football has many benefits on and off the pitch. Identifying, proving and demonstrating the value of those benefits has not always been so easy. The UEFA GROW SROI Model has been developed in response to this challenge.

Launched in 2015, the UEFA GROW programme is the central business development platform to help national associations throughout Europe grow the game in a systematic and strategic manner. To help build a coherent business case for this development and help attract investment, it sponsored the development of a comprehensive, rigorous football specific SROI model to establish the impact that mass participation in football has across a spectrum of economic, health and social outcomes. In turn, this has enabled a monetary value to be placed on people's regular participation in the game at national, regional and club levels.

Supported by an Advisory Panel of academics from more than ten European Universities and a range of football industry and non-governmental body experts, a proof of concept was developed and tested with two national associations, Sweden and Romania, which differ significantly in terms of participation, facilities, data and the football workforce. It was critical for UEFA to develop a model that could be applied to all its members and the initial results more than satisfied expectations, with the President of the Swedish Football Association and UEFA's First Vice President Karl-Erik Nilsson stating that: "Despite taking a very conservative approach, in the economic, social and health aspects of the model, the monetary value of mass participation in football was staggering."

The model has since been rolled out and has now been completed or is at some stage of application in over 40 of UEFA's member associations. This has enabled football administrators to talk to governments about the proven benefits of the sport with the confidence of results being recognised by the academic world, the World Health Organisation, United Nations and the Council of Europe's Enlarged Participation Agreement on Sport (EPAS). This also allows football's commercial partners to highlight the benefits they bring to society by supporting the grassroots game.

With ever increasing datasets and evidence becoming available, following an extensive review, the model has now been refreshed and extended to cover a broader range of outcomes, with greater sensitivity to population variations and football delivery models. It has also been adapted to enable regional, local and club level assessments, right down to the impact and value of specific programmes of activity. Version 2 of the UEFA GROW SROI Model is now being applied at national levels and made available in an online format to regional and county associations as well as individual clubs and foundations.

2.0 Methodology

What is SROI?

Social Return on Investment ('SROI') is a form of cost benefit analysis that attempts to quantify the social change created by a programme, policy, investment or entity. It is a particularly useful form of analysis for not-for-profit organisations, which seek to generate positive social changes that are difficult to measure in traditional financial terms.

There is no right way to complete a SROI study, which is itself a branch of social value¹ assessment. Social valuing techniques have developed and been refined progressively over time and typically involve the following steps².

1. Establishing scope and identifying key stakeholders
2. Mapping outcomes
3. Evidencing outcomes and giving them a value
4. Establishing impact
5. Calculating the SROI
6. Reporting, using and embedding

A typical SROI study initially involves the determination of the changes sought by the programme, policy, investment or organisation, and then undertaking a structured approach to determining whether the identified benefits can be converted into financial terms for the purposes of valuation. SROI can be calculated for a single year or over the life of a project or programme, and it can be calculated summatively (i.e. at the end of a programme once outcomes have been realised) or formatively (i.e. as a programme is underway, or prior to it getting underway).

The output of a SROI exercise is usually presented in a ratio relative to costs. The overall "SROI ratio" demonstrates the unit benefits achieved for every Euro of investment society has made in the delivery of the programme, policy or organisation.

The UEFA GROW SROI Approach

In the UEFA GROW SROI Model, scope and stakeholders can be considered in terms of both territory and population. The model can be applied at the level of a country, or National Association, or footballing sub entities within that territory such as a region or county association, football club or defined football programme.

Within the defined setting the scope of the model is limited to the populations that are registered to play football with the National Association or on defined club programmes that involve 'regular' participation³.

Following a period of stakeholder consultation, outcomes were defined through the model development stage where high quality evidence of football's impact could be evidenced in relation to three overarching domains: Economic, Social and Health.

- In the Economic domain these include the value of facility development and football participation related expenditure by players.
- In the Social domain they include the value of impacts on crime, education, employment and volunteering.
- In the Health domain they include the value of impacts on Cardio-vascular diseases, cancers, mental health, ageing, subjective wellbeing and injury.

A variety of techniques are employed to establish related impacts and to value them. In the economic domain, facility valuation is based on the Gross Value Added (GVA) of the direct investment in construction of artificial pitches, which is discounted over the estimated lifetime of the facility to generate an annual value alongside direct spending associated with the hire of those facilities on an annual basis.

Player expenditure is based on the results of a survey distributed amongst active adult players and the parents of junior players, which considers club membership fees and subscriptions; spending on clothing and footwear used for football and on other equipment; expenditure on regular coaching sessions and tournaments; and finally spending on refreshments, hospitality any other spending directly associated with football participation.

¹ <https://socialvalueint.org/social-value/what-is-social-value>

² Social Value UK. 2012. A Guide to Social Return On Investment, <http://www.socialvalueuk.org>

³ Defined as at least one hour a week of training/matchplay over the course of a 9-month football season, academic year or equivalent period.

In the social domain, calculations related to reductions in crime and NEET⁴ status are based on the risk of players in the population groups facing these outcomes and the associated cost to society as well as the effect of involvement in team sports like football in reducing that risk. The reduced risk associated with playing football provides a basis from which to calculate the reduced cost to society. Deadweight⁵ is accounted for through a discount based on the proportion of the population that would be likely to be involved in an alternative team sport if they did not play football. The education contribution is based on academic assessments of the impact of involvement in team sports like football on people's educational performance. We then use OECD studies to calculate the likely effect of a lift in educational performance on a country's GDP⁶. The value of volunteering is assessed based on the number and role of football volunteers and the equivalent salary associated with the tasks and number of hours given up⁷.

