



Mackie Academy
Rugby Football Club
Est 1976

Mackie RFC - Community Rugby and Sports facility - Forest Park, Stonehaven

**Executive Summary for; Asset transfer Request for Land transfer for
Community Rugby and Sports facility at Forest Park, Stonehaven for Mackie
Rugby Football Club**



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Need for the proposal

This plan sets out the proposed development for the Mackie RFC over the next 6 years and within this there is a proposal to construct a two pitch, community rugby sports facility at Forest Park, Stonehaven. The plan begins by providing a brief background to the current facilities and its place in the Kincardine and Mearns community and surrounding areas. It sets out the overall vision and aspirations to secure and enhance the rugby and sports provision within K&M.

The plan focuses on securing and developing more participants across all age groups, encouraging more activity more often. The following areas are key priorities for the development & sustainability of rugby in the K&M area.

Key Priorities -

- Further development of the club's, junior, intermediate, and advanced rugby programmes taking place throughout Stonehaven and the surrounding areas.
- Sustainability of the sport, upskilling coaches, and continued player development.
- Introduction of a programme to promote & deliver disability rugby.
- Continuing to explore opportunities for participants of all ages and ability to play more rugby.
- Management of Mackie RFC community rugby facility and its finances.

Current Position -

There is a lack of Playing facilities for Rugby in Kincardine & Mearns. This is illustrated by the position the rugby club finds itself in where it has lost one of its two playing pitches recently due to the land being sold by the landowners and we have been advised that our current lease at Redcloak will not be renewed when it expires in 2026. In effect the club will have no playing facilities and faces the serious risk of folding if this is not addressed.

The club has over a period of the last 15 years sought to find a permanent home but despite extensive efforts has been unable to achieve this due to the high demand for land in Stonehaven and accordingly consider the asset, the last suitable site available to the club with a realistic chance of securing the clubs existence and continued success.

The Proposal

To undertake an asset transfer request under the Community Empowerment (Scotland) Act 2015, of Forest Park to provide a Community Rugby and Sports facility to secure future and growth of Mackie RFC consisting of existing parking area, two pitches, training area and club and sports facility. We have been working hard to bring an all-inclusive approach to our delivery of projects and programs via engaging from nursery age to senior citizens and the proposal will secure and expand the delivery of these.



Facilities to be delivered by proposal - two pitches to SRU competition standard, training area, and clubhouse, changing rooms, storage, fitness suite, which will involve reusing existing modular building and potential purchase of new changing rooms.

The rugby clubs Executive Committee have worked very hard to get the Club where it is and have laid down a programme for the continued success of our organisation which is based upon securing its own facilities to deliver:

- Secure a more permanent site locally.
- Secure realistic streams of funding e.g. Land Fund, Sports Scotland, funds are not available without either ownership or a long lease.
- Once owned, the Club will invest to create competitive pitches. The existing land will require extensive work to break up the clay, create proper drainage, lighting, to deliver a high-class playing surface to SRU standards that will be able to handle the demands imposed on it.
- Create a purpose-built facility, taking ownership and creating a safe and healthy environment for rugby and potentially other community activities.
- Create additional funding streams to cover the capital investment.
- Use existing Club owned infrastructure, such as changing rooms and club house.
- Our existing assets are fully owned and have deliberately been procured as cabins so we have the option to move these to a new site should one become available. They can be refurbished or repainted to suit a new location. This gives us the greatest chance of delivering the proposal within a manageable budget.
- Creating a new home will encourage people to continue to join the club, take ownership and pride with what has been established. This should increase numbers and improve the level of rugby that the different age groups play at.

Outcomes of Proposal not being realised

The Club will be homeless from 2026, and unable to fulfil any of the fixtures, training or development for the hundreds of primary and academy aged children and adults which the club has to offer nor continue the growth and outcomes it delivers to the community. With no home, there is a real and great risk that the Club would wain, lose numbers and eventually close. We have been trying to secure land in the area for over 15 years, however this has proved fruitless as there has always been issues with Developers, alternative development e.g. Supermarkets, and the location of the oil pipeline and the general hilly, topography of the land surrounding Stonehaven.



