



Falkirk Council



LOCATION PLAN scale: 1:10,000

Subject: **Letham Pavilion,
Letham Terrace, Letham**

Area:		or thereby.	
Scale: 1:250	Plan No: 3226	Date: 30.8.2024	

Place Services
Falkirk Stadium, 4 Stadium Way, Falkirk, FK2 9EE

0 5 10 20 Meters

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CONSTITUTION OF Gairdoch United Football Club

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Gairdoch United Football Club

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Charities and Trustee Investment (Scotland) Act 2005

**Constitution
of
Gairdoch United Football Club**

In this constitution, the following definitions apply throughout:

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

Words in the singular include the plural and words in the plural include the singular.

These Clauses supersede any model clauses. Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.

The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the organisation is Gairdoch United Football Club (“ the Organisation ”).
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit the community of Carronshore/Letham which is inclusively the Falkirk district area 1 Constituency of the Scottish Parliament or its principal successor constituency and the catchment area for all Primary and High Schools in Falkirk District wards (the “Community”), with the following purposes (the “Purposes”):
4.1	To promote and encourage the playing and public participation in football by providing inclusive opportunities for all through •developing coaching skills by regular attendance at appropriate and recognised training courses. •developing and improving skills by providing coaching and training for all members. •promoting sportsmanship, respect and develop self-discipline and physical fitness among all participant members
4.2	The provision of recreational facilities or the organisation of recreation related to the sport of football
	POWERS
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so. In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:
5.1	to encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	to promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes;
5.3	to provide advice, consultancy, training, tuition, expertise and assistance;

5.4	to prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	to purchase, take on lease, hire, or otherwise acquire any property suitable for the organisation;
5.6	to construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the organisation's property;
5.7	to sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the organisation;
5.8	to establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	to employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the organisation;
5.10	to take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the organisation;
5.11	to accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;
5.12	to borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the organisation;
5.13	to set aside funds not immediately required as a reserve or for specific purposes;
5.14	to invest any funds which are not immediately required for the activities of the organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;
5.15	to make grants or loans of money and to give guarantees;
5.16	to establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	to establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	to enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the organisation and to

	enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	to enter into contracts to provide services to or on behalf of others;
5.20	to effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	to oppose, or object to, any application or proceedings which may prejudice the interests of the organisation;
5.22	to pay the costs of forming the organisation and its subsequent development;
5.23	to carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The organisation is composed of:
6.1	the MEMBERS - who have the right to attend members' meetings (including any annual general meeting) and have important powers under the constitution; in particular, the members appoint people to serve on the board and take decisions on changes to the constitution itself;
6.2	the BOARD - who hold regular meetings, and generally control the activities of the organisation; for example, the board is responsible for monitoring and controlling the financial position of the organisation.
6.3	Charity Trustees (composed of Elected Charity Trustees, Appointed Charity Trustees; and Co-Opted Charity Trustees, following the first GM).
	MEMBERSHIP
7	The members of the organisation shall consist of those individuals who made the application for registration of the organisation and such other individuals and groups as are admitted to membership under the following clauses.
8	The organisation shall have not fewer than twenty members at any time; and
8.1	In the event that the number of members falls below twenty the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the organisation is open to:
9.1	Individuals aged 16 or over who (and groups which) are members of the Community ("Ordinary Members");
9.2	If an Individual or group ceases to fulfil the criteria within clause 9.1, that Individual or group must inform the Organisation.

	APPLICATION FOR MEMBERSHIP
10	No Individual or Group may become a Member unless that Individual or Group has submitted a written application for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by a Group must be signed on behalf of that Group.
10.1	The Charity Trustees shall consider applications for membership promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Ordinary Member.
11	Membership of the organisation may not be transferred by a member.
	MEMBERSHIP SUBSCRIPTIONS
12	No membership subscription will be payable.
	RE-REGISTRATION OF MEMBERS
13	The Board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the Board.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.
13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
	LIABILITY OF MEMBERS
14	The members of the organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.
15	The members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
	CESSATION OF MEMBERSHIP
16	A member shall cease to be a member if:
16.1	that Member sends a written notice of resignation to registered office of the Organisation; they will cease to be a member as from the time when the notice is received by the organisation;

16.2	that Member has failed to respond to any re-registration request under clause 13;
16.3	a resolution that that Member be expelled (where that Member's conduct, in their/its capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a GM (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Member is entitled to be heard;
16.4	in the case of an Individual, that Individual has died (membership of the Organisation not being transferable);
16.5	in the case of a group, that group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist (membership of the Organisation not being transferable);
16.6	where the Member is a Charity Trustee of the Organisation, that Member has failed to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a member.
REGISTER OF MEMBERS	
17	The Board must keep a register of members, setting out for each current member: a) their full name; b) their address; and c) the date on which they were registered as a member of the organisation.
17.1	Where any member is not an individual, the register must also contain: a) any other name by which the member is known; b) the principal contact for the member; c) any number assigned to it in the Scottish Charity Register, if it is a charity; and d) any number with which it is registered as a company, if it is a company.
17.2	For each former member the register must set out, for at least six years from the date on they ceased to be a member: a) their name; and b) the date on which they ceased to be a member.
17.3	The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.
17.4	If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.

	GENERAL MEETINGS (Meetings of the Members)
18	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the registered office of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
	Annual General Meeting
19	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
19.1	The business of each AGM shall include: (a) a report by the Chairperson on the activities of the Organisation; (b) the election of Elected Charity Trustees; (c) the fixing of annual subscriptions if applicable; (d) consideration of the accounts of the Organisation; (e) a report of the auditor if applicable; and (f) the appointment of the auditor if applicable.
	Notice of General Meetings
20	Subject to the terms of clause 67, notice of a GM shall be given as follows:
20.1	At least 14 Clear Days' notice must be given of any GM.
20.2	The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and (a) in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); and (b) in the case of any special resolution (as defined in clause 30) must set out the exact terms of the resolution.
20.3	Notice of every members' meeting must be given to all the members of the organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
	CHAIRPERSON OF GENERAL MEETINGS
21	(a) The Chairperson of the organisation shall act as Chairperson of each GM. (b) If the Chairperson is not present or willing to do so the Vice-Chairperson (if applicable) of the organisation shall act as Chairperson of the GM. (c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the

	Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.
	QUORUM AT GENERAL MEETINGS
22	The quorum for a GM shall be the greater of: (a) eleven members; or (b) 50% of the members present either in person or by proxy. No business shall be dealt with at any GM unless a quorum is present.
22.1	If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.
22.2	The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.
	VOTING AT GENERAL MEETINGS
23	The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.
23.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands
23.2	A secret ballot may be demanded by: (a) the chairperson of the GM; or (b) at least two Members present at the GM, before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.
24	In the event of an equal number of votes for and against any resolution, the Chairperson of the meeting shall have a vote in their capacity as a member of the organisation.
	Resolutions
25	At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).

26	Certain resolutions must be passed as Special Resolutions, including resolutions: a) to alter the name of the Organisation; or b) to amend the Purposes; or c) to amend these Clauses; or d) to wind up the Organisation in terms of clause 72. At any GM a Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).
27	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this Clause are followed.
27.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
27.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
27.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
27.4	Written resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), or by means of a website.
27.5	Written resolutions must be accompanied by a statement informing the Member: (a) how to signify agreement to the resolution; (b) how to return the signed resolution to the Organisation (in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed)); (c) the date by which the resolution must be passed if it is not to lapse (that is, the date which is 28 days after the Circulation Date); and (d) that they will not be deemed to have agreed to the resolution if they fail to reply.
27.6	A written resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
27.7	Once a Member has signed and returned a written resolution in agreement thereto, that Members' agreement is irrevocable.
27.8	The Members may require the Organisation to circulate a written resolution.

27.8.1	The resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), must identify the resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
27.8.2	The Board may reject the resolution but must provide reasons for doing so to the members requesting the resolution.
27.8.3	If accepted, the Organisation must circulate the resolution and any accompanying statement within 21 days, and may require the requesting Members to cover the expenses it incurs circulating the resolution.
MEETING ADJOURNMENT	
28	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
ORGANISATION MANAGEMENT	
29	The affairs, property and funds of the organisation shall be directed and managed by a Board of Charity Trustees. The Board:
29.1	shall set the strategy and policy of the Organisation;
29.2	shall, where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation;
29.3	shall hold regular meetings between each AGM, meeting as often as necessary to despatch all business of the Organisation;
29.4	shall monitor the financial position of the Organisation;
29.5	shall direct and manage the affairs and Property of the Organisation;
29.6	shall generally control and supervise the activities of the Organisation;
29.7	may, on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM);

29.8	may exercise the powers of the Organisation; and
29.9	may not also be paid employees of the Organisation.
	INTERIM BOARD
30	Upon incorporation of the organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.
30.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 36.5).
	COMPOSITION OF THE BOARD OF CHARITY TRUSTEES
31	The number of Charity Trustees shall be not less than three and the total number of Charity Trustees shall not be more than five
	APPOINTMENT OF CHARITY TRUSTEES
32	From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):
32.1	up to five individual persons elected as Charity Trustees by the Members in accordance with clause 36 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and
32.3	up to two individual persons co-opted in accordance with clause 37 (“the Co-opted Charity Trustees”), so as to ensure a spread of skills and experience within the Board.
32.4	Employees of the organisation may not be nominated as or become Charity Trustees.
	ELECTED CHARITY TRUSTEES
33	At the first General Meeting of the Organisation, the Members shall elect up to five individual Ordinary Members as Elected Charity Trustees.
33.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
33.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.

33.3	Provided the first GM is not also the first AGM, there shall be no changes in the Charity Trustees at the first AGM (except to fill any vacancies left following the first GM or caused by retirements since the first GM).
33.4	At the second and subsequent AGMs, one-third of the Elected Charity Trustees (rounding upwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
33.5	A retiring Charity Trustee shall be eligible for re-election after one term of office. A retiring Charity Trustee shall not be eligible for re-election after two consecutive terms of office until a period of one year in which they have not been a Charity Trustee has passed.
33.6	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
CO-OPTED CHARITY TRUSTEES	
34	Subject to clause 35, the Charity Trustees may appoint Individuals as Charity Trustees to ensure a spread of skills and experience within the Board ("Co-opted Charity Trustees") and may remove a Co-opted Charity Trustee at any time.
34.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.
34.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
34.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them.
VACANCY	
35	The Board may from time to time fill any casual vacancy arising as a result of the retirement (or deemed retirement for any reason) of any Elected Charity Trustee from or after the date of such retirement or deemed retirement until the next AGM.
CHARITY TRUSTEES – GENERAL DUTIES	
36	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the organisation; and, in particular, must:
36.1	seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
36.2	act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;

36.3	in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party, put the interests of the organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
36.4	ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
37	In addition to the duties outlined in clause 39, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:
37.1	that any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
37.2	that any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
38	Provided they have declared their interest - and have not voted on the question of whether or not the organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
39	No Charity Trustee may serve as an employee (full time or part time) of the organisation; and no Charity Trustee may be given any remuneration by the organisation for carrying out their duties as a Charity Trustee.
40	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
CODE OF CONDUCT FOR CHARITY TRUSTEES	
41	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
41.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
REGISTER OF CHARITY TRUSTEES	
42	The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee: a) the name of the Charity Trustee;

	b) the address of the Charity Trustee; c) the date on which they were appointed as a Charity Trustee; and d) any office held by them in the organisation.
42.1	Where a Charity Trustee is not an individual the register must also contain: a) Any other name by which the Charity Trustee is known; b) the principal contact for the Charity Trustee; c) any number assigned to it in the Scottish Charity Register (if it is a charity); and d) any number with which it is registered as a company, if it is a company.
42.2	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
42.3	For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee: a) the name of the Charity Trustee; b) any office held by the Charity Trustee in the Organisation; and c) the date on which they ceased to be a Charity Trustee.
42.4	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
42.5	If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.
	TERMINATION OF CHARITY TRUSTEES OFFICE
43	A Charity Trustee will automatically cease to hold office if: -
43.1	they give the Organisation a notice of resignation, signed by them;
43.2	they become an employee of the Organisation;
43.3	in the case of a Charity Trustee elected under clause 36 they cease to be a member of the Organisation;
43.4	in the case of a Charity Trustee co-opted under clause 37 the Board under clause 37.2 vote to end the appointment;

43.5	they become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;
43.6	they are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
43.7	they become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
43.8	they are removed from office by resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 44);
43.9	they are removed from office by resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
43.10	they become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act
43.11	they commit any offence under section 53 of the 2005 Act.
44	Clauses 46.9 and 46.10 apply only if the following conditions are met:
44.1	the Charity Trustee who is subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for removal is to be proposed;
44.2	the Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the resolution being put to a vote; and
44.3	at least two thirds of the Charity Trustees then in office vote in favour of the resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
45	The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint: (a) an Elected Charity Trustee to chair Board meetings and GMs (the "Chairperson"), and (b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so (the "Vice Chairperson").
45.1	In the event that:

	(a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and (b) the Vice-Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Vice-Chairperson is currently appointed, the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.
	BOARD MEETINGS
46	The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.
46.1	A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.
46.2	The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.
47	7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.
47.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.
47.2	On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.
48	No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.
49	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 34, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
50	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
51	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it

	deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
	VOTING AT BOARD MEETINGS
52	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
52.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
52.2	A resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
	SUB-COMMITTEES
53	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
53.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.
53.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND CHARITY TRUSTEES
54	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
55	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 59.
56	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
56.1	repayment of out-of-pocket expenses (subject to prior agreement by the Board);

56.2	reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
56.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
56.4	payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
56.5	the purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
56.6	the sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
56.7	payment by way of any indemnity, where appropriate in accordance with clause 67.
57	Where any payment is made under clause 59, the terms of clause 61 must be observed.
PERSONAL INTERESTS & CONFLICTS OF INTEREST	
58	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 61.3 and 61.4, they have a duty to declare this to the Board meeting in question.
58.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
58.2	It will be up to the Chairperson of the meeting in question to determine: (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.