In the health domain calculations for CVD, Diabetes, Cancer and Mental Health are based on the risk of players in the population groups facing these conditions and the associated cost, as well as the effect of regular involvement in sports involving moderate to vigorous physical activity, such as football, in reducing that risk. We then use the reduction in risk as a basis from which to calculate the reduced cost to society. Deadweight is accounted for through a discount based on the proportion of the population that would be likely to be involved in similar forms of physical activity if they did not play football. The calculation for subjective wellbeing uses findings from academic research that assigned a monetary value on the basis of people's 'willingness to pay' for an equivalent boost to their sense of wellbeing to that driven by team sports participation, including football. The negative impacts of football related injury are also considered based on cost and prevalence studies of football injuries.

In a number of cases, where football clubs are delivering 'targeted' football programmes that are designed to work with specific groups in order to address particular health or social conditions such as EuroFIT⁸, the model benefits from existing assessments of likely impact and value where football is delivered in line with defined programme designs.

In the final analysis the lowest point of all these assessments of value are brought together to provide an overall annualised, 'at least', valuation of regular, registered football participation at the level of the country, region, club or programme. The results can also be considered in terms of the economic, social and health contributions, in many cases including an estimate of the number of negative outcomes that football helps to prevent.

⁴ Not in Education, employment or training

⁵ The impact that might have happened anyway

⁶ A new approach based on increased lifetime earnings is currently being explored

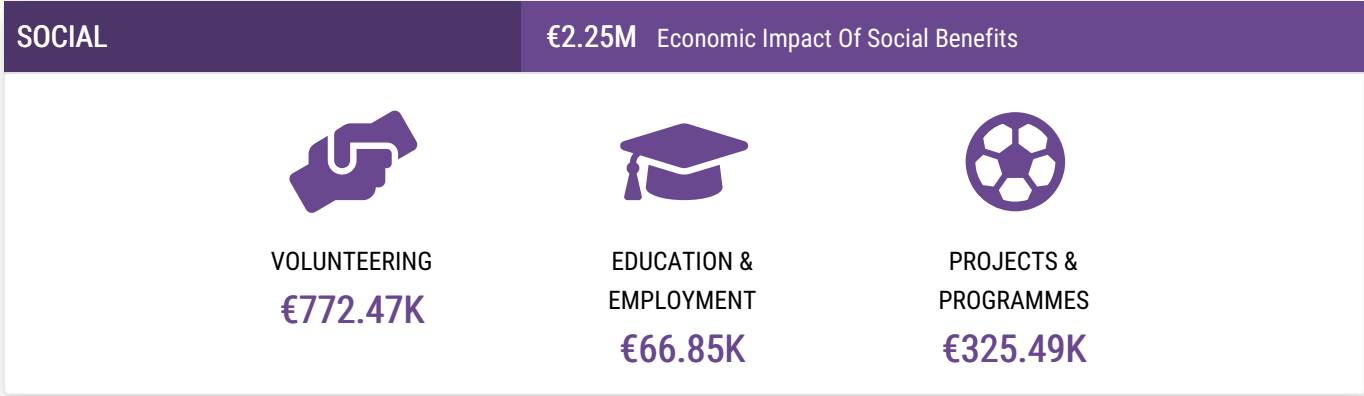
⁷ Consideration is now being given to the wider benefits associated with skill acquisition, social capital and integration

⁸ <http://eurofitfp7.eu>

4.0 Social Benefits

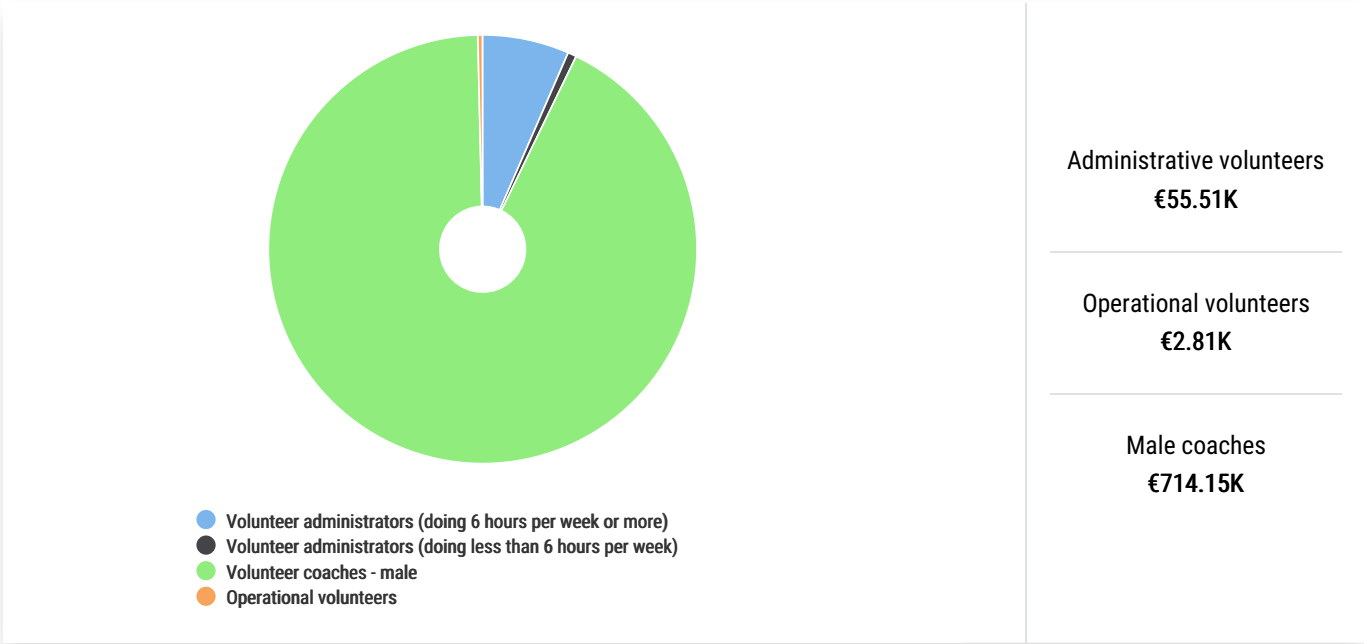


Football participation leads to a range of social benefits and prevention of social problems, resulting in personal developments, improved economic performance and savings to society.