Proposal - Area/extent of land being sought

○ **Forest Park Stonehaven**

The rugby club is seeking the transfer of the whole of Forest park as shown on attached Plan to create two competition pitches, and a community rugby sports facility consisting of, club house, changing rooms, fitness suite, storage facilities and carpark.

○ **Playpark – this is to be excluded from the request**

At the west side of the proposed site, beside the car park there is an existing playpark,” Hamish’s play park “, named after a charity mascot. This was opened in 2000 following a funding campaign by a local woman (Joyce Burnett) who had a child with additional needs. There was no such suitable playpark in the town at the time so she set up a charity which went on to fund £73,000 for a playpark that is suitable for children with special needs, finally reaching a total of £130,000 raised. This was filmed for BBC Children in Need. The Club see this as a great amenity for the town and would not expect this be included in the sale unless particularly requested by the Local Authority with our application. The Club are happy to support the play park to take care of basic cleanliness or maintenance but feel, given its prior history, it sits better being retained by the council. It would be our intention to leave the playpark, full disabled access from on street parking, shared parking and on Forest Road while enclosing the area around the play parks perimeter from the rugby pitches.

Parking - There are spaces for 41 cars parking already established in the current car park (based on current car parking spacing guidelines). We would properly establish line marking. In addition to this there is ample on street parking along Forest Drive, which has been used without issue for many years. There is also the potential of an overspill car park, using Mill O’ Forest primary school on the odd Saturday matchday When needed.

With the occasional use of coaches visiting, we would create a turning circle within the facility. With the amount of cars that currently attend rugby matches, and with the reduced need to travel (by car) as the location is within the town, we see that there is extensive space for parking at the location.

Current use

Forest Park is designated protected sports land within Stonehaven, and despite this it is currently also used for as other informal recreational uses, mostly for dog walking albeit the rugby club has enjoyed the predominant use of the park but ceased its use for competitions due to the surface being often unplayable due to significant drainage issues.

The site is in the ownership of Aberdeenshire Council, the ground is designated “P” in the 2017 Aberdeenshire Local Development Plan and P3-“ To protect recreational open space as an amenity for the settlement in 2021 LDP “, to conserve the recreation area and playing field.



Why will the facility be secured for Community rugby and Sport use

The intention is to fence the area off from community uses by the club as this is a requirement for SRU competition pitches, to provide security to the facilities but is required to address Health & safety concerns on dog fouling. It is not acceptable for sport facilities to be utilised for dog walking and notwithstanding if the mess is cleaned up, it leaves residue which can cause serious illness to participants e.g. toxocariasis in humans and particularly in rugby where there is significant contact with the playing surface. The councils own Open Space Assessment Sheet and Open space audits recognises that use for Forest Park is for sport, predominantly rugby, and there is enough open space in Stonehaven and the Forest Park area. The reliance on voluntary cleaning and anti-fouling signs is ineffective as illustrated by the continued issues with dog fouling at Mackie Academy playing fields. <https://www.aberdeenshire.gov.uk/media/14714/settlement-summary-kincardine-and-mearns.pdf>