58.3	An interest held by an individual who is “connected” with the Charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity trustee;
58.4	A Charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
58.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Notices of Relevant Interests is maintained, which shall be open for inspection by both the Board and members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
FINANCES & ACCOUNTS	
59	The Board shall determine:
59.1	which banks or building societies the bank accounts of the Organisation shall be opened with;
59.2	how bank accounts shall be maintained and operated; and
59.3	how cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
60	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
60.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
60.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
60.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.

60.4	Copies of such accounts shall, not less than 21 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
	NOTICES
61	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand-delivered) or electronic form (faxed or e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e-mailed.
62	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
	RECORDS OF MEETINGS
63	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
	INDEMNITY
64	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.
	ALTERATION TO THE CLAUSES
65	Subject to the terms of this clause, this constitution may be altered by a Special Resolution of the members passed in accordance with clause 29 or 30.3

65.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005
65.2	The Board must notify OSCR (and its successors) of any changes to the constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005
	DISSOLUTION
66	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 29 and 30.4, and subject to written consent being obtained from OSCR.
66.1	If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be: (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).

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

IMPORTANT NOTES:

This is an application form which can be used to make an Asset Transfer request to Falkirk Council.

Any Community Body interested in making an Asset Transfer Request is advised to contact the Asset Team on strategicpropertyreview@falkirk.gov.uk before making the request so that we can discuss your proposal.

Please complete the asset transfer request form if the property/land is owned/leased/managed by Falkirk Council.

It is essential that you read the [Asset Transfer guidance](#) provided by the Scottish Government before making a request.

When completed, this form should be emailed to strategicpropertyreview@falkirk.gov.uk or sent to

The Asset Team

Falkirk Council

4 Stadium Way

Falkirk

FK2 9EE

Section 1: Information about the Community Transfer Body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Gairdoch United Football Club

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

2 South Green Drive

Airth

Postcode:

FK2 8JP

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:

Redacted

Postal address:

Redacted

Postcode:

Email: Redacted

Telephone: Redacted



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

You can ask Falkirk Council to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

- 1.4 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	
X	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is	SCO 54218
	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.

Please note that under The Community Empowerment (Scotland) Act 2015, where a CTB is seeking ownership rather than a lease, the organisation must have at least 20 members. See the Scottish Government’s [Guidance for Community Transfer Bodies](#).

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

No x ☐

Yes ☐

Please give the title and date of the designation order:

--

- 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 x ☐

If yes what class of bodies does it fall within?

2 tiered SCIO – SCO 54218

Section 2. Information about the land and rights requested

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

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must attach a map and 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.

Details of Property:

Football Pavilion

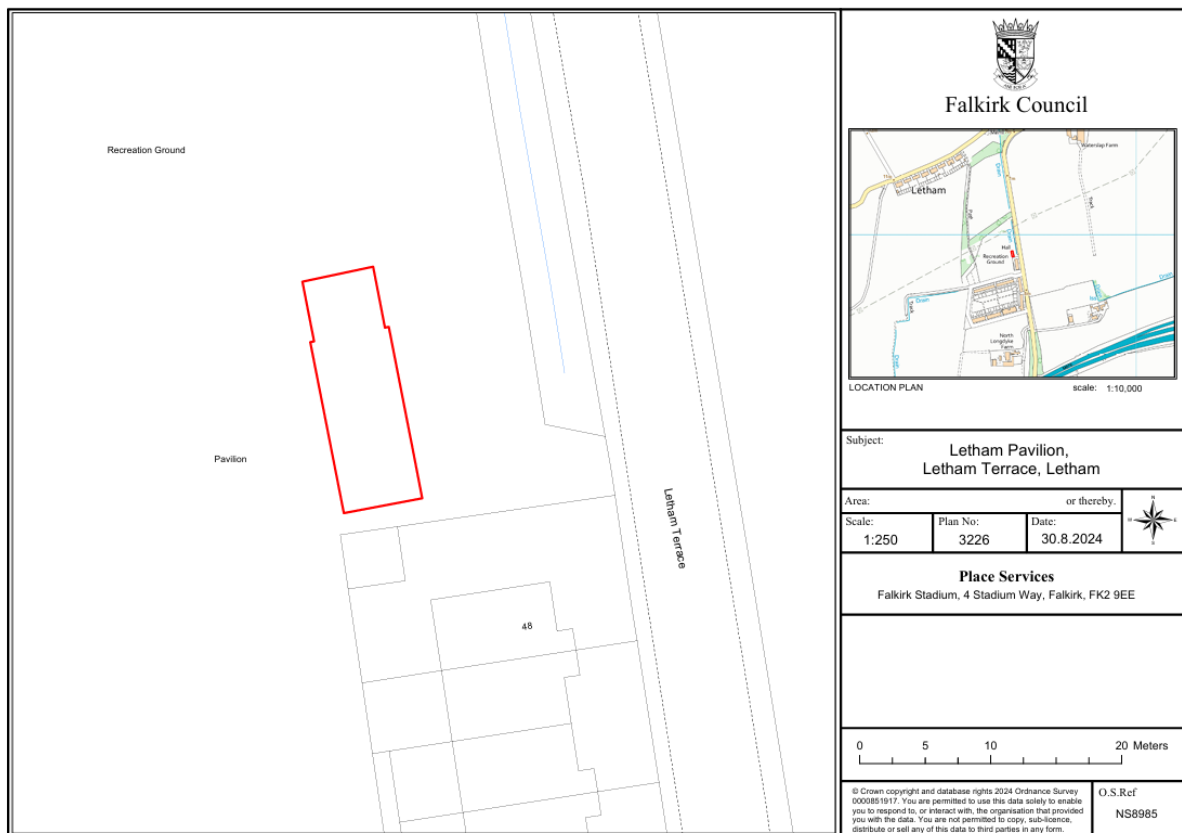




Figure 2: External view of Letham Pavilion

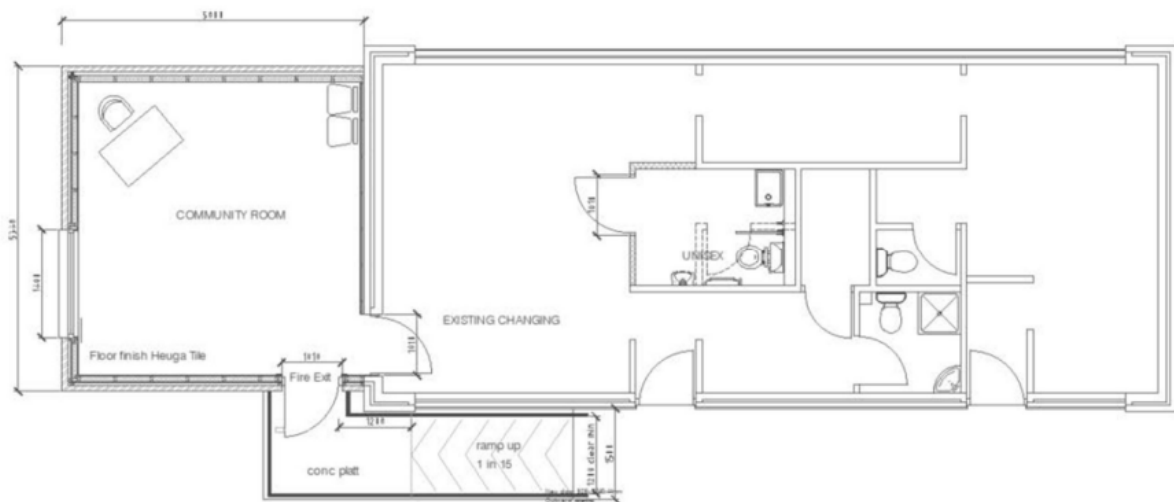


Figure 3: Floor plan of Letham Pavilion

Address:

Letham Pavilion, Letham Terrace, Letham, Falkirk

Postcode:

FK2 8SE

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

UPRN: 136075186

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

☒

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: £

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?

20 years

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

Proposed rent: £1 per year

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?

--

Do you propose to make any payment for these rights?

Yes ☐

No ☐

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

Proposed payment: £	per
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Please set out any other terms and conditions you wish to apply to the request.

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Section 4. Community Proposal

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

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

4.1.1 Objectives of Project

Leading the way and modernising our approach to guarantee the continued growth of grassroots football
Encouraging all boys and girls throughout the community to play organised football and enabling every child to develop and flourish as a player.

4.1.2 Why there is a need for your Project?

To promote health and mental wellbeing of children.

Youths who engage in **sports** not only grow up more physically active, but also gain mental and social health benefits that follow them into adulthood. Research demonstrates that children engaged in **youth sports** are less likely to experience obesity, report lower levels of depression and perform better academically.

4.1.3 Will any Development/changes/modifications to the asset be required?

Not at present

4.1.4 What activities will take place?

Football games and training. The pavilion will be used for changing facilities and club meetings.

4.1.5. If the asset is to be used by the public, please provide details of lettings policy and opening times.

n/a

4.1.6 What provision will be provided for people with disabilities?

There is external access via a ramp to the North Entrance
Needs will be assessed and action taken to provide what is necessary

4.1.7 Any other relevant information?

Benefits of the proposal

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

Local Authorities are permitted to dispose of property at less than market value where there are wider public benefits to be gained. This is set out in the Disposal of Land by Local Authorities (Scotland) Regulations 2010. These public benefits are listed below.

In this section, please explain how the project will benefit your community, and others. Please refer to the Scottish Government [guidance](#) on how the Council will consider the benefits of a request.

4.2.1. Income Generation

Our football club provides essential services that might otherwise be inaccessible due to the financial constraints of our local community.

We are a volunteer run club and the opportunities we provide to volunteers will help residents develop new skills and gain valuable work experience. Volunteering can serve as a stepping stone to future employment, enhancing the employability of individuals and contributing to the overall skill level of the community. Offering educational and training programs can help bridge the gap for those who are not in full-time education or employment.

Our football club fosters social cohesion and well-being, which are essential for a thriving economy.

Regeneration

By taking community ownership, we will look to regularly maintain the interior and exterior of the pavilion. We will paint the exterior in order to improve the aesthetic of the pavilion.

4.2.2. Public Health

i.e. How likely is the proposal to improve the Public Health of the Community, in terms of **physical and mental health**, for example through volunteering, training, or taking part in activities, giving examples.

One of the most apparent benefits of youth football clubs is the enhancement of physical fitness. In an age dominated by screens and sedentary activities, participating in a sport like football can help children maintain an active lifestyle. Regular training and practice sessions keep young athletes in shape, helping to reduce the risk of childhood obesity and related health problems.

Moreover, football is an excellent cardiovascular workout. It involves running, sprinting, jumping, and coordination, all of which contribute to improved endurance, strength, and agility. These physical attributes not only benefit young players on the field but also in their overall health and well-being. By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose. Physical activities we provide for children of different age groups help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social, mental, and physical health, they are less likely to require intervention from public services. This proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most. Regular social activities can reduce stress, improve mood, and provide a sense of purpose, which can decrease the reliance on health services.

Youths who engage in **sports** not only grow up more physically active, but also gain mental and social health benefits that follow them into adulthood. Research demonstrates that children engaged in **youth sports** are less likely to experience obesity, report lower levels of depression and perform better academically.

Social Wellbeing

The activities and social interactions facilitated by Gairdoch United Football Club will contribute significantly to both the mental and social wellbeing of our community. We provide a safe space for the local community to meet and engage with each other through our training, matches, activities and events.

Offering volunteer opportunities within the football club can enhance social cohesion and provide residents with a sense of purpose. Volunteering can help individuals develop new skills, gain confidence, and feel more connected to their community.

By facilitating intergenerational activities, the centre can bridge the gap between different age groups. Intergenerational activities can foster mutual understanding and respect and provide opportunities for learning and mentorship.

Joining a youth football club introduces children to a diverse group of peers from various backgrounds. This social diversity fosters inclusivity and teaches kids to interact with people of different races, cultures, and beliefs. It promotes tolerance and broadens their horizons, instilling valuable life lessons early on.

Football is a team sport, and as such, it encourages collaboration and teamwork. Young players learn to rely on their teammates, share responsibilities, and communicate effectively both on and off the field. These interpersonal skills are transferable to various aspects of life, including school and future careers.

4.2.3. Environmental Wellbeing / Environmental Benefits

i.e. Will the proposal bring green / environmental benefits and / or have an impact on the **local environment**? Will it help mitigate the effects of climate change? If so please give details.

We plan to continue to work in an environmentally conscious way to reduce our carbon footprint on the environment and local community. We will look to implement energy-efficient technologies and sustainable practices so the pavilion can reduce its environmental impact. We can engage the community in environmental initiatives, such as clean-up drives, tree planting events, and recycling programs. These activities can foster a sense of community pride and responsibility, encouraging residents to take an active role in protecting their local environment.

4.2.4. Does your project contribute to the reduction of inequalities?

i.e. Will the proposal enable the community to access activities not otherwise available; will these activities be available at an affordable rate; how will your organisation work with other local providers to **reduce inequalities**?

The Club, in all its activities will not discriminate, or in any way treat anyone less favourably, on grounds of gender, sexual orientation, marital status, race, nationality, ethnic origin, colour, religion or belief, ability or disability. This means the Club will treat people fairly and with respect, and that it will provide access and opportunities for all. The Club will not tolerate harassment, bullying, abuse or victimisation of an individual.

The Club commits itself to the immediate investigation of any claims, when brought to its attention, of discrimination and where such is found to be the case, a requirement that the practice stop and sanctions imposed as appropriate. The Club's complaint procedure should be used in such instances.

4.2.7 Will local people be engaged in the use and management of the Asset?

A "community of interest" may not represent the people living near to the asset. Please provide evidence of how **local people and communities** will be engaged in the use and management of the asset, and how they have been consulted.

The group will operate as a 2-tier membership organisation managed by a board of trustees and a broader membership base, composed of local individuals and people interested in the contributing to the club's success.

We will continue to work with local schools, offer our services to the local community and engage with the local community through open days.

We will continue to encourage community engagement and feedback to ensure the proposal remains community-led and for the benefit of all in the local area.

4.2.8 How will you monitor whether the Asset Transfer is benefiting the community?

ie. Will you survey the users / invite feedback / compare user numbers with a baseline etc

We keep records of the children that are part of the club, how many are from the local community etc. Our social impact will be monitored by collecting demographic data on users and gathering feedback regarding the health and social benefits they experience.