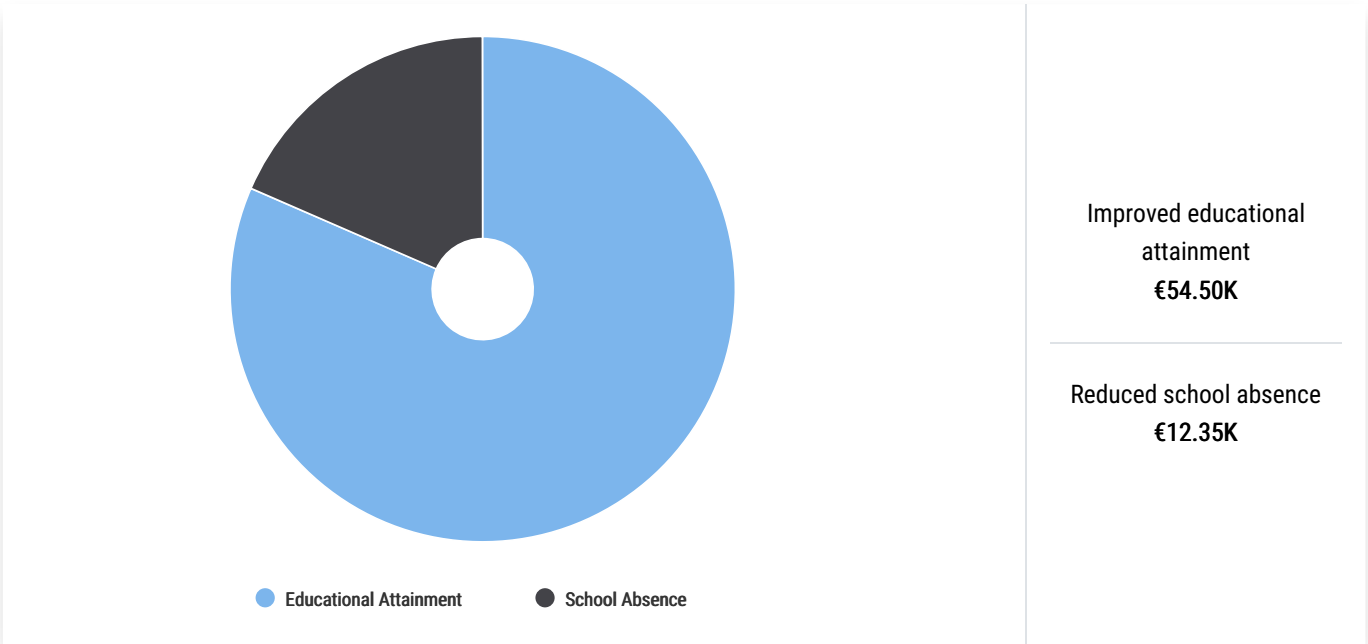
Volunteers

It is estimated that the 122 volunteers in Bonnyrigg Rose CFC deliver contributions with a combined value of €772.47K.



Educational benefit

In the area of education it is estimated that, as a result of football participation, the number of people who are absent from school reduced by 2. Together with improvements in educational performance, it is estimated that the combined value of educational impacts is €66.85K .