4.2.9 Any other relevant information?

Restrictions on use of the land

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

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

We are unaware of any restrictions on the use or development of the land.

Negative consequences

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

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

We foresee no external negative consequences as we already manage the building.

Capacity to deliver

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

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

4.5.1 Has your organisation or any of its members managed projects or owned / leased property/land prior to this?

Yes ☒

No ☐

Please provide details of:

4.5.2 Skills and experience of the members of the organisation

We currently have an executive committee who all have over 15 years of experience, in the case of the secretary 30 years. We have successfully managed this pavilion for that time and have instigated, carried out and paid for renovations over the years. Coaches are licensed under the SYFA

Redacted – Chairman

Currently I am the president of Gairdoch United Football Club, a post I have held for 8 years and I have been with the club for a total of 16 years and am still active in running a team.

I was a member of the armed forces for six years and then later worked at Jones and Campbell in Larbert as a furnace foreman until it closed.

I take a great pride in my role as president of a club that has been running for over 100 years and do not take my responsibilities lightly. As you may imagine, there is a lot of work involved in running the club and maintaining the high standards and reputation that we enjoy and wish to continue and enhance.

In my role as chairman, I work very closely with the executive committee to ensure the smooth running of week to week operations and to ensure that the code of conduct is being maintained and adhered to. Along with the club secretary I vet and interview new coaches and ensure that they have PVGs. I also liaise with sponsors

and have taken on the role of procurement in respect of kits and equipment for the club as a whole. I also oversee the smooth running of the annual football tournament which is a huge success and very popular with teams coming from the East and West of Scotland to participate.

It is important to me that these opportunities for youngsters and the benefits that sport brings to them are available especially in the technical world that we live in today and I am committed to taking the club forward and ensuring that we run at capacity in order to provide for as many local youngsters as we possibly can. The physical and mental health etc benefits of sport have been well documented over the years and the community benefits in providing an activity for the youngsters that keeps them from hanging about the street with nothing to do.

I appreciate the current restraints local Councils face and hope that this matter can be resolved in our favour in order to enable us to keep providing for the local youngsters.

Redacted- Secretary

I worked as a joiner at Jones and Campbell starting as an apprentice joiner and progressing to the maintenance manager and worked there until the foundry closed down. After a short period of unemployment, I came to work for Falkirk Council in Estates Maintenance and have worked there for nineteen years. Also, I have been in part time employment with Glasgow Rangers Football Club as a youth talent scout for over thirty-two years. I am the Gairdoch United's child protection officer.

I am also the president of Falkirk Model Train club and have been for the last twenty years. The club has a membership of all ages from youths to elderly members. We build model railways to take all over the country to display at model rail shows. Again, I oversee the running of the club and help plan the logistics for organising our annual model rail show and travelling to shows.

I have also mentored my niece who came to live with us at the age of 15 when her mother died and another young person of the same age who had been in the care system and is now a part of our family and helped them to progress into a settled adulthood.

I have been with Gairdoch United Football Club for over fifty years and aside from running teams, I have assumed overall responsibility for running the whole of the club's affairs including administration, football matters (disciplinary included) and all issues including the upkeep of the pavilions. In doing so I have created and maintained good working relationships with Falkirk Council staff over the years. Gairdoch United Football Club is held in high regard in the youth football world and I endeavour to promote Gairdoch Football and maintain standards and reputation to the highest level in order to continue to provide a safe and enjoyable experience for children. With a history spanning over 100 years, the organization has a solid foundation and a reputation for reliability and commitment. As statutory services

dwindle, support services and wellbeing activities are becoming much more difficult to access and there is a lack of things to do locally. This is particularly so for the young. Crime data has not been available, but anecdotally, anti-social crimes (drugs, alcohol for example) are pervasive problems. Anticipated growth in membership presents an opportunity to expand the organization's reach and impact within the community. In this technical era that we live in it is my passion to continue to facilitate opportunities through the medium of football for youngsters to have access to a physical sport that gets them outside and exercising to help promote physical and mental wellbeing.

There are also opportunities for exceptionally talented players to proceed to play at senior level thereby providing them with an excellent career path and Gairdoch United have had a number of players who have went on to achieve this.

Gairdoch United Football Club is an integral part of Carronshore and has a long-standing connection with the village which we hope can continue for a long time to come.

I would like to take this opportunity to thank you in advance and hope that this information is helpful in making an informative decision on Gairdoch United's application.

Redacted - Committee Member – Minute keeper

I have volunteered previously within the British army where we ran a schools programme bringing football to schools in Belfast, Kenya and the Falkland Isles. As part of this, we would organise strips, turn up, and play sessions based at the barracks or local parks.

I have been involved with charitable organisations in raising cash for injured soldiers along with Help for hero events.

This gave me the buzz for football and my coaching career started early I badged when I was in the military and once my son was of age I coached his team helping within his club at the time Bo'ness united where we ran food drives, clothes collection along with boot exchanges to Africa.

I came on-board at Gairdoch in 2021 to help as secretary in my sons team Gairdoch United 2010's. From there I was going along as a team rep to the committee meetings and at last year AGM. I decided to help with the committee by becoming minute taker and being more involved in the club as I believe they do a lot for the community with the name Gairdoch being well now in the region for its great football history.

Although this role is small within the committee. I can also add any extra duties to help with organising, managing and overseeing projects with previous experience in project management, I currently run a Fuel Company and deal with operations on a day to day along with overseeing safe practices, facility management carrying out

dynamic risk assessments and project management along with communication and IT skills when needed.

Redacted – Committee Member

I am writing to highlight the skills and expertise I will continue to bring to Gairdoch United Football Club. With my experience in the FinTech sector along with my expertise in managing large teams, I am confident in my ability to contribute positively to the future of the Club and help achieve its goals. In my current role at JP Morgan where I have worked for almost 20 years, I have successfully delivered large, complex projects collaborating with multi-region teams. My ability to find solutions and improve processes in a pressurised environment has been critical in delivering quality applications whilst reducing incidents. My drive to improve where possible extends to my responsibilities as a 2012 Head Team Coach and Club Treasurer at Gairdoch United.

As a Senior Manager of Software Engineering, I maintain a leadership role responsible for overseeing a team of software engineers, guiding technical strategy, managing complex projects, ensuring quality software delivery, and fostering a culture of innovation within their team, often requiring a strong blend of technical expertise, leadership skills, and project management capabilities to achieve organizational goals.

In my current role, I manage day-to-day operations and coordinate with teams, ensuring smooth workflow and effective communication. I am responsible for setting the technical vision, both short and long term, to guide the team's direction and innovation. Additionally, I monitor and assess the performance goals of engineers, helping them grow their careers through continuous feedback and support. I provide training and guidance to junior engineers, fostering their development and integration into the team. Furthermore, I collaborate with cross-functional teams to deliver milestones and optimize processes, ensuring that projects are completed efficiently and effectively.

I possess a strong set of hard skills, including proficiency in Java and Spring Frameworks, as well as experience with build and deployment tools such as Maven, Jenkins, and Spinnaker. I am also AWS Practitioner Certified and have strong agile and project management skills. Additionally, I have excellent communication and compromising skills, strong organizational and time management abilities, and a problem-solving mindset.

We will carry out the necessary record keeping from home and will employ an Bookkeeper to complete our annual Return to OSCR.

4.5.3 Do you intend to use professional advisors? Please provide details.

Legal advisors prior to signing any lease.

4.5.4 Do you currently lease/manage a property from Falkirk Council? If yes, please provide details.

Pavilion, North Main Street, Carronshore

Letham Pavilion

4.5.4 Please detail how you plan to manage the building?

For example opening and closing the building / managing lets / will you have staff etc?

Club secretary will hold property keys and these will be handed out to head coaches who will be responsible for opening and closing buildings.

Buildings will be inspected on a weekly basis.

4.5.5 Please provide any other information you think may be relevant.

Section 5. Level and nature of support

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

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

5.1.1. What community engagement has taken place to help develop your business plan? Please provide evidence, for example any completed surveys, questionnaires, letters of support, minutes of public meetings etc.

We have engaged with the community on multiple occasions through social media, in person discussions and reaching out to local stakeholders through email.

We conducted a poll to gauge the level of community support for the asset transfer of both Gairdoch and Letham pavilions. The results showed an overwhelming support for Gairdoch United Football Club to take ownership of both facilities for the continued benefit of the local communities.

We have the support of Provost Robert Bissett and his letter of support can be found in the appendices.

There is a need, genuine desire, and support, for the community asset transfer.

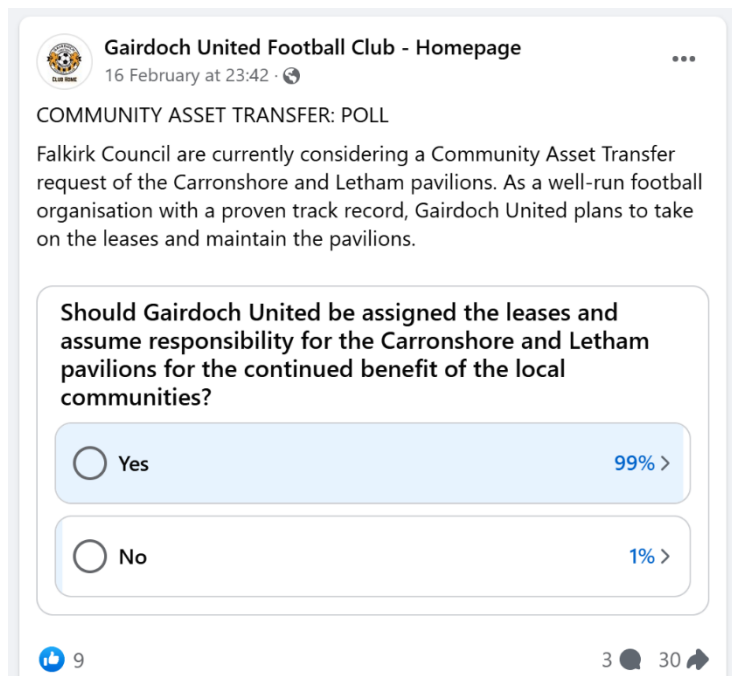


Figure 1: Poll for Community Asset Transfer Support

Quotes

‘As a family who are proud of our Falkirk area roots, we have seen first hand how well the club is run and the many benefits it brings to local people and the wider communities in which they operate. The club is very professionally run (by dedicated volunteers), is widely known and very very well regarded across the footballing world and across Falkirk, Central Scotland and beyond. There are many examples of high profile professional football players who started their careers at Gairdoch United in the Falkirk area.’ – Alan

‘I’ve used Letham with the team for over 6 years now and is somewhere we all look forward to as a team getting back to once the winter finishes. Having our own space for the team to train and play is massive and has that sense of togetherness which is massive to the team. Not only that, it allows us to use the space for other activities and fun days to bring together the families and the community. The facility also allows us to save money as a club instead of paying for private pitches and allows our local players to get there easily. 2 of the boys stay in walking distance and several cycle through for training and games!’ - Redacted

'It's a great park & having a toilet & changing facility is a great asset to have – to get ride of that would be a huge loss to the team' – Redacted

'These spaces are needed to keep our kids healthy and for their mental health and wellbeing' – Redacted

5.1.2 Have you consulted with other local stakeholder groups or agencies? Please provide evidence.

We have worked with CVS Falkirk and District for help with our application and will continue to work with them.

5.1.4 Have you been in contact with any other communities or community groups that may be affected? Please give details.

No

5.1.5 Please provide any other information you think may be relevant.

Gairdoch United have proved for many years that we have the skills and experience to run a highly successful club through our executive committee and members.

There's no question—well, at least there shouldn't be—about the importance that recreation, youth sports and park systems play in supporting, serving and improving a community. Outside of the obvious benefits of physical activity the CDC highlights to one's physical, mental and emotional health and well-being, studies have shown that there is the potential to reduce crime. Youth sports and related facilities should play a significant role when elected officials respond to the needs of their constituents

Section 6. Financial Viability of Project

Your Business Plan should contain full information about the financial viability of the project, evidencing that the organisation will be able to sustain the project in the long term.

Please submit

- at least 1 year's audited accounts to evidence your organisations financial stability (if available)
- where audited accounts are not available (for instance for new groups) please provide a bank statement.
- a projected 5 year income and expenditure account
- a cash flow forecast for the proposed asset transfer.

6.1 Please outline the Policies and Procedures your organisation has in place to govern the group's finances

We recognise our organisation's requirements as a registered SCIO. We will continue to submit audited accounts yearly to OSCR. Our finances are presented and scrutinised at every board meeting. We will follow OSCR's [Guidance and Good Practice for Charity Trustees \(oscr.org.uk\)](https://www.oscr.org.uk/guidance/guidance-and-good-practice-for-charity-trustees) to ensure we manage our finances correctly.

We have set rates for our subscriptions and will review these yearly at our AGM.

Section 7. Funding

7.1 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.

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.

7.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings 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.

We recognise we will require to account for a cost of a solicitor to review the Community Asset Transfer.

Our monthly subscription fee is £35/month and this will be reviewed annually.

We have calculated the value our volunteers bring to the club with the amount of hours committed.

Service	Cost
Monthly Subscription	£35 per player

Volunteering Hours	Rate	Hours	Year 1 Benefit	Year 2-3 Benefit	Year 4-5 Benefit
Board of Trustees	£40	52	£2,080	£4,456.50	£4,773.50
Volunteers	£12	520	£6,230	£13,369	£14,321
	Total		£8,310	£17,824.50	£19,095

7.1.2 Please supply details of what funding you have received so far, and of any conditions attached to it.

We have not received any funding and have been self-sufficient in running the football club for many years.

7.1.3 Please supply details of any funding you have applied for but have not yet received a response or decision. Please include timescales if known.

None

7.1.4 Details of any other funding you will have access to? i.e. voluntary contributions, borrowing etc.

7.1.5 Please outline your funding strategy if you have one, as well as any other relevant information.

Section 8. Enablement Fund

Falkirk Council will hand the building over wind and watertight and compliant. However, this is quite light-touch and would involve (for example) patching of a leaky roof. For more significant building works, groups can apply to the Enablement Fund, to pay for capital improvements such as energy efficiency improvements or larger capital renewals which support the viability of the project going forward. **Only capital items are eligible.** Running repairs are revenue costs and are not eligible. You are strongly advised to email strategicpropertyreview@falkirk.gov.uk to confirm eligibility criteria before you submit this application.