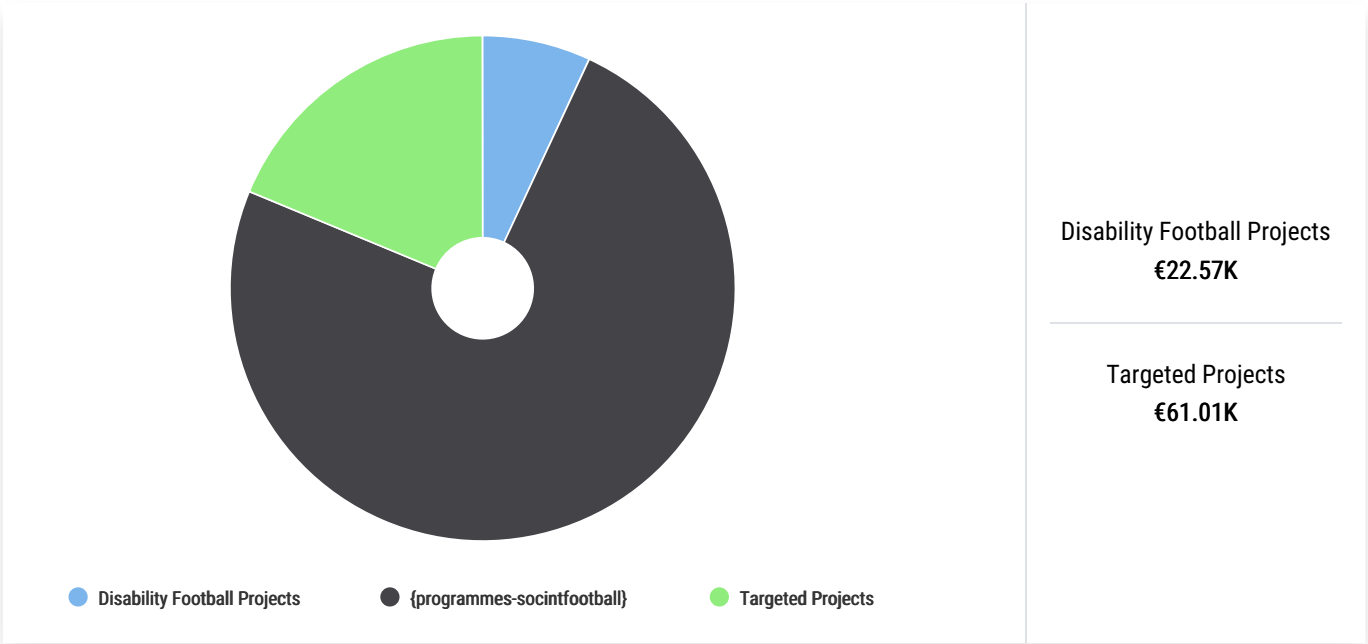


Social capital

As a result of football participation, it is estimated that individual players’ social capital will have been boosted to the value of €1.09M during the reporting period.

Social targeted projects and participation programmes

In the report period Bonnyrigg Rose CFC ran social targeted projects and participation programmes that generated a combined social value of €61.01K.



5.0 Health Savings and Value

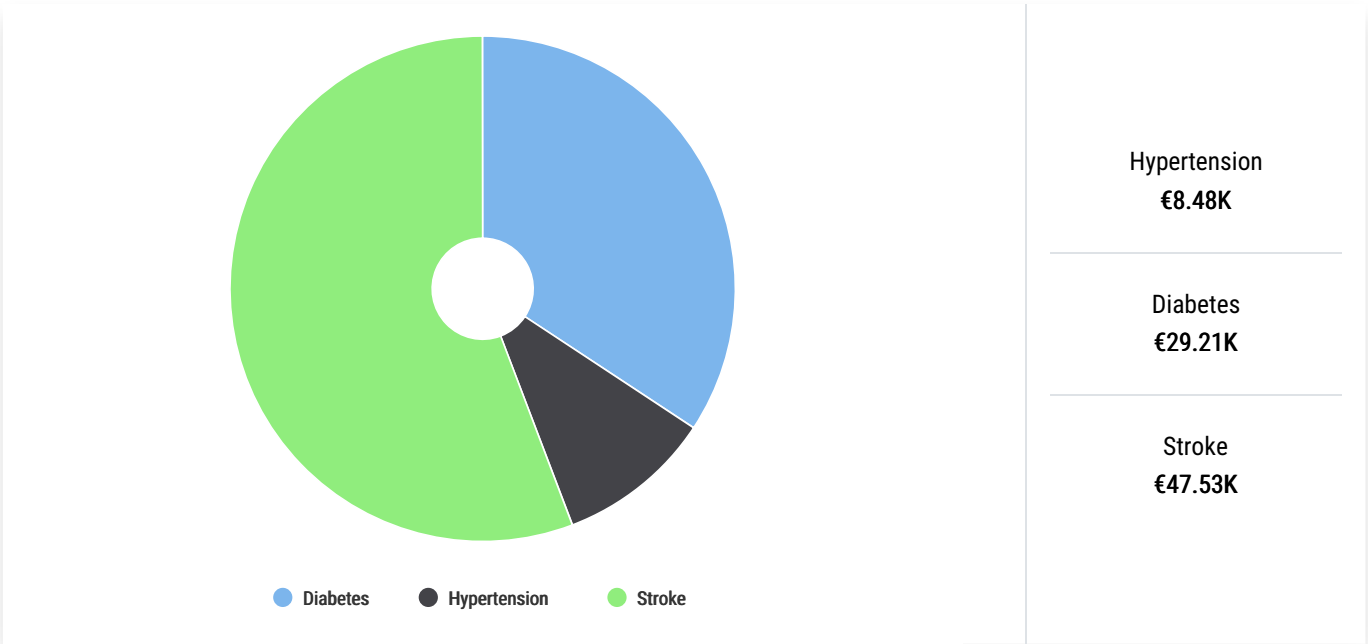


Football participation leads to significant reductions in the number of incidents of non-communicable diseases, resulting in savings for healthcare systems as well as an uplift in the wellbeing of individuals and society.



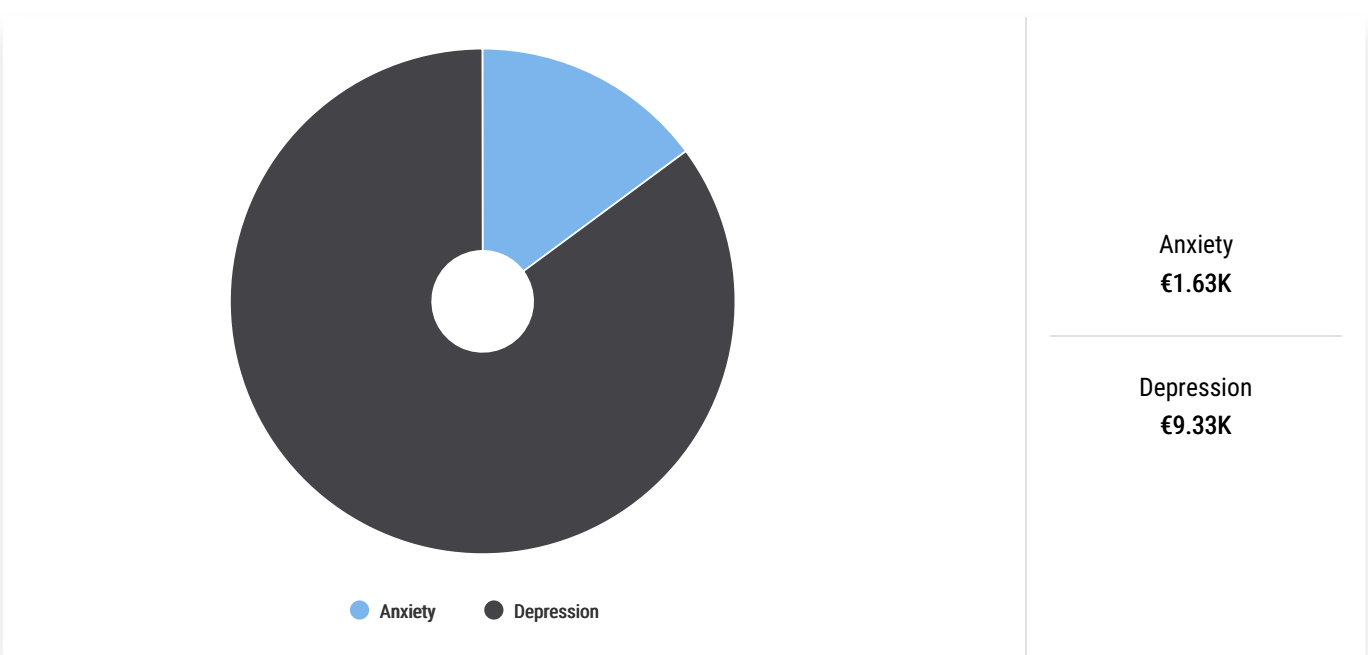
CVD and Diabetes

It is estimated that a total of 9 incidence of Cardiovascular disease and Diabetes will have been prevented in the reporting period, producing savings of €85.21K.



Mental Health and Wellbeing

It is estimated that a total of 3 incidence of Depression, Anxiety and Schizophrenia will have been prevented in the reporting period, producing savings of €10.96K.



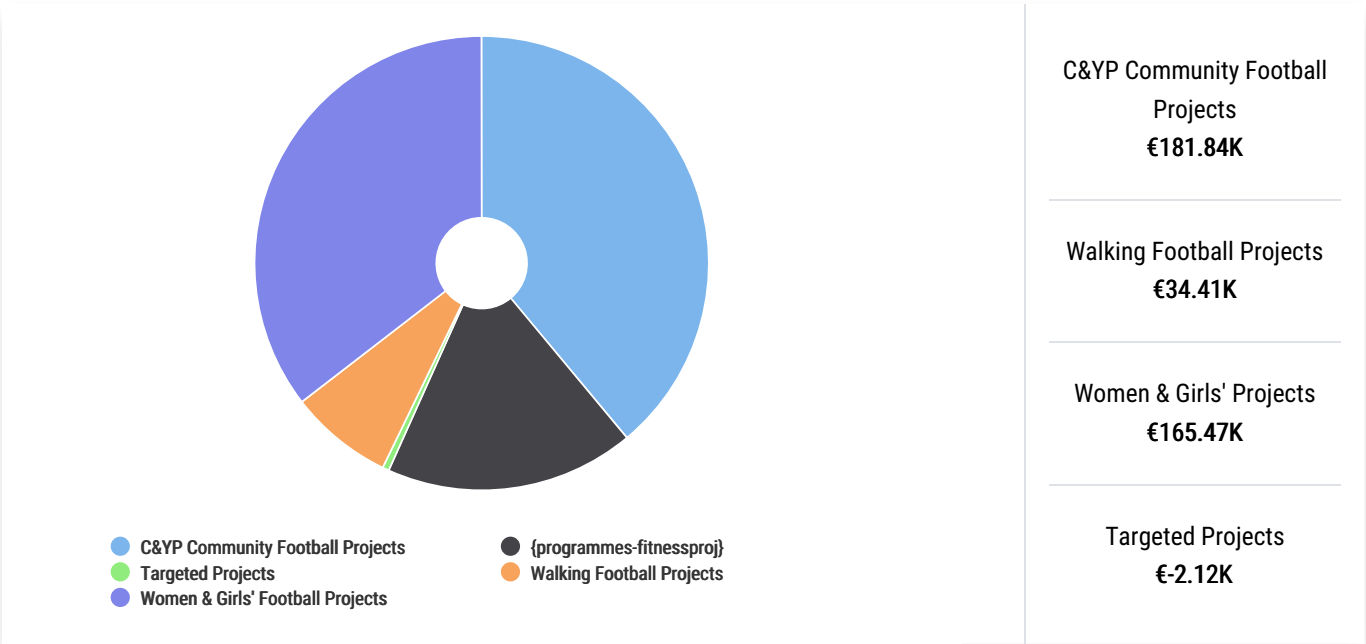
Individual players' wellbeing will also have been boosted to the value of €670.35K during the reporting period.

Injury

More negatively, the cost to the healthcare system of injuries sustained through participation in football is estimated to have been €4.68K during the reporting period.

Health targeted projects and participation programmes

In the report period Bonnyrigg Rose CFC ran health targeted projects and participation programmes that generated a combined value of €462.50K.



6.0 Economic Value



Football participation leads to significant levels of investment and consumer spending, which make an important contribution to the economy.