Requests to the Fund must be supported by estimates / quotations from professionals which should be provided as supporting documents.

Please provide details of your request to the Enablement Fund, if applicable.

Enablement Fund request for larger capital renewals which support the viability of the CAT

Item	Estimate Provided By	Amount not more than (including VAT)
Total including VAT		

Checklist of accompanying documents

To check that nothing is missed, please tick which additional documents are accompanying this form.

- ☐ Section 1 – You must attach your organisation’s constitution, articles of association or registered rules
- ☐ Section 2 – Any maps, drawings or description of the land requested
- ☐ Section 3 – Note of any terms and conditions that are to apply to the request
- ☐ Section 4 – Any additional evidence regarding your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.
- ☐ Section 5 – Evidence of community support
- ☐ Section 6 – Financial – Copies of accounts, forecasts, etc
- ☐ Section 7 – Funding – Copy of Business Case etc
- ☐ Section 8 – Enablement Fund – copies of estimates

Declaration

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 Redacted

Address Redacted

Date 26/09/2024

Position Treasurer

Signature Redacted

Name Redacted

Address Redacted

Date 26/09/2024

Position Secretary

Signature Redacted

Gairdoch United Football Club

Business Plan

06 August 2025



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Financial Appendices

5 Year Cashflow Forecast

General Appendices

Conditional Survey

Constitution

Floor Plan

Letter of Support - Gairdoch United Reference

Evidence of Quotes/Testimonials

Gairdoch United Football Club

Business Plan

1. Introduction

Gairdoch United Football Club are over 130 years old and have operated from our Carronshore base, at Gairdoch Pavilion, Falkirk for the entire duration of our existence. We are currently one of the biggest and well-known youth football clubs in Scotland and pride ourselves on our history and successes from over the years. The club's objectives are to advance participation in football by promoting the game of football through the provision of recreational facilities and activities. To improve the fitness and health of the persons for whom the facilities/activities are primarily intended and to provide a safe environment to encourage and promote the development of football, health, self-esteem and friendship within the community of Falkirk and surrounding areas.

Gairdoch United Football Club, as a whole, is managed by an elected Club Executive Committee. We currently operate teams at 2005-2017 age groups. Each team within the club structure is run by a separate Team Committee. Team Committees report to the Club Executive committee. Elections to the Club Executive Committee are held each year at the Annual general Meeting (AGM). The club and teams are organised and run solely by groups of volunteers and exist as a non-profit making ventures.

As a self-funded organisation of volunteers, we of course rely very much on the goodwill of the local community we seek to serve. We aim to provide facilities and equipment and it will be available to anyone irrespective of race, colour, religion, sex, sexuality or disabilities. We aim to promote a respect for diversity and encourage people to take pride in themselves and their teammates through the game of football.

The village of Letham (population 283 based on 2020 Council estimates) is situated at the north edge of the Council area. It was originally founded as a village to house miners, and their families, who worked at a now defunct colliery. The mine (Letham Colliery) commenced operation in 1912 and a U-shaped row of miner's cottages was built the following year. Those cottages remain and are known as 'Letham Cottages'. Further terraced houses were built in a separate site to the north in 1923 (Letham Terraces). The mine was situated in between the 2 housing groups and was built and owned by the Carron Company. It supplied coal to the famous iron foundry, a few miles to the south, via a railway. The mine closed before World War 2 but the two housing groups remain. The site containing the structures and bing was subsequently cleared and rehabilitated. Whilst the mine is long gone the houses remain and form a small village community. The village, by virtue of being one of the few examples of a community exclusively based around a colliery, is a Conservation Area.

Our current and future aims are:

To provide a safe, enjoyable and active sport for every child, every week, while ensuring football plays its part in improving the health of the nation by increasing the levels of engagement, physical activity, skill and technical development for every young player

We believe that we have the necessary skills to manage our building and get the best for our community.

We currently have an executive committee who all have over 15 years of experience, in the case of the secretary 30 years. We have successfully managed this pavilion for that time and have instigated, carried out and paid for renovations over the years.

We want to Community Asset Transfer the following Falkirk Council Property:

Letham Pavilion, Letham Terrace, Letham, Falkirk, FK2 8SE

UPRN: 136075186

We are unaware of any other interested parties in a community asset transfer of the above property.

We are unaware of any restriction on the use of the asset, designation, or listing, that would prohibit Falkirk Council from disposing of the asset

The proposed plan will keep the proposed asset in community usage, and we will strive to make it an ongoing success.

1.1. Objectives

The Group will carry out all its activities with the Falkirk Plan 2021 – 2030, at the forefront of our minds when our strategic priorities are agreed upon, wherever practicable, with reference to page 21, ‘outcome 12: fewer people struggle with feeling socially isolated or lonely.’

Policy/Plan:	Priorities:	Actions:	Outcome/Indicator:	Our Contribution:
The (Falkirk) Council Plan 2022-2027	Supporting stronger and healthier communities: Local communities will build on their energy, knowledge and expertise to shape and create neighbourhoods to be proud of	Falkirk Council will Encourage and support local third sector organisations to increase and develop community owned assets through the management and operation of community halls, centres and other public assets available for community transfer; Provide support to community projects and	More communities taking control over the places they meet in (asset transfers); More anchor organisations established in communities.	Engaging with relevant organisations – Falkirk Council, CVS Falkirk, COSS etc – to take advantage of the support offered during this process and to ensure our planning for CAT is as robust and sustainable as possible and to build the capacity of our group for what the future holds; Through community ownership we are working towards becoming a local anchor organisation, rooted

	and services that meet their needs.	partner agencies to help with transforming/improving local areas and amenities for the benefit of local communities.		in serving the local community. We aim to ensure the services and activities that take place are available for our community for many years to come. We are building our knowledge and skills in finding and securing funding that can be brought to our community, for their benefit, through our organisation.
Falkirk Health and Social Care Partnership Strategic Plan 2023-2026	Community-based services; Early intervention and prevention.	Enhance services to improve the 'flow' through hospital settings, prevent admission, and promote independent living; Minimise the harm of long-term health conditions, ill mental health, substance use or neglect through early action.	People have the opportunity and choice to access local services and supports, which will enable them to live well in the community. This will include a range of options, from informal community supports through to statutory services, designed and delivered through collaboration between health and social care professionals, third sector partners and communities. These services and supports will be person-centred, helping people to improve and maintain their health, wellbeing and quality of life.	Early intervention and prevention will support many activities: including physical activity with our regular training sessions. Gairdoch United Football Club will be a central hub for information for people in the community through easily accessible signposting information, leaflets, working with partners to bring information to people in the community space they frequent.
The Falkirk Plan 2021-2030	Community-led organisations are stronger and more independent (T1/O2); More decisions are made together at local level (T1/O3);	Work with local community bodies to widen opportunities to access funding, and help them apply for funding; Improve pathways for communities to access Community Asset Transfer and Participation Requests and promote these tools to community bodies;	Funds invested in communities by partners; There will be successful completed Community Asset Transfers/Number of Asset Transfers across Partners;	We are strengthening our organisation by applying to become a SCIO, engaging with support offered, getting the backing of our community through engagement and collaboration. The board plan to undertake training such as digital training with external training providers such as Business Gateway. This will strengthen our Board and make it more reflective of the community we live in

	Social, community and economic planning focusses on place, and reflects the needs and aspirations of the people that live there (T1/04); People of all ages have equal opportunity to access digital services and have the skills and confidence to safely participate online (T2/05) Individuals and families affected by poverty have access to joined-up, multi agency support services, and know how and where to access them (T2/07); Fewer people struggle with the costs of food, fuel and transport (T2/08); Fewer people struggle with feeling socially isolated or lonely (T3/012).	Support Anchor /Hubs/ community organisations to establish and /or develop across Falkirk; Improve digital inclusion amongst young people and families in the most deprived areas, and within priority groups; Work with the third sector to create mechanisms to identify people that may be experiencing poverty but aren't known to the system; Ensure people have access to affordable food, including emergency food provision; Improve support and activities targeted at groups at higher risk of feeling isolated or lonely, and increased awareness of support and opportunities available.	Number of activities targeted at vulnerable groups.	through open recruitment/engagement events. By taking ownership of our community asset, this will strengthen the ability to meet the needs of the people that live in the local area, increased opportunities for local volunteering, participation and support. By providing a local facility, the people in the area will benefit from services they would otherwise have to travel to. This will make it far more accessible to the local community.
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1.2. Benefits for the Local Community

We work with the community, for the community. We will continue to develop partnerships with local organisations, service providers and community groups.

Our vision is to provide a community led space that helps deliver long-term, social, economic, sustainable and environmental benefits to the local community.

Our values are based on:

- Working in an inclusive and respectful manner, not discriminating against anyone
- Being a not for profit organisation and investing any surplus in the advancement of facilities for the local community
- Being community led
- Provide activities that help people's physical and mental health for the local community
- Innovative and proactive approach to local people's needs

Our objectives are:

- To improve health and wellbeing of the local community
- Provide increased social benefits
- Empower our community and families
- Reduce poverty in the area by providing essential services to help the wellbeing of the community
- Provide facilities for children to help alleviate child poverty in the area

Measuring Performance (KPI)

We will measure the engagement with the local community through our social media channels and events.

We will monitor our social impact by collecting information on the demographics of our teams, gathering feedback in terms of health and social benefits of users.

2. The Group status

The charity will be called Gairdoch United Football Club and are a registered 2 tier SCIO.

SCIO number SC054218

We plan to use the pavilion for continued community use of facilities. It will continue to be managed by volunteers from our membership group.

We will apply for Public Liability insurance for £1m annual cover.

We seek a 20 year lease with the option to purchase during the length of the lease.

2.1. Exemptions

We will seek VAT exemption as a registered SCIO.

We will seek full rates relief.

We will seek exemption from water charges as a registered SCIO.

2.2 Group Structure

Club chair person

Vice chair person

Club secretary

Club Treasurer

The executive committee are responsible for the following:

Oversight and maintenance of the highest level of child welfare:

Ensuring that all officials of individual age group teams have the appropriate level of qualifications, ensure that all adults involved in the involvement of minors within the club have completed PVG checks.

Ensuring consistently High levels of coaching and team management by providing guidance and support on coaching, training and managerial best practice;

This shall be done by the organisation via SYFA training courses

Managing the club's finances;

Produce financial updates on the main club bank accounts at club meeting,

Review bank statements and budgets annually.

Provide clear and transparent financial governance, ensuring that the club/teams are financially sound.

Maintain appropriate controls and governance of The Club;

The Executive committee define the strategic direction of the club and teams within the club by making recommendations to the age group Club Coaches as appropriate.

Represent the Club with external organisations including Leagues, Regional Committee and the SYFA, SAFA.

Hear and resolve any disciplinary matters, including internal club/team disputes.

Engage with the local community where possible to encourage mutually beneficial relationships.

Define, embed and maintain moral standards of behaviour consistent with respect campaigns.

3. Market Information

3.1. Products and Services

We offer training, matches, pitch lets for children aged 4 to 17

3.2. Market

We have children who join our football club from across Central Scotland.

We will continue to work within the Falkirk and District area and partner with local schools.

The size of the market is estimated at 158,450, with 28,000 people under the age of 18.

3.3. SWOT Analysis

<u>Strengths</u>	<u>Weaknesses</u>
Gairdoch United Football Club have a rich history Our club is well known and highly respected throughout Scotland and further afield. The club was formed in 1886 and has continued to prosper since that time surviving through many difficulties including 2 world wars and mainly to the continuity and dedication of the executive members especially Joe Begg who has been at the club for over 50 years which has created an ongoing stability. The club is very successful at producing players who go on to have professional careers.	The group hasn't managed property on a long-term lease basis before

<u>Opportunities</u>	<u>Threats</u>
More access to potential funding Additional age group expansions to create more football teams Expanding to partner with other community groups and charities.	Rising utility costs Volunteer recruitment and retention

3.4. Potential Negative Consequences

We have considered potential negative consequences of the group taking over the building through Community Asset Transfer as:

- Costly repair work is required for the building we will need to fund
- Utility costs are high for the building, and we understand the risk of these increasing
- There is a risk of us not being able to attract enough business to ensure the hall is able to continue
- We understand there is a lot of volunteering work required for our proposal to work and are reliant on there being a continued involvement from the community to help with this

We foresee no external potential negative consequences as we already managing and operating from the pavilion.

3.5. Community Engagement

We have engaged with the community on multiple occasions through social media, in person discussions and reaching out to local stakeholders through email.

We conducted a poll to gauge the level of community support for the asset transfer of both Gairdoch and Letham pavilions. The results showed an overwhelming support for Gairdoch United Football Club to take ownership of both facilities for the continued benefit of the local communities.

We have the support of Provost Robert Bissett and his letter of support can be found in the appendices.

There is a need, genuine desire, and support, for the community asset transfer.



Figure 1: Poll for Community Asset Transfer Support

Quotes

'As a family who are proud of our Falkirk area roots, we have seen first hand how well the club is run and the many benefits it brings to local people and the wider communities in which they operate. The club is very professionally run (by dedicated volunteers), is widely known and very very well regarded across the footballing world and across Falkirk, Central Scotland and beyond. There are many examples of high profile professional football players who started their careers at Gairdoch United in the Falkirk area.' – Alan

'I've used Letham with the team for over 6 years now and is somewhere we all look forward to as a team getting back to once the winter finishes. Having our own space for the team to train and play is massive and has that sense of togetherness which is massive to the team. Not only that, it allows us to use the space for other activities and fun days to bring together the families and the community. The facility also allows us to save money as a club instead of paying for private pitches and allows our local players to get there easily. 2 of the boys stay in walking distance and several cycle through for training and games!' - Daniel

'It's a great park & having a toilet & changing facility is a great asset to have – to get ride of that would be a huge loss to the team' – Suzanne

'These spaces are needed to keep our kids healthy and for their mental health and wellbeing' – Dorothy

3.6. Marketing Activities

We have a strong social media presence with over 2,400 followers on Facebook. We regularly post club activities and achievements through all our age groups, upcoming events and fixtures and any other relevant club news.