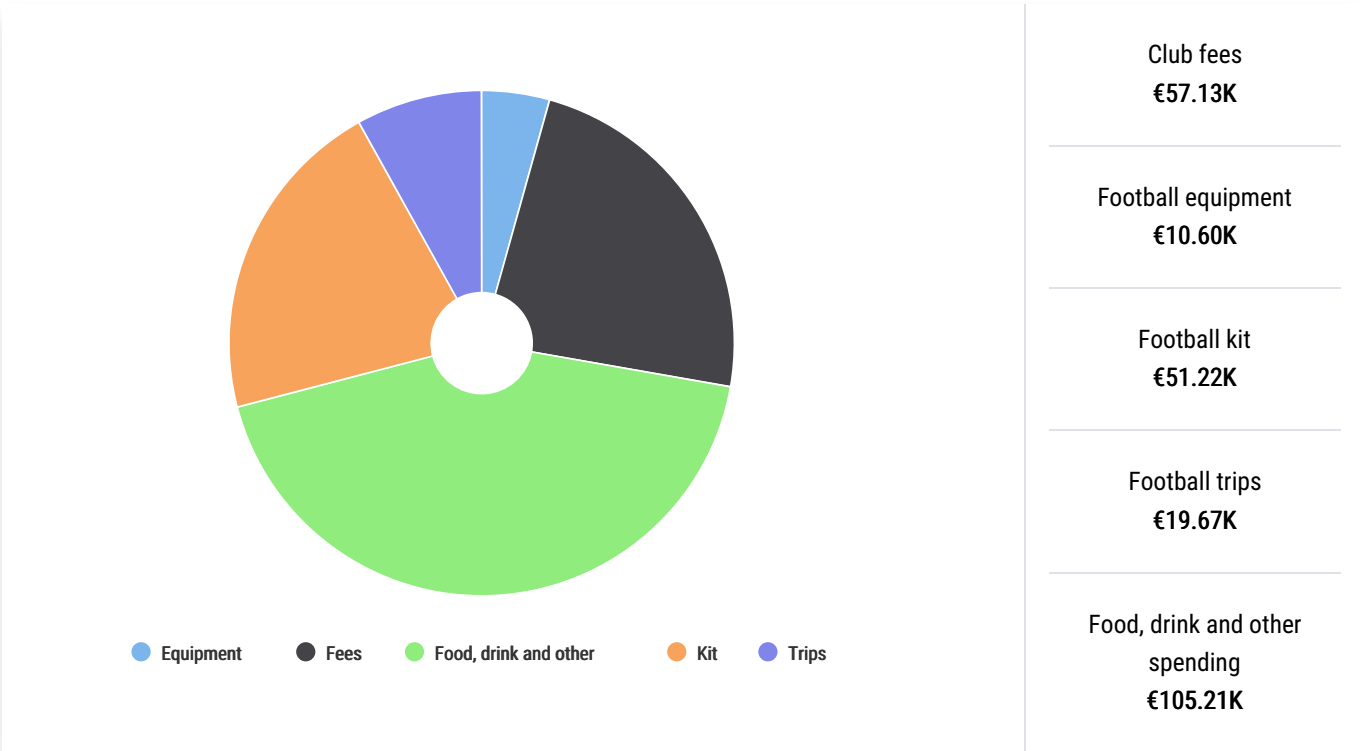


Facility elements

The contribution made by investment in and usage of 0 pitches by Bonnyrigg Rose CFC amounted to €231.43K in the reporting period.

Spending elements

The contribution that comes from spending on football participation by players and the parents of youth players in Bonnyrigg Rose CFC amounted to €243.84K in the reporting period.



Project Team

Substance

The UEFA GROW SROI Model is managed and maintained by Substance (www.substance.net), a UK based research and development company, which specialises in the assessment of the social impact and benefit of sport and other activities.

Advisory Panel

The core team is supported by an Advisory Panel of academic and industry experts whose role is to:

- To review progress with model development
- Review progress to date and reflections on key learning from the roll out of the model
- Review revisions to model structures and parameters
- Review data sources included in the modelling and identify alternate or proxy data sources where critical gaps are identified
- Challenge or endorse and support the technical credentials of the project deliverables
- Advise on future research to address gaps in insight or data.

Alongside football representatives the current advisory panel includes the following academics:

- Professor Paul Downward, University of Loughborough
- Professor Louise Mansfield, Brunel University
- Ilya Solntsev, Plekhanov Russian University of Economics
- Professor Peter Krustrup, University of Southern Denmark
- Professor Pamela Wicker, Universitat Bielefeld
- Christian Pfeifer, IZA Institute of Labor Economics
- Professor Rosie Meek, Royal Holloway, London University



Bonnyrigg Rose Community Football Club 1st Aug 2023 - July 31st 2024 (YEAR 1)