We aim to continue to promote the work we do in order to maintain our regular user groups and benefit from word of mouth recommendations.

We will use print marketing materials such as posters and flyers to promote any open days, community events upcoming.

3.7. Prices and Margins

We have carried out extensive checks on the prices being charged by my main competitors and have based our prices on being competitive with them. The attached Financial Appendices show that this pricing structure will allow us to be self-sufficient, taking into consideration the expenses of the pavilion.

Service	Cost
Monthly Subscription	£35 per player

3.8. Community Asset Transfer Plan

The current valuation of the building is £17,500; the current rental value of the building is £2,600. We expect to have to carry out additional repairs in the value of £51,131, over the next 5 years, to bring the building up to an acceptable standard and fit for purpose. We propose that the community benefit that we can provide is £486,441.50 over the next 5 years. We propose to pay the value of £1 per annum.

We will endeavour to put in place relevant permissions, funding, and partnerships during the asset transfer process.

(Calculation for Years 2-5 are using an inflationary increase of 3.5% per annum).

Volunteering Hours	Rate	Hours	Year 1 Benefit	Year 2-3 Benefit	Year 4-5 Benefit
Board of Trustees	£40	52	£2,080	£4,456.50	£4,773.50
Volunteers	£12	520	£6,230	£13,369	£14,321
	Total		£8,310	£17,824.50	£19,095

Our plan for Community Asset Transfer will benefit the public health and social wellbeing in the area.

Community Benefit		Year 1 Benefit	Year 2-3 Benefit	Year 4-5 Benefit
Economic development /	Our football club provides essential services that might otherwise be	£2,420	£5,097	£5,460

income generation	inaccessible due to the financial constraints of our local community. We are a volunteer run club and the opportunities we provide to volunteers will help residents develop new skills and gain valuable work experience. Volunteering can serve as a stepping stone to future employment, enhancing the employability of individuals and contributing to the overall skill level of the community. Offering educational and training programs can help bridge the gap for those who are not in full-time education or employment. Our football club fosters social cohesion and well-being, which are essential for a thriving economy.			
Regeneration	By taking community ownership, we will look to regularly maintain the interior and exterior of the pavilion. We will paint the exterior in order to improve the aesthetic of the pavilion.	£4,750	£10,004	£10,717
Public Health	One of the most apparent benefits of youth football clubs is the enhancement of physical fitness. In an age dominated by screens and sedentary activities, participating in a sport like football can help children maintain an active lifestyle. Regular training and practice sessions keep young athletes in shape, helping to reduce the risk of childhood obesity and related health problems. Moreover, football is an excellent cardiovascular workout. It involves running, sprinting, jumping, and coordination, all of which contribute to improved endurance, strength, and agility. These physical attributes not only benefit young players on the field but also in their overall health and well-being. By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose. Physical activities we provide for children of different age groups help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social,	£32,750	£68,979	£73,892

	mental, and physical health, they are less likely to require intervention from public services. This proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most. Regular social activities can reduce stress, improve mood, and provide a sense of purpose, which can decrease the reliance on health services.			
Social Wellbeing	The activities and social interactions facilitated by Gairdoch United Football Club will contribute significantly to both the mental and social wellbeing of our community. We provide a safe space for the local community to meet and engage with each other through our training, matches, activities and events. Offering volunteer opportunities within the football club can enhance social cohesion and provide residents with a sense of purpose. Volunteering can help individuals develop new skills, gain confidence, and feel more connected to their community. By facilitating intergenerational activities, the centre can bridge the gap between different age groups. Intergenerational activities can foster mutual understanding and respect and provide opportunities for learning and mentorship. Joining a youth football club introduces children to a diverse group of peers from various backgrounds. This social diversity fosters inclusivity and teaches kids to interact with people of different races, cultures, and beliefs. It promotes tolerance and broadens their horizons, instilling valuable life lessons early on. Football is a team sport, and as such, it encourages collaboration and teamwork. Young players learn to rely on their teammates, share responsibilities, and communicate effectively both on and off the field. These interpersonal skills are transferable to various aspects of life, including school and future careers.	£26,000	£54,761	£58,662

Environmental Wellbeing / Environmental Benefits	We plan to continue to work in an environmentally conscious way to reduce our carbon footprint on the environment and local community. We will look to implement energy-efficient technologies and sustainable practices so the pavilion can reduce its environmental impact. We can engage the community in environmental initiatives, such as clean-up drives, tree planting events, and recycling programs. These activities can foster a sense of community pride and responsibility, encouraging residents to take an active role in protecting their local environment.	£6,400	£13,479	£14,439
Total		£72,320	£152,322	£163,171

The below table highlights how our plans for community asset transfer will ensure savings of Falkirk Council.

Direct Savings	Cost	Year 1 Benefit	Year 2-3 Benefit	Year 4-5 Benefit
Utilities	£273	£839	£1,798	£1,925
Insurance	£81	£159	£340	£365
Maintenance Costs	£1,127	£1,600	£3,428	£3,672
Water	£188	£188	£403	£481
Total		£2,786	£5,969	£6,443

We will not be asking for any amount within Falkirk Council's Enablement Fund for Letham Pavilion.

To be negotiated with Falkirk Council using their Enablement Fund and Match Funded by External Funders		
Item	Cost	Estimate

Ongoing Costs

Item	
PAT Testing	£150
Fire Extinguishers	£138
Security	n/a
Performance Rights	n/a
Trade Waste	n/a
Hall Cleaning	n/a carried out by committee members
Accountant/Auditor	£240
Cleaning Materials/Cleaner	£50
Insurances (building, PLI)	£490
Sundries	n/a
Phone/Internet	n/a
Utilities	£2k per annum
Rates	Will qualify for 100% rates relief
Sanitary	n/a

4. Location

We will operate from Letham Pavilion, Letham Terrace, Letham, Falkirk, FK2 8SE

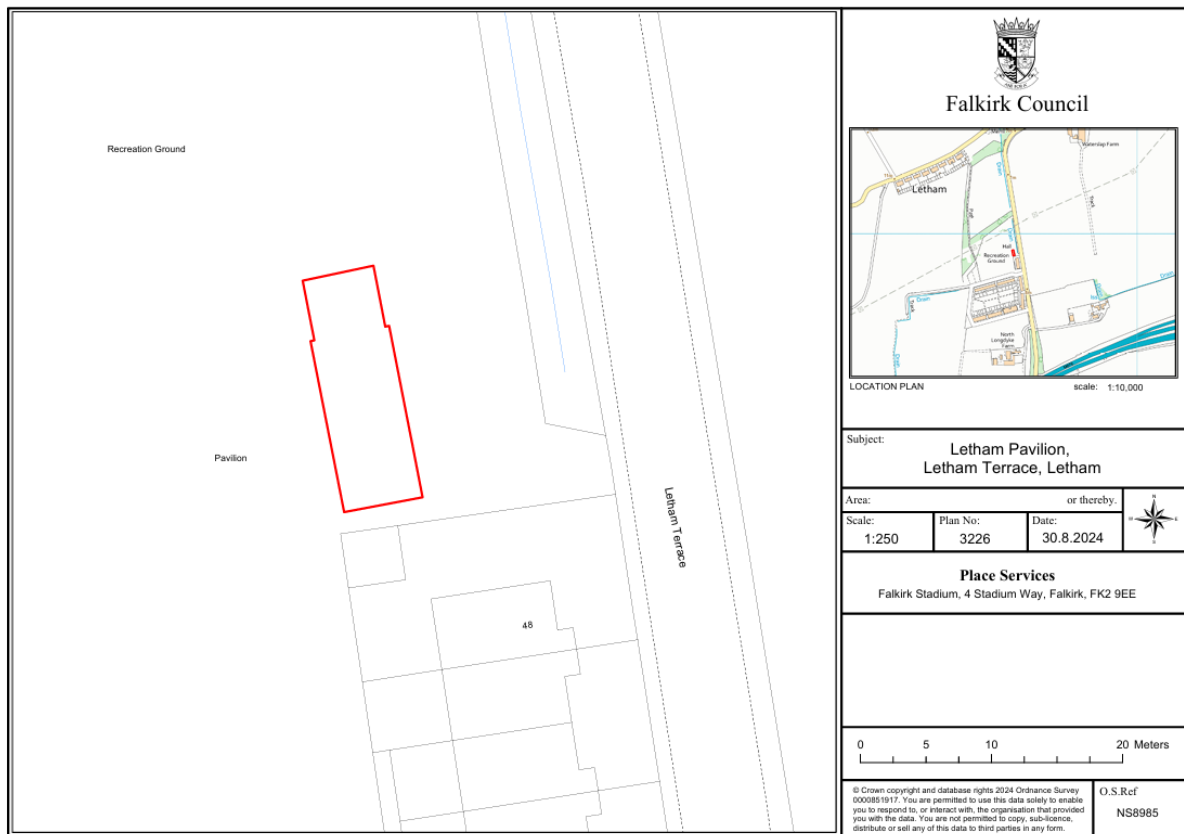


Figure 2: Map view with Letham Pavilion boundary

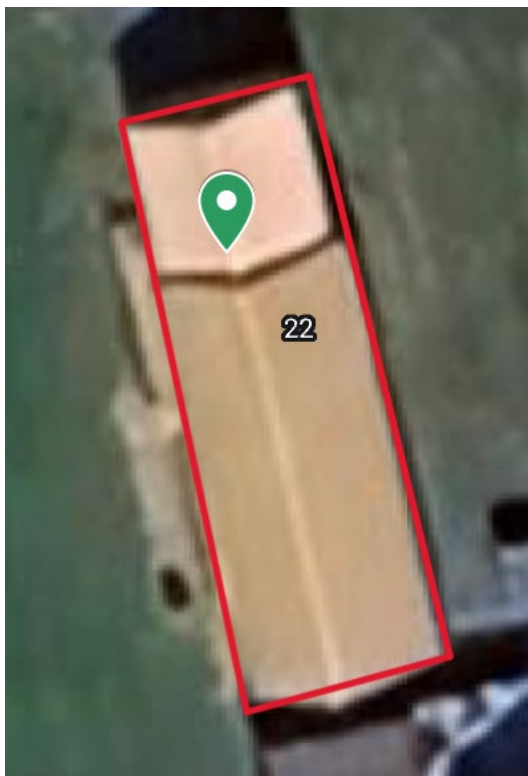


Figure 3: Aerial view of Letham Pavilion

4.1. The Building



Figure 4: External view of Letham Pavilion

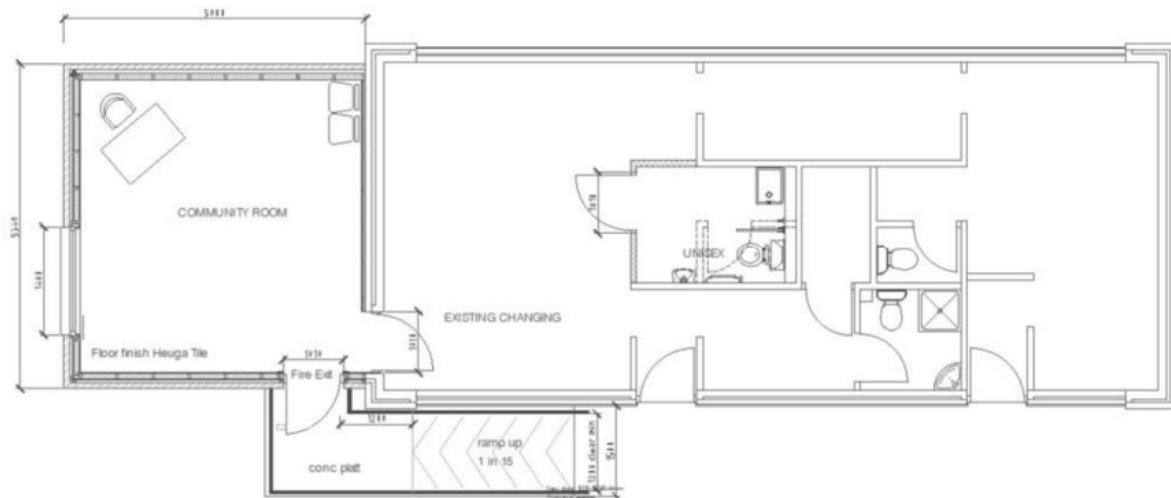


Figure 5: Floor plan of Letham Pavilion

5. People

Andrew Bell – Chairman

Currently I am the president of Gairdoch United Football Club, a post I have held for 8 years and I have been with the club for a total of 16 years and am still active in running a team.

I was a member of the armed forces for six years and then later worked at Jones and Campbell in Larbert as a furnace foreman until it closed.

I take a great pride in my role as president of a club that has been running for over 100 years and do not take my responsibilities lightly. As you may imagine, there is a lot of work involved in running

the club and maintaining the high standards and reputation that we enjoy and wish to continue and enhance.

In my role as chairman, I work very closely with the executive committee to ensure the smooth running of week to week operations and to ensure that the code of conduct is being maintained and adhered to. Along with the club secretary I vet and interview new coaches and ensure that they have PVGs. I also liaise with sponsors and have taken on the role of procurement in respect of kits and equipment for the club as a whole. I also oversee the smooth running of the annual football tournament which is a huge success and very popular with teams coming from the East and West of Scotland to participate.

It is important to me that these opportunities for youngsters and the benefits that sport brings to them are available especially in the technical world that we live in today and I am committed to taking the club forward and ensuring that we run at capacity in order to provide for as many local youngsters as we possibly can. The physical and mental health etc benefits of sport have been well documented over the years and the community benefits in providing an activity for the youngsters that keeps them from hanging about the street with nothing to do.

I appreciate the current restraints local Councils face and hope that this matter can be resolved in our favour in order to enable us to keep providing for the local youngsters.

Joe Begg - Secretary

I worked as a joiner at Jones and Campbell starting as an apprentice joiner and progressing to the maintenance manager and worked there until the foundry closed down. After a short period of unemployment, I came to work for Falkirk Council in Estates Maintenance and have worked there for nineteen years. Also, I have been in part time employment with Glasgow Rangers Football Club as a youth talent scout for over thirty-two years. I am the Gairdoch United's child protection officer.

I am also the president of Falkirk Model Train club and have been for the last twenty years. The club has a membership of all ages from youths to elderly members. We build model railways to take all over the country to display at model rail shows. Again, I oversee the running of the club and help plan the logistics for organising our annual model rail show and travelling to shows.

I have also mentored my niece who came to live with us at the age of 15 when her mother died and another young person of the same age who had been in the care system and is now a part of our family and helped them to progress into a settled adulthood.

I have been with Gairdoch United Football Club for over fifty years and aside from running teams, I have assumed overall responsibility for running the whole of the club's affairs including administration, football matters (disciplinary included) and all issues including the upkeep of the pavilions. In doing so I have created and maintained good working relationships with Falkirk Council staff over the years. Gairdoch United Football Club is held in high regard in the youth football world and I endeavour to promote Gairdoch Football and maintain standards and reputation to the highest level in order to continue to provide a safe and enjoyable experience for children. With a history spanning over 100 years, the organization has a solid foundation and a reputation for reliability and commitment. As statutory services dwindle, support services and wellbeing activities are becoming much more difficult to access and there is a lack of things to do locally. This is particularly so for the young. Crime data has not been available, but anecdotally, anti-social crimes (drugs, alcohol for example) are pervasive problems. Anticipated growth in membership presents an opportunity to

expand the organization's reach and impact within the community. In this technical era that we live in it is my passion to continue to facilitate opportunities through the medium of football for youngsters to have access to a physical sport that gets them outside and exercising to help promote physical and mental wellbeing.

There are also opportunities for exceptionally talented players to proceed to play at senior level thereby providing them with an excellent career path and Gairdoch United have had a number of players who have went on to achieve this.

Gairdoch United Football Club is an integral part of Carronshore and has a long-standing connection with the village which we hope can continue for a long time to come.

I would like to take this opportunity to thank you in advance and hope that this information is helpful in making an informative decision on Gairdoch United's application.

Michael Ramsay - Committee Member – Minute keeper

I have volunteered previously within the British army where we ran a schools programme bringing football to schools in Belfast, Kenya and the Falkland Isles. As part of this, we would organise strips, turn up, and play sessions based at the barracks or local parks.

I have been involved with charitable organisations in raising cash for injured soldiers along with Help for hero events.

This gave me the buzz for football and my coaching career started early I badged when I was in the military and once my son was of age I coached his team helping within his club at the time Bo'ness united where we ran food drives, clothes collection along with boot exchanges to Africa.

I came on-board at Gairdoch in 2021 to help as secretary in my sons team Gairdoch United 2010's. From there I was going along as a team rep to the committee meetings and at last year AGM. I decided to help with the committee by becoming minute taker and being more involved in the club as I believe they do a lot for the community with the name Gairdoch being well now in the region for its great football history.

Although this role is small within the committee. I can also add any extra duties to help with organising, managing and overseeing projects with previous experience in project management, I currently run a Fuel Company and deal with operations on a day to day along with overseeing safe practices, facility management carrying out dynamic risk assessments and project management along with communication and IT skills when needed.

Sinclair Cram – Committee Member

I am writing to highlight the skills and expertise I will continue to bring to Gairdoch United Football Club. With my experience in the FinTech sector along with my expertise in managing large teams, I am confident in my ability to contribute positively to the future of the Club and help achieve its goals. In my current role at JP Morgan where I have worked for almost 20 years, I have successfully delivered large, complex projects collaborating with multi-region teams. My ability to find solutions and improve processes in a pressurised environment has been critical in delivering quality applications whilst reducing incidents. My drive to improve where possible extends to my responsibilities as a 2012 Head Team Coach and Club Treasurer at Gairdoch United.

As a Senior Manager of Software Engineering, I maintain a leadership role responsible for overseeing a team of software engineers, guiding technical strategy, managing complex projects, ensuring quality software delivery, and fostering a culture of innovation within their team, often requiring a strong blend of technical expertise, leadership skills, and project management capabilities to achieve organizational goals.

In my current role, I manage day-to-day operations and coordinate with teams, ensuring smooth workflow and effective communication. I am responsible for setting the technical vision, both short and long term, to guide the team's direction and innovation. Additionally, I monitor and assess the performance goals of engineers, helping them grow their careers through continuous feedback and support. I provide training and guidance to junior engineers, fostering their development and integration into the team. Furthermore, I collaborate with cross-functional teams to deliver milestones and optimize processes, ensuring that projects are completed efficiently and effectively.

I possess a strong set of hard skills, including proficiency in Java and Spring Frameworks, as well as experience with build and deployment tools such as Maven, Jenkins, and Spinnaker. I am also AWS Practitioner Certified and have strong agile and project management skills. Additionally, I have excellent communication and compromising skills, strong organizational and time management abilities, and a problem-solving mindset.

We will carry out the necessary record keeping from home and will employ an Bookkeeper to complete our annual Return to OSCR.

6. Finance

6.1. Cash Flow

A Monthly Cash Flow Forecast has been prepared for the first year of trading and is detailed in Financial Appendix,

Reserve Levels

We estimate the need for reserves at £2,100 which we will maintain throughout the year. We will review this figure quarterly.

Bank account

Virgin bank

6.2. Funding

Grants

We will apply to various funders for a number of different grants as necessary. We will continue to work with CVS Falkirk & District and attend funding events/workshops/training to help us going forward with the project.

7. Summary

This document is the written request of Gairdoch United FC who are making a formal asset transfer request, made under Part 5 of the Community Empowerment (Scotland) Act 2015 section 79(2)(b)(i).

The Charity offers Falkirk Council £1 per year to lease Letham Pavilion. The basis of this offer is:

- Market value has been assessed by Rydens as £17,500, and rental value as £2,600.
- The community benefit of the Charity's work over five years is estimated at £486,441.50.

We expect to have to carry out additional repairs in the value of £51,131, over the next 5 years, to bring the building up to an acceptable standard and fit for purpose.

Name of Community Group:
Gairdoch United Football Club

Contact:
Joe Begg

Address:
2 South Green Drive, Airth, FK2 8JP

Email:
joebegg54@btinternet.com

COMMUNITY ASSET TRANSFER

ASSESSMENT PRO-FORMA

Name of property Letham Park Pavilion		Name of group Gairdoch United Football Club	SCIO number or equivalent SCO54218	Sale or lease? Lease LEASE	Length of lease 20 yrs	Rental per annum (or outright cost) £1
			APPLICATION DETAILS		ADDITIONAL COMMENTS	ASSESSMENT RATING Very Strong / Strong / Moderate / Weak / Poor
BENEFITS (OUTCOMES)						
1. Objectives	Do project outcomes contribute to achieving the Council's priorities?	The project aligns with all of the Council's Strategic Plan priorities of supporting stronger and healthier communities; promoting opportunities and educational attainment and reducing inequalities; and supporting a thriving economy and a green transition. "Leading the way and modernising our approach to guarantee the continued growth of grassroots football Encouraging all boys and girls throughout the community to play organised football and enabling every child to develop and flourish as a player."			See Request form section 4.1.1	Strong
2. Financial	Is there a financial saving on public sector costs?	The group estimates a revenue saving to the Council of £1860 per annum (SPR SAVING)				Very Strong
	Is there an enhanced provision of public benefit through volunteering hours?	They estimate they generate volunteer hours per annum Generating a financial equivalent of over £public benefit per annum			See Request Form sect 7.1.1	Very Strong
	Current market valuation of the property whether by sale or rent	Vacant Possession £17,500, Market Rental £2600 per annum			See Ryden Ltd Valuation	Very Strong
	Backlog maintenance figure from C&B report	Total Estimated Backlog Maintenance / Repair Costs £ 51,131			See SPR Property Costs, FC Internal survey document for Gairdoch Pavilion	Very Strong
3. Non-financial benefits	What is the impact on:					
	(i) economy	A busy, thriving Hall will bring more people to the neighbourhood and contribute to increased footfall at businesses and amenities "Our football club provides essential services that might otherwise be inaccessible due to the financial constraints of our local community. We are a volunteer run club and the opportunities we provide to volunteers will help residents develop new skills and gain valuable work experience. Volunteering can serve as a stepping stone to future employment, enhancing the employability of individuals and contributing to the overall skill level of the community. Offering educational and training programs can help bridge the gap for those who are not in full-time education or employment. Our football club fosters social cohesion and well-being, which are essential for a thriving economy"			See Request Form 4.2.1	Very Strong
	(ii) regeneration	Proposed upgrades to the building will have good regeneration outcomes. "By taking community ownership, we will look to regularly maintain the interior and exterior of the pavilion. We will paint the exterior in order to improve the aesthetic of the pavilion."			See Request Form 4.2.2	Moderate
	(iii) public health	Excerpt ""One of the most apparent benefits of youth football clubs is the enhancement of physical fitness. In an age dominated by screens and sedentary activities, participating in a sport like football can help children maintain an active lifestyle. Regular training and			See Request Form 4.2.3	Very Strong

COMMUNITY ASSET TRANSFER
ASSESSMENT PRO-FORMA

		practice sessions keep young athletes in shape, helping to reduce the risk of childhood obesity and related health problems. “		
	(iv) social wellbeing	Excerpt “The activities and social interactions facilitated by Gairdoch United Football Club will contribute significantly to both the mental and social wellbeing of our community. We provide a safe space for the local community to meet and engage with each other through our training, matches, activities and events. Offering volunteer opportunities within the football club can enhance social cohesion and provide residents with a sense of purpose. Volunteering can help individuals develop new skills, gain confidence, and feel more connected to their community. “	See Request Form 4.2.4	Very Strong
	(v) environment / climate change (including figures on carbon dioxide equivalent)	Excerpt “We plan to continue to work in an environmentally conscious way to reduce our carbon footprint on the environment and local community. We will look to implement energy-efficient technologies and sustainable practices so the pavilion can reduce its environmental impact. We can engage the community in environmental initiatives, such as clean-up drives, tree planting events, and recycling programs. These activities can foster a sense of community pride and responsibility, encouraging residents to take an active role in protecting their local environment.”	See Request Form 4.2.5 See Request Form sect 8	Moderate
	(vi) other			
4. Equality	What evidence is there that the project:			
	(i) contributes to reducing inequalities (protected characteristics)	“Excerpt” The Club, in all its activities will not discriminate, or in any way treat anyone less favourably, on grounds of gender, sexual orientation, marital status, race, nationality, ethnic origin, colour, religion or belief, ability or disability. This means the Club will treat people fairly and with respect, and that it will provide access and opportunities for all. The Club will not tolerate harassment, bullying, abuse or victimisation of an individual. “	See Request Form Sect 4.2.2	Strong
	(ii) Promotes equality	The above statement covers the promotion of Equality by the club		Strong
ABILITY TO DELIVER / SUSTAINABILITY				
5. Governance / Accountability	Are appropriate governance structures in place?	Yes. The group is a 2-tiered SCIO - Scottish Charitable Incorporated Organisation number	See Constitution	
6. Availability of Resources / Business Plan	Has the group identified all the resources required, such as funding, staff and volunteer resources with the appropriate skills, and are they sufficient to deliver the project?	The Club is very well resourced in terms of management experience, coaches and volunteers. Their Financial projections show a strong position, due mainly to their ongoing subscription model.		Very Strong
7. Sustainability	Has it been demonstrated that the resources are sustainable over the lifetime of the project?	The Club has run successfully for many years. Their financial projections show solid if slow growth in their bottom-line cash at bank. Volunteers and Coaches have been active for long periods of time. It seems very likely that the club will continue to operate successful as a sustainable entity into the future.	See 5 year financial projections See Request form section 4.5	Very Strong
8. Performance Management	How does the group propose to monitor and report on the achievement of the desired outcomes?	.Excerpt “We keep records of the children that are part of the club, how many are from the local community etc. Our social impact will be monitored by collecting demographic data on users and gathering feedback regarding the health and social benefits they experience. “	See Request Form Sect 4.2.8	Strong
COMMUNITY SUPPORT				

COMMUNITY ASSET TRANSFER
ASSESSMENT PRO-FORMA

9. Community Involvement	Has it been demonstrated that the community were involved in developing the proposal?	Yes. The proposal was subject to an online survey which gathered 385 responses across local people, service users, parents, local businesses and even rival clubs. The result was overwhelmingly positive (99+%) for the GUFC to pursue the Asset Transfer and take on responsibility for the Asset for the sake of its continued use as a football venues Note the Survey Conducted was for both Gairdoch and Letham Pavilions.	See Request Form Section 5.5.1 Further evidence from GUFC Facebook pages	Strong
10. Local Community Support	What evidence has been provided of local community support?	Several Supportative quotations have been provided, generated from their Online Survey	See Request Form Section 5.5.1	
OTHER				
Is the building currently staffed?		HR have been consulted and as the centre was not staffed, there are no staffing issues. No employees worked within the building being considered for Community Asset Transfer in this report and therefore no TUPE considerations apply.		Very Strong

CONCLUSION

COMMENTS	OVERALL ASSESSMENT (See Table below)
	Strong

Evidence	Overview
Very strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money: suitability, effectiveness, prudence, quality, value and the avoidance of error and other waste.
Strong	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.
Moderate	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.
Weak	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 demonstrates questionable value for money.
Poor	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.