	Forecast	1	2	3	4	5	6	7	8	9	10	11	12	Total
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
Opening Bank Balance	149,479.76	149,479.76	145,606.41	139,164.95	151,518.23	147,900.51	143,232.79	149,790.07	150,477.35	147,964.63	145,151.91	146,039.19	145,126.47	
INCOME														
Members Monthly Subscriptions	0.00	19,395.01	18,130.01	18,230.01	18,500.00	18,500.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	241,680.03
Gift Aid (claimed every 6 months)	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00	0.00	0.00	0.00	0.00	0.00	21,000.00	42,000.00
Pitch Hire	0.00	2,444.25	2,984.00	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	33,761.55
Ad Hoc Donations from Team Accounts	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Holiday Camps, Futsal and Festivals	0.00	325.10	0.00	399.51	320.00	320.00	320.00	2,250.00	0.00	2,250.00	0.00	2,100.00	2,250.00	10,534.61
Charitable Donations (non Gift Aid)	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	2,000.00
SFA	0.00	950.00	0.00	2,150.00	950.00	0.00	0.00	950.00	0.00	0.00	950.00	0.00	0.00	5,950.00
SFA DCMS Funding	0.00	0.00	9,516.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,516.38
Team Kit Sponsorship	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	1,250.00	5,000.00
Advertising Pitchside Banners	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Police Scotland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00
Bonnyrigg and Sherwood Trust	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Scottish Football Partnership Trust	0.00	0.00	0.00	6,344.25	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	7,844.25
Co Op	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	1,800.00
Match Funding	0.00	0.00	700.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,700.00
Sponsorships	0.00	700.00	1,284.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,484.00
Bonnyrigg Rose Ladies Player Sponsorship	0.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
Robertson Trust	0.00	0.00	0.00	13,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
TOTAL £	149,479.76	26,764.36	32,614.39	45,957.10	25,253.33	25,653.33	46,928.33	29,058.33	26,608.33	26,358.33	27,708.33	26,208.33	48,608.33	387,720.82
EXPENDITURE														
Advertising and Marketing	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	0.00	500.00
Audit and Accountancy Fees	0.00	33.60	36.00	80.00	80.00	1,280.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	2,069.60
Bank Fees	0.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00
Cleaning	0.00	236.52	154.14	76.95	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,907.61
Community Events	0.00	641.13	337.53	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,878.66
Employers NI and PAYE	0.00	1,895.95	1,768.18	1,938.53	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	1,895.00	22,657.66
Event Expenses	0.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Furniture and Fixtures Building Pitch Improvements	0.00	430.76	8,900.56	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	29,331.32
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	1,300.00
IT software and consumables	0.00	129.98	193.58	129.98	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	3,243.54
Light Power and Heating	0.00	415.95	784.32	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	750.00	250.00	250.00	15,050.27
Pension Costs	0.00	295.84	259.05	268.15	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,163.04
Printing and Stationary	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Rent	0.00	230.00	682.75	115.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	2,499.00	23,518.75
Repairs and Maintenance	0.00	231.65	0.00	1,578.13	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	5,499.78
Salaries	0.00	10,108.75	10,471.91	10,342.00	10,342.00	10,342.00	10,342.00	10,342.00	10,342.00	10,342.00	10,342.00	10,342.00	10,342.00	124,000.66
Staff Training	0.00	725.00	0.00	515.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	251.00	3,499.00
Telephone and Internet	0.00	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	549.96
Age Group Costs	0.00	1,375.00	2,025.00	2,450.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	2,962.00	32,508.00
Emotion All	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Gold and Gray Soccer Academy	0.00	1,200.00	0.00	1,692.00	234.22	234.22	234.22	234.22	234.22	234.22	234.22	234.22	234.22	4,999.98
Positive Mental Health Scotland	0.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00
RJM Sports	0.00	5,694.00	8,432.25	8,150.25	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	46,576.50
SWF	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
SYFA	0.00	99.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	599.00
Thomas Munro	0.00	175.00	577.50	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	1,252.50
Laura Watt	0.00	350.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
PPE Industrial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00
Rebecca McKinney	0.00	0.00	520.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	3,020.00
Online Football Equipment Orders	0.00	2,641.75	335.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	3,977.00
Lacer Fund	0.00	0.00	250.00	250.00	1,000.00	1,500.00	1,000.00	1,000.00	1,000.00	800.00	0.00	0.00	0.00	6,800.00
Poltonhall Recreation Ground	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
TOTAL £	0.00	30,637.71	39,055.85	33,603.82	28,871.05	30,321.05	40,371.05	28,371.05	29,121.05	29,171.05	26,821.05	27,121.05	38,571.05	382,036.83
Income less expenditure	149,479.76	-3,873.35	-6,441.46	12,353.28	-3,617.72	-4,667.72	6,557.28	687.28	-2,512.72	-2,812.72	887.28	-912.72	10,037.28	5,683.99
Closing bank balance	149,479.76	145,606.41	139,164.95	151,518.23	147,900.51	143,232.79	149,790.07	150,477.35	147,964.63	145,151.91	146,039.19	145,126.47	155,163.75	



Bonnyrigg Rose Community Football Club 1st Aug 2024 - July 31st 2025 (YEAR 2)

	1	2	3	4	5	6	7	8	9	10	11	12	Total
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
Opening Bank Balance	155,163.75	161,122.68	158,906.51	167,839.85	166,143.68	163,047.51	169,401.34	168,735.17	167,019.00	164,302.83	163,286.66	157,220.49	
INCOME													
Members Monthly Subscriptions	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	255,300.00
Gift Aid (claimed every 6 months)	0.00	0.00	0.00	0.00	0.00	21,000.00	0.00	0.00	0.00	0.00	0.00	0.00	42,000.00
Pitch Hire	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
Ad Hoc Donations from Team Accounts	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Holiday Camps and Festivals	325.10	0.00	399.51	320.00	320.00	320.00	2,250.00	0.00	2,250.00	0.00	2,100.00	2,250.00	10,534.61
Charitable Donations (non Gift Aid)	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	2,000.00
SFA	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	4,000.00
Team Kit Sponsorship	0.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	0.00	1,300.00	5,200.00
Advertising Pitchside Banners	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Police Scotland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00
Bonnyrigg and Sherwood Trust	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
National Lottery Main Grants	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Co Op	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	1,800.00
Match Funding	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,500.00
Robertson Trust	0.00	0.00	13,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
TOTAL £	37,100.10	26,275.00	38,174.51	27,795.00	27,095.00	46,095.00	28,825.00	26,775.00	27,025.00	27,475.00	26,375.00	49,325.00	388,334.61
EXPENDITURE													
Advertising and Marketing	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	0.00	500.00
Audit and Accountancy Fees	80.00	80.00	80.00	80.00	1,280.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	2,160.00
Bank Fees	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00
Cleaning	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	127.00	1,524.00
Community Events	252.50	252.50	252.50	252.50	252.50	252.50	252.50	252.50	252.50	252.50	252.50	252.50	3,030.00
Employers NI and PAYE	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	23,400.00
Event Expenses	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Furniture and Fixtures Building Pitch Improvements	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	20,000.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00	0.00	1,450.00
IT software and consumables	283.00	283.00	283.00	283.00	283.00	283.00	283.00	283.00	283.00	283.00	283.00	283.00	3,396.00
Light Power and Heating	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	14,004.00
Pension Costs	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	273.00	3,276.00
Printing and Stationary	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Rent	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	2,057.00	24,684.00
Repairs and Maintenance	583.00	583.00	583.00	583.00	583.00	583.00	583.00	583.00	583.00	583.00	583.00	583.00	6,996.00
Salaries	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	10,850.00	130,200.00
Staff Training	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	3,750.00
Telephone and Internet	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	549.96
Age Group Costs	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
Emotion All	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,000.00
Gold and Gray Soccer Academy	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	4,000.08
Positive Mental Health Scotland	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	1,500.00
RJM Sports	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	3,960.00	47,520.00
SWF	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
SYFA	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Thomas Munro	250.00	0.00	0.00	250.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	1,250.00
Laura Watt	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
PPE Industrial Supplies	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00
Rebecca McKinney	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	3,000.00
Online Football Equipment Orders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,250.00	4,250.00
Poltonhall Recreation Ground	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	3,335.00	40,020.00
TOTAL £	31,141.17	28,491.17	29,241.17	29,491.17	30,191.17	39,741.17	29,491.17	28,491.17	29,741.17	28,491.17	32,441.17	41,741.17	378,694.04
Income less expenditure	5,958.93	-2,216.17	8,933.34	-1,696.17	-3,096.17	6,353.83	-666.17	-1,716.17	-2,716.17	-1,016.17	-6,066.17	7,583.83	9,640.57
Closing bank balance	161,122.68	158,906.51	167,839.85	166,143.68	163,047.51	169,401.34	168,735.17	167,019.00	164,302.83	163,286.66	157,220.49	164,804.32	



Bonnyrigg Rose Community Football Club 1st Aug 2025 - July 31st 2026 (YEAR 3)

Opening Bank Balance

1	2	3	4	5	6	7	8	9	10	11	12	Total
Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
164,804.32	159,770.92	156,612.42	164,603.43	162,064.93	158,026.43	168,437.93	166,929.43	164,270.93	160,612.43	158,753.93	151,295.43	

INCOME

Members Monthly Subscriptions	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	21,275.00	255,300.00
Gift Aid (claimed every 6 months)	0.00	0.00	0.00	0.00	0.00	21,000.00	0.00	0.00	0.00	0.00	21,000.00	42,000.00
Pitch Hire	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	3,166.67	38,000.04
Ad Hoc Donations from Team Accounts	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Holiday Camps and Festivals	325.10	0.00	399.51	320.00	320.00	320.00	2,250.00	0.00	2,250.00	0.00	2,100.00	10,534.61
Charitable Donations (non Gift Aid)	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	500.00	2,000.00
SFA	1,050.00	0.00	0.00	1,050.00	0.00	0.00	1,050.00	0.00	0.00	1,050.00	0.00	4,200.00
Team Kit Sponsorship	0.00	0.00	0.00	1,350.00	0.00	0.00	1,350.00	0.00	0.00	1,350.00	0.00	5,400.00
Advertising Pitchside Banners	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Police Scotland	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00
Bonnyrigg and Sherwood Trust	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Co Op	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	1,800.00
Match Funding	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00
Robertson Trust	0.00	0.00	13,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
TOTAL £	27,316.77	26,441.67	38,341.18	28,061.67	27,261.67	46,261.67	29,091.67	26,941.67	27,191.67	27,741.67	26,541.67	380,734.65

EXPENDITURE

Advertising and Marketing	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	500.00
Audit and Accountancy Fees	90.00	90.00	90.00	90.00	1,290.00	90.00	90.00	90.00	90.00	90.00	90.00	2,280.00
Bank Fees	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00
Cleaning	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	1,596.00
Community Events	207.50	207.50	207.50	207.50	207.50	207.50	207.50	207.50	207.50	207.50	207.50	2,490.00
Employers NI and PAYE	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00
Event Expenses	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Furniture and Fixtures Building Pitch Improvements	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	1,650.00
IT software and consumables	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Light Power and Heating	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	14,004.00
Pension Costs	287.00	287.00	287.00	287.00	287.00	287.00	287.00	287.00	287.00	287.00	287.00	3,444.00
Printing and Stationary	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Rent	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	2,161.00	25,932.00
Repairs and Maintenance	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
Salaries	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	11,392.50	136,710.00
Staff Training	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	334.00	4,008.00
Telephone and Internet	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	549.96
Age Group Costs	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	2,792.00	33,504.00
Emotion All	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1,000.00
Gold and Gray Soccer Academy	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	333.34	4,000.08
Positive Mental Health Scotland	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,500.00
RJM Sports	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	48,600.00
SWF	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
SYFA	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Thomas Munro	250.00	0.00	0.00	250.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1,250.00
Laura Watt	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
PPE Industrial Supplies	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Rebecca McKinney	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	0.00	500.00	3,000.00
Online Football Equipment Orders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00	2,250.00	4,500.00
Poltonhall Recreation Ground	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
TOTAL £	32,350.17	29,600.17	30,350.17	30,600.17	31,300.17	35,850.17	30,600.17	29,600.17	30,850.17	29,600.17	34,000.17	382,552.04

Income less expenditure	-5,033.40	-3,158.50	7,991.01	-2,538.50	-4,038.50	10,411.50	-1,508.50	-2,658.50	-3,658.50	-1,858.50	-7,458.50	11,691.50	-1,817.39
Closing bank balance	159,770.92	156,612.42	164,603.43	162,064.93	158,026.43	168,437.93	166,929.43	164,270.93	160,612.43	158,753.93	151,295.43	162,986.93	