INCOME	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	Jan-30	Feb-30	Mar-30	TOTAL
Subscriptions	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	6649.90	79799
Competition	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	1082.97	12996
Fundraising	229.50	0.00	0.00	573.76	0.00	229.50	0.00	0.00	0.00	0.00	0.00	0.00	1032.8
Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Sponsorship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Bank Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL CASH IN	7962	7733	7733	8307	7733	7962	7733	7733	7733	7733	7733	7733	93827
EXPENDITURE													
Maintenance													
Floor Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor Maintenance	30.31	30.31	30.31	30.31	30.31	30.31	30.31	30.31	30.31	30.31	30.31	30.31	363.76
Building Maintenance	230.46	230.46	230.46	230.46	230.46	230.46	230.46	230.46	230.46	230.46	230.46	230.46	2765.53
Statutory Compliance													
PAT Testing	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	14.34	172.13
Fire extinguishers	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	13.20	158.36
First Aid Box	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asbestos Management Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas Safety Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Alarm System Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Hygiene	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staffing/Volunteer Costs													
Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travel	19.13	19.13	19.13	19.13	19.13	19.13	19.13	19.13	19.13	19.13	19.13	19.13	229.50
Expenses	38.73	38.73	38.73	38.73	38.73	38.73	38.73	38.73	38.73	38.73	38.73	38.73	464.75
Overheads													
Rates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Insurance	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	275.41
Contents Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Liability Insurance	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	286.88
Utilities													
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	106.34	106.34	106.34	106.34	106.34	106.34	106.34	106.34	106.34	106.34	106.34	106.34	1276.05
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Broadband	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow YR 5

Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trade Waste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PHS Sanitary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous													
Professional fees & Licenses (Accountant, Bc	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	22.95	275.41
Pitch Hires	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	4164.17	#####
Trophies	162.09	162.09	162.09	162.09	162.09	162.09	162.09	162.09	162.09	162.09	162.09	162.09	1945.05
Pro Performance	344.26	344.26	344.26	344.26	344.26	344.26	344.26	344.26	344.26	344.26	344.26	344.26	4131.08
Funded Costs/Redevelopment Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Referees	698.08	698.08	698.08	698.08	698.08	698.08	698.08	698.08	698.08	698.08	698.08	698.08	8376.92
Kits/Equipment	124.58	124.58	124.58	124.58	124.58	124.58	124.58	124.58	124.58	124.58	124.58	124.58	1494.99
SYFA/CSFA Fees	443.71	443.71	443.71	443.71	443.71	443.71	443.71	443.71	443.71	443.71	443.71	443.71	5324.51
Materials (including Cleaning)	4.78	4.78	4.78	4.78	4.78	4.78	4.78	4.78	4.78	4.78	4.78	4.78	
Competition Costs	488	488	488	488	488	488	488	488	488	488	488	488	
TOTAL CASH OUT	6952	6952	6952	6952	6952	6952	6952	6952	6952	6952	6952	6952	77510
NET CASH FLOW	1011	781	781	1355	781	1011	781	781	781	781	781	781	16317
OPENING BALANCE	72570	73581	74362	75144	76499	77280	78291	79072	79853	80635	81416	82197	
CLOSING BALANCE	73581	74362	75144	76499	77280	78291	79072	79853	80635	81416	82197	82979	
Notes													

INCOME	Start up	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	TOTAL
Subscriptions		5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	5795.00	69540
Competition		943.75	943.75	943.75	943.75	943.75	943.75	943.75	943.75	943.75	943.75	943.75	943.75	11325
Fundraising		200.00	0.00	0.00	500.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	900
Grants		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Sponsorship		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Bank Balance	34339.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34339.89
TOTAL CASH IN	34340	6939	6739	6739	7239	6739	6939	6739	6739	6739	6739	6739	6739	116105
EXPENDITURE														
Maintenance														
Floor Maintenance		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor Maintenance		26.42	26.42	26.42	26.42	26.42	26.42	26.42	26.42	26.42	26.42	26.42	26.42	317.00
Building Maintenance		200.83	200.83	200.83	200.83	200.83	200.83	200.83	200.83	200.83	200.83	200.83	200.83	2410.00
Statutory Compliance														
PAT Testing		12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
Fire extinguishers		11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	138.00
First Aid Box		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Lighting		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asbestos Management Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas Safety Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Alarm System Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Hygiene		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staffing/Volunteer Costs														
Wages		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travel		16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	200.00
Expenses		33.75	33.75	33.75	33.75	33.75	33.75	33.75	33.75	33.75	33.75	33.75	33.75	405.00
Overheads														
Rates		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Insurance		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Contents Insurance		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Liability Insurance		20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00
Utilities														
Gas		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity		92.67	92.67	92.67	92.67	92.67	92.67	92.67	92.67	92.67	92.67	92.67	92.67	1112.00
Mobile		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Broadband		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trade Waste		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PHS Sanitary		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous														
Professional fees & Licenses (Accountant, Bookkeeper)		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Pitch Hires		3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	3628.83	43546.00
Trophies		141.25	141.25	141.25	141.25	141.25	141.25	141.25	141.25	141.25	141.25	141.25	141.25	1695.00
Pro Performance		300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3600.00
Funded Costs/Redevelopment Costs		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Referees		608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	608.33	7300.00
Kits/Equipment		108.57	108.57	108.57	108.57	108.57	108.57	108.57	108.57	108.57	108.57	108.57	108.57	1302.80
SYFA/CSFA Fees		386.67	386.67	386.67	386.67	386.67	386.67	386.67	386.67	386.67	386.67	386.67	386.67	4640.00
Materials (including Cleaning)		4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	50.00
Competition Costs		425	425	425	425	425	425	425	425	425	425	425	425	5099.00
TOTAL CASH OUT	0	6058	6058	6058	6058	6058	6058	6058	6058	6058	6058	6058	6058	72695
NET CASH FLOW	34340	881	681	681	1181	681	881	681	681	681	681	681	681	43410
OPENING BALANCE	0	34340	35221	35902	36582	37763	38444	39325	40006	40687	41368	42048	42729	
CLOSING BALANCE	34340	35221	35902	36582	37763	38444	39325	40006	40687	41368	42048	42729	43410	

Notes

INCOME	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	TOTAL
Subscriptions	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	5997.83	71974
Competition	976.78	976.78	976.78	976.78	976.78	976.78	976.78	976.78	976.78	976.78	976.78	976.78	11721
Fundraising	207.00	0.00	0.00	517.50	0.00	207.00	0.00	0.00	0.00	0.00	0.00	0.00	931.5
Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Sponsorship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Bank Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL CASH IN	7182	6975	6975	7492	6975	7182	6975	6975	6975	6975	6975	6975	84627
EXPENDITURE													
Maintenance													
Floor Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor Maintenance	27.34	27.34	27.34	27.34	27.34	27.34	27.34	27.34	27.34	27.34	27.34	27.34	328.10
Building Maintenance	207.86	207.86	207.86	207.86	207.86	207.86	207.86	207.86	207.86	207.86	207.86	207.86	2494.35
Statutory Compliance													
PAT Testing	12.94	12.94	12.94	12.94	12.94	12.94	12.94	12.94	12.94	12.94	12.94	12.94	155.25
Fire extinguishers	11.90	11.90	11.90	11.90	11.90	11.90	11.90	11.90	11.90	11.90	11.90	11.90	142.83
First Aid Box	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asbestos Management Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas Safety Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Alarm System Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Hygiene	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staffing/Volunteer Costs													
Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travel	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	17.25	207.00
Expenses	34.93	34.93	34.93	34.93	34.93	34.93	34.93	34.93	34.93	34.93	34.93	34.93	419.18
Overheads													
Rates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Insurance	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	248.40
Contents Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Liability Insurance	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	258.75
Utilities													
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	95.91	95.91	95.91	95.91	95.91	95.91	95.91	95.91	95.91	95.91	95.91	95.91	1150.92
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Broadband	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow YR 2

Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trade Waste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PHS Sanitary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous													
Professional fees & Licenses (Accountant, Bc	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	248.40
Pitch Hires	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	3755.84	#####
Trophies	146.19	146.19	146.19	146.19	146.19	146.19	146.19	146.19	146.19	146.19	146.19	146.19	1754.33
Pro Performance	310.50	310.50	310.50	310.50	310.50	310.50	310.50	310.50	310.50	310.50	310.50	310.50	3726.00
Funded Costs/Redevelopment Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Referees	629.63	629.63	629.63	629.63	629.63	629.63	629.63	629.63	629.63	629.63	629.63	629.63	7555.50
Kits/Equipment	112.37	112.37	112.37	112.37	112.37	112.37	112.37	112.37	112.37	112.37	112.37	112.37	1348.40
SYFA/CSFA Fees	400.20	400.20	400.20	400.20	400.20	400.20	400.20	400.20	400.20	400.20	400.20	400.20	4802.40
Materials (including Cleaning)	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	51.75
Competition Costs	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	439.79	5277.47
TOTAL CASH OUT	6270	6270	6270	6270	6270	6270	6270	6270	6270	6270	6270	6270	75239
NET CASH FLOW	912	705	705	1222	705	912	705	705	705	705	705	705	9388
OPENING BALANCE	43410	44322	45026	45731	46953	47658	48570	49274	49979	50684	51388	52093	
CLOSING BALANCE	44322	45026	45731	46953	47658	48570	49274	49979	50684	51388	52093	52798	
Notes													

Cash Flow YR 3

INCOME	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	TOTAL
Subscriptions	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	6207.75	74493
Competition	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	1010.97	12132
Fundraising	214.25	0.00	0.00	535.61	0.00	214.25	0.00	0.00	0.00	0.00	0.00	0.00	964.1
Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Sponsorship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Bank Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL CASH IN	7433	7219	7219	7754	7219	7433	7219	7219	7219	7219	7219	7219	87589
EXPENDITURE													
Maintenance													
Floor Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor Maintenance	28.30	28.30	28.30	28.30	28.30	28.30	28.30	28.30	28.30	28.30	28.30	28.30	339.58
Building Maintenance	215.14	215.14	215.14	215.14	215.14	215.14	215.14	215.14	215.14	215.14	215.14	215.14	2581.65
Statutory Compliance													
PAT Testing	13.39	13.39	13.39	13.39	13.39	13.39	13.39	13.39	13.39	13.39	13.39	13.39	160.68
Fire extinguishers	12.32	12.32	12.32	12.32	12.32	12.32	12.32	12.32	12.32	12.32	12.32	12.32	147.83
First Aid Box	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asbestos Management Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas Safety Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Alarm System Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Hygiene	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staffing/Volunteer Costs													
Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travel	17.85	17.85	17.85	17.85	17.85	17.85	17.85	17.85	17.85	17.85	17.85	17.85	214.25
Expenses	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	36.15	433.85
Overheads													
Rates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Insurance	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	257.09
Contents Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Liability Insurance	22.32	22.32	22.32	22.32	22.32	22.32	22.32	22.32	22.32	22.32	22.32	22.32	267.81
Utilities													
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	99.27	99.27	99.27	99.27	99.27	99.27	99.27	99.27	99.27	99.27	99.27	99.27	1191.20
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Broadband	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow YR 3

Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trade Waste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PHS Sanitary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous													
Professional fees & Licenses (Accountant, Bc	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	21.42	257.09
Pitch Hires	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	3887.30	#####
Trophies	151.31	151.31	151.31	151.31	151.31	151.31	151.31	151.31	151.31	151.31	151.31	151.31	1815.73
Pro Performance	321.37	321.37	321.37	321.37	321.37	321.37	321.37	321.37	321.37	321.37	321.37	321.37	3856.41
Funded Costs/Redevelopment Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Referees	651.66	651.66	651.66	651.66	651.66	651.66	651.66	651.66	651.66	651.66	651.66	651.66	7819.94
Kits/Equipment	116.30	116.30	116.30	116.30	116.30	116.30	116.30	116.30	116.30	116.30	116.30	116.30	1395.59
SYFA/CSFA Fees	414.21	414.21	414.21	414.21	414.21	414.21	414.21	414.21	414.21	414.21	414.21	414.21	4970.48
Materials (including Cleaning)	4.46	4.46	4.46	4.46	4.46	4.46	4.46	4.46	4.46	4.46	4.46	4.46	53.56
Competition Costs	455.18	455.18	455.18	455.18	455.18	455.18	455.18	455.18	455.18	455.18	455.18	455.18	5462.18
TOTAL CASH OUT	6489	6489	6489	6489	6489	6489	6489	6489	6489	6489	6489	6489	77872
NET CASH FLOW	944	729	729	1265	729	944	729	729	729	729	729	729	9716
OPENING BALANCE	52798	53741	54471	55200	56465	57194	58138	58867	59597	60326	61055	61785	
CLOSING BALANCE	53741	54471	55200	56465	57194	58138	58867	59597	60326	61055	61785	62514	
Notes													

INCOME	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	TOTAL
Subscriptions	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	6425.02	77100
Competition	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	1046.35	12556
Fundraising	221.74	0.00	0.00	554.36	0.00	221.74	0.00	0.00	0.00	0.00	0.00	0.00	997.85
Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Sponsorship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Bank Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TOTAL CASH IN	7693	7471	7471	8026	7471	7693	7471	7471	7471	7471	7471	7471	90654
EXPENDITURE													
Maintenance													
Floor Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor Maintenance	29.29	29.29	29.29	29.29	29.29	29.29	29.29	29.29	29.29	29.29	29.29	29.29	351.46
Building Maintenance	222.67	222.67	222.67	222.67	222.67	222.67	222.67	222.67	222.67	222.67	222.67	222.67	2672.01
Statutory Compliance													
PAT Testing	13.86	13.86	13.86	13.86	13.86	13.86	13.86	13.86	13.86	13.86	13.86	13.86	166.31
Fire extinguishers	12.75	12.75	12.75	12.75	12.75	12.75	12.75	12.75	12.75	12.75	12.75	12.75	153.00
First Aid Box	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emergency Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asbestos Management Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gas Safety Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Alarm System Check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Food Hygiene	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staffing/Volunteer Costs													
Wages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travel	18.48	18.48	18.48	18.48	18.48	18.48	18.48	18.48	18.48	18.48	18.48	18.48	221.74
Expenses	37.42	37.42	37.42	37.42	37.42	37.42	37.42	37.42	37.42	37.42	37.42	37.42	449.03
Overheads													
Rates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Insurance	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	266.09
Contents Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Liability Insurance	23.10	23.10	23.10	23.10	23.10	23.10	23.10	23.10	23.10	23.10	23.10	23.10	277.18
Utilities													
Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	102.74	102.74	102.74	102.74	102.74	102.74	102.74	102.74	102.74	102.74	102.74	102.74	1232.89
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Broadband	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow YR 4

Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trade Waste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PHS Sanitary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous													
Professional fees & Licenses (Accountant, Bc	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	22.17	266.09
Pitch Hires	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	4023.35	#####
Trophies	156.61	156.61	156.61	156.61	156.61	156.61	156.61	156.61	156.61	156.61	156.61	156.61	1879.28
Pro Performance	332.62	332.62	332.62	332.62	332.62	332.62	332.62	332.62	332.62	332.62	332.62	332.62	3991.38
Funded Costs/Redevelopment Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Referees	674.47	674.47	674.47	674.47	674.47	674.47	674.47	674.47	674.47	674.47	674.47	674.47	8093.64
Kits/Equipment	120.37	120.37	120.37	120.37	120.37	120.37	120.37	120.37	120.37	120.37	120.37	120.37	1444.44
SYFA/CSFA Fees	428.70	428.70	428.70	428.70	428.70	428.70	428.70	428.70	428.70	428.70	428.70	428.70	5144.45
Materials (including Cleaning)	4.62	4.62	4.62	4.62	4.62	4.62	4.62	4.62	4.62	4.62	4.62	4.62	55.44
Competition Costs	471	471	471	471	471	471	471	471	471	471	471	471	5653.35
TOTAL CASH OUT	6717	6717	6717	6717	6717	6717	6717	6717	6717	6717	6717	6717	80598
NET CASH FLOW	977	755	755	1309	755	977	755	755	755	755	755	755	10056
OPENING BALANCE	62514	63491	64245	65000	66310	67064	68041	68796	69551	70306	71061	71815	
CLOSING BALANCE	63491	64245	65000	66310	67064	68041	68796	69551	70306	71061	71815	72570	
Notes													

SECTION ONE: ESSENTIAL INFORMATION

Service & Division:	Place Services Invest Falkirk		
		Tel:	01324504816
Proposal:	Letham Pavilion CAT Lease	Reference No:	01098

What is the Proposal?	Budget & Other Financial Decision	Policy (New or Change)	HR Policy & Practice	Change to Service Delivery / Service Design
	No	No	No	Yes
Who does the Proposal affect?	Service Users	Members of the Public	Employees	Job Applicants
	No	Yes	No	No
	Children and young people	Significant impact?		
	Outcome of this proposal (please add date of each update):			
Other, please specify:	Transfer by Lease of Letham Pavilion to Gairdoch United Football Club			

SECTION TWO: FINANCIAL INFORMATION

For budget changes ONLY please include information below:			Benchmark, e.g. Scottish Average
Current spend on this service (£'0000s)	Total:	1860	
Reduction to this service budget (£'0000s)	Per Annum:	1860	
Increase to this service budget (£'000s)	Per Annum:		
If this is a change to a charge or concession please complete.	Current Annual Income Total:		
	Expected Annual Income Total:		
If this is a budget decision, when will the saving be achieved?	Start Date:	01/10/2024	
	End Date (if any):		

SECTION THREE: EVIDENCE	Please include any evidence or relevant information that has influenced the decisions contained in this EPIA. (This could include demographic profiles; audits; research; health needs assessments; national guidance or legislative requirements and how this relates to the protected characteristic groups.)
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A - Quantitative Evidence	This is evidence which is numerical and should include the number people who use the service and the number of people from the protected characteristic groups who might be affected by changes to the service.
The following Data Relates to the Clubs activities Online Survey of GUFC Service users and Local People gained 383 responses with a 99% positive response to question of if GUFC should take on this and one other property to Continue service levels Currently 230 total service users, 95% male and 5% female. All Children and Young People between 4 and 17 age groups. Letham Pavilion should generate 572 Volunteering Hours per annum, Equating to a value of £8310 a year	

B - Qualitative Evidence	This is data which describes the effect or impact of a change on a group of people, e.g. some information provided as part of performance reporting.
Social - case studies; personal / group feedback / other	
This impact assessment has been informed from the information provided within the Business Plan for Asset Transfer. The Primary purpose of the organisation, according to their Constitution is "To promote and encourage the playing and public participation in football by providing inclusive opportunities for all." Section 1 of the Letham Pavilion CAT Business plan states "We aim to provide facilities and equipment and it will be available to anyone irrespective of race, colour, religion, sex, sexuality or disabilities. We aim to promote a respect for diversity and encourage people to take pride in themselves and their team mates through the game of football." Gairdoch United Football club are affiliated to the Scottish Youth Football Association and are committed to follow all non-discriminatory policies and guidelines in place for affiliates of that organisation.	

Best Judgement:	
Has best judgement been used in place of data/research/evidence?	No
Who provided the best judgement and what was this based on?	N/A
What gaps in data / information were identified?	There is limited data on the protected characteristics of service users, the diversity of the membership, and of the programmes that operate specifically for persons with, for example disability.

Is further research necessary?	No
If NO, please state why.	The inclusivity policies and commitments shown above mean that all individuals, regardless of their protected Characteristics can be included to their level of ability. We used data from the Asset Transfer request application and business planning documents, as well as some materials made available as Appendices, and some material available from available online such as population statistics. There is sufficient information to continue with the proposed transfer.

SECTION FOUR: ENGAGEMENT**Engagement with individuals or organisations affected by the policy or proposal must take place**

Has the proposal / policy / project been subject to engagement or consultation with service users taking into account their protected characteristics and socio-economic status?	Yes	
If YES, please state who was engagement with.	The Survey was conducted online via Facebook with 2400 followers. These include The families of participants and members of the public.	
If NO engagement has been conducted, please state why.		
How was the engagement carried out?		What were the results from the engagement? Please list...
Focus Group	No	

Survey	Yes	The Engagement had 383 full replies, with 99% positive support for the club to take over the lease from the council and take control of the asset. The Survey related to both facilities that are in use by the GUFC ie Gairdoch Pavilion and Letham Pavilion, primarily asking if the public felt that taking the Assets on via long term leases under the Asset transfer system was desirable to these users and locals. Several comments were made, as follows; As a family who are proud of our Falkirk area roots, we have seen first hand how well the club is run and the many benefits it brings to local people and the wider communities in which they operate. The club is very professionally run (by dedicated volunteers), is widely known and very very well regarded across the footballing world and across Falkirk, Central Scotland and beyond. There are many examples of high profile professional football players who started their careers at Gairdoch United in the Falkirk area.' 'I've used Letham with the team for over 6 years now and is somewhere we all look forward to as a team getting back to once the winter finishes. Having our own space for the team to train and play is massive and has that sense of togetherness which is massive to the team. Not only that, it allows us to use the space for other activities and fun days to bring together the families and the community. The facility also allows us to save money as a club instead of paying for private pitches and allows our local players to get there easily. 2 of the boys stay in walking distance and several cycle through for training and games!' 'It's a great park & having a toilet & changing facility is a great asset to have – to get ride of that would be a huge loss to the team' 'These spaces are needed to keep our kids healthy and for their mental health and wellbeing'
Display / Exhibitions	No	
User Panels	No	
Public Event	No	
Other: please specify		
Has the proposal / policy/ project been reviewed / changed as a result of the engagement?	Yes	
Have the results of the engagement been fed back to the consultees?	Yes	

Is further engagement recommended?	No
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SECTION FIVE: ASSESSING THE IMPACT

Equality Protected Characteristics: What will the impact of implementing this proposal be on people who share characteristics protected by the Equality Act 2010 or are likely to be affected by the proposal / policy / project? This section allows you to consider other impacts, e.g. poverty, health inequalities, community justice, carers etc.

Protected Characteristic	Neutral Impact	Positive Impact	Negative Impact	Please provide evidence of the impact on this protected characteristic.
Age		✓		GUFC runs Youth football training, Coaching and league games under several age groupings, from 4 to 17 years old, With affiliation to Scottish Youth Football association , and close adherence to its policies and guidance on inclusivity, child protection and equalities.
Disability		✓		Due to its commitment to inclusivity and its adherence to SYFA Policy, The club welcomes all individuals without reference to disability. People are able to participate according to their level of ability. The Transfer of the Pavilion to community lease will allow this policy to continue
Sex		✓		The core membership is male, therefore there is a significant impact on the health and wellbeing of this characteristic. The social provisions also contribute positively to men's/boy's mental health. Girls are encouraged to train and play, and the club is committed to gender equality in their sport
Ethnicity		✓		Due to its commitment to inclusivity and its adherence to SYFA Policy, The club welcomes all individuals without reference to ethnicities. The Transfer of the Pavilion to community lease will allow this policy to continue
Religion / Belief / non-Belief		✓		Due to its commitment to inclusivity and its adherence to SYFA Policy, The club welcomes all individuals without reference to Religious belief. The Transfer of the Pavilion to community lease will allow this policy to continue.
Sexual Orientation		✓		Due to its commitment to inclusivity and its adherence to SYFA Policy, The club welcomes all individuals without reference to sexual orientation. The Transfer of the Pavilion to community lease will allow this policy to continue.
Transgender		✓		Due to its commitment to inclusivity and its adherence to SYFA Policy, The club welcomes all individuals without reference to Transgender status or self identification. The Transfer of the Pavilion to community lease will allow this policy to continue.

Public Sector Equality Duty: Scottish Public Authorities must have 'due regard' to the need to eliminate unlawful discrimination, advance quality of opportunity and foster good relations. Scottish specific duties include:				
				guidelines would be followed.
Marriage / Civil Partnership		✓		The club welcomes all individuals with no reference to their Marital Status. As it is possible for an individual to be married or in a civil partnership in teams including older age groupings, This is considered to be a positive Impact
Poverty		✓		The Club states that tone of their objectives is to relieve Child poverty by providing facilities to those affected by this and who wish to participate. This manifests by the waiving of Fees and the provision of Kit where needed.
Care Experienced		✓		There is limited evidence to support the identification of positive or negative impacts In relation to care experienced individuals. However in these cases SYFA guidelines would be followed, meaning that Care, foster home and adoption experienced children & Young people would be welcomed without reference to that protected characteristic.
Other, health, community justice, carers etc.		✓		There is limited evidence to support the identification of positive or negative impacts In relation the stated areas of protected characteristics. However in these cases SYFA guidelines would be followed, and the club is constituted to pursue inclusivity.
Risk (Identify other risks associated with this change)				
	Evidence of Due Regard			
Eliminate Unlawful Discrimination (harassment, victimisation and other prohibited conduct):	The Proposal will eliminate unlawful discrimination. The Club, as stated are affiliated with SYFA and follow all guidelines and procedure to protect their players and eradicate unlawful, discriminatory behavior.			
Advance Equality of Opportunity:	The Group constitution states inclusivity as a primary purpose and do not dis-include participants on the basis of any protected characteristic, providing opportunities to those who would normally not be able to participate.			

Foster Good Relations (promoting understanding and reducing prejudice):	The Group constitution shows commitment to fair play and sportsmanship, and inclusivity. Due to the inclusive nature of the club exposure to other groups will foster understanding, tolerance and good relations across all participants.
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SECTION SIX: PARTNERS / OTHER STAKEHOLDERS

Which sectors are likely to have an interest in or be affected by the proposal / policy / project?		Describe the interest / affect.
Business	No	
Councils	No	
Education Sector	Yes	The proposal states that the Club works directly with schools, giving an education sector interest
Fire	No	
NHS	No	
Integration Joint Board	No	
Police	No	
Third Sector	Yes	The proposal reflects a transfer of Control to the third sector
Other(s): please list and describe the nature of the relationship / impact.		

SECTION SEVEN: ACTION PLANNING

Mitigating Actions: If you have identified impacts on protected characteristic groups in Section 5 please summarise these in the table below detailing the actions you are taking to mitigate or support this impact. If you are not taking any action to support or mitigate the impact you should complete the No Mitigating Actions section below instead.

Identified Impact	To Who	Action(s)	Lead Officer	Evaluation and Review Date	Strategic Reference to Corporate Plan / Service Plan / Quality Outcomes

No Mitigating Actions

Please explain why you do not need to take any action to mitigate or support the impact of your proposals.

This property (Letham Pavilion) was identified for closure as part of the Strategic Property review, From 1st October 2024 as agreed by Council in January 2024. The opportunity for a Community asset Transfer (CAT) was identified as a mitigating factor to closure and this was noted in the EPIA's undertaken. Officers have been working closely with community groups to progress Community Asset Transfer for this facility and are now in receipt of a full CAT application for the Letham Pavilion.

This EPIA is undertaken with the information available to Falkirk Council at this time and based on current operations. However, Under A CAT model it's up to the community group in question to manage the operations of the building going forward as Falkirk Council have now withdrawn from these buildings in line with the councils decision.

This building will continue to be available to the local community as a key community asset, and its anticipated that Gairdoch UnitedFootball Club and other community groups can continue to utilise the building. Therefore there is no perceived negative impact at this time.

Are actions being reported to Members?	Yes
If yes when and how ?	A Full report is to be made on the Letham Pavilion CAT Proposal at the 18th September 2025 Executive Committee meeting.

SECTION EIGHT: ASSESSMENT OUTCOME

Only one of following statements best matches your assessment of this proposal / policy / project. Please select one and provide your reasons.

No major change required	Yes	A Successful Asset Transfer via Lease of the Letham Pavilion to Gairdoch United Football Club will have a number of positive impacts on the area of its operation, both locally and further afield. There are no negative impacts envisioned
The proposal has to be adjusted to reduce impact on protected characteristic groups	No	
Continue with the proposal but it is not possible to remove all the risk to protected characteristic groups	No	
Stop the proposal as it is potentially in breach of equality legislation	No	

SECTION NINE: EPIA TASK GROUP ONLY

OVERALL ASSESSMENT OF EPIA: Has the EPIA demonstrated the use of data, appropriate engagement, identified mitigating actions as well as ownership and appropriate review of actions to confidently demonstrate compliance with the general and public sector equality duties?		Yes
ASSESSMENT FINDINGS If YES, use this box to highlight evidence in support of the assessment of the EPIA If NO, use this box to highlight actions needed to improve the EPIA	Data on the relevant protected characteristics of services users provided which supports the impact analysis of the proposal.	
Where adverse impact on diverse communities has been identified and it is intended to continue with the proposal / policy / project, has justification for continuing <u>without making changes been made</u> ?	Yes / No	If YES, please describe:

LEVEL OF IMPACT: The EPIA Task Group has agreed the following level of impact on the protected characteristic groups highlighted within the EPIA		
LEVEL		COMMENTS
HIGH	No	
MEDIUM	Yes	If the proposal were to be rejected, this would have a disproportionate negative impact on the children and young people who use the facilities, where majority identify as male.
LOW	No	

SECTION TEN: CHIEF OFFICER SIGN OFF

Director / Head of Service:			
Signature:	Malcolm Bennie	Date:	01/08/2025