<https://www.aberdeenshire.gov.uk/media/16736/stonehaven.pdf>

Background, Organisation and Management of Mackie RFC

Club History – background

- Mackie Rugby Club has been providing the sport of rugby to the children and adults of Stonehaven and surrounding communities for over 44 years and has grown from small roots in to a club offering First XV and Second XV rugby along with Senior, Youth, Junior and Ladies teams , including Walking Rugby and Touch Rugby
- The Junior section is the largest junior section in the North East of Scotland.
- We hold weekly training sessions for children as young as 4 years old (Nursery) through to Seniors – the oldest being 73 years young.
- The Junior section host regular rugby festivals through-out the season for both local and travelling clubs. The annual Mackie Mini's Tournament is famed for being the largest in the North East of Scotland welcoming over 700 children from 12 clubs. The past two years have seen clubs travel from Ireland to compete in the event.
- The Junior section also has an awards scheme for all players who join the Micros and work through the age groups into the Minis section. The Mini Monitor scheme was one of a kind when it was developed over 20 years ago and has been shared and adopted by other clubs throughout the SRU. This monitor system sees the boys and girls work through various activities and key stages of their rugby development, where they earn points throughout the season and sees them receive badges and monitor point awards. The scoring system is flexible and allows for the players to develop at their own speed and ensures that they all can proudly wear their mini monitor badges at training and when out and about.



- Our 38 coaches and additional volunteers give up their time to provide training sessions and take the teams to games all over Scotland. All coaches have the SRU minimum certification which is 'Rugby Ready'. Most of the coaches also have certification in UKCC level 1, 2 and above and refereeing. The club also assists many of the Youth players to gain certification so that they can also help coach the micro and mini level junior squads and some use this to support their Duke of Edinburgh Awards. Our aim is to help every coach or assistant coach /helper to develop in delivering rugby training within a safe and professional environment.
- Our Youth section continues to grow and compete strongly in the North East and has over the seasons produced players for the Pathway and Hurricane programmes and currently has four of our former players playing for Scotland at Under 17s, 18s and 19 level.
- The Youth Section have for the past 3 years taken part in an official nationwide league that has seen our 4 youth teams compete very positively at each age group and has seen them win the Mitsubishi sponsored league in 3 out of the last 4 years and gain promotion to the National Lancer league. The current senior squad boasts membership of over 50 players. The 1st XV play in the SRU Caledonian Division 2 and after finishing 3rd this year after a progressive year, will be pushing for promotion to Caledonian Division 1 in the 2021/2022 season.
- Along with the First and Second XV squads we have now developed a senior's team called the Mammoths – "Middle Aged Men Mainly Over The Hill ". This team of coaches and ex-players regularly compete in festivals and bring a new dimension to the club and caters for those die hards who never want to give up playing our glorious sport. Last year saw one of our Mammoths play and be capped for Team GB Touch Rugby Team (over 50's) and travel to Kuala Lumpur and play in the World Touch Rugby tournament.

The above totals over 460 playing members and is under-pinned by our Development Officer.

Development Officer

We contract a full time development officer, who is a former member of the Junior and Youth sections. His main role is with schools in our catchment area but he can be seen working with some schools within Aberdeen city and takes the name of Mackie Rugby Football Club to those not so close to our home in Stonehaven.

Working closely with the Executive Committee, the Scottish Rugby Union, and our coaches the Development Officer has worked with and often exceeded in annual KPI's. To date the Club has contributed:



- Club & Community Programme
- Club Academy and primary Programme including working with Active Aberdeenshire to deliver rugby at Mearns, Mackie academy and Portlethen academies, which saw these schools have rugby teams playing against each other for the first time and at local primary schools.
- Player Development Guides
- Session Plans
- Skills, Drills booklet
- Warm Up & Cool Down booklet
- Fun games
- Coach Development
- Coaching Handbook

It takes quite a bit of discipline and funding for the Club to continue to fund this position, giving him support and commitment, allowing him to concentrate on the job in hand without always looking over his shoulder in these current difficult economic times. Mackie Rugby are one of the very few rugby clubs in the country that continue to invest in a Development Officer for rugby delivery. The Club are committed to the sport and the town and see this position as a very important part of our strategy and ethos in allowing all to come and try the game of rugby.

Promotion of Aberdeenshire

- The club's youth and minis play throughout the Scotland and bring people to Stonehaven.
- Twinned with Acheres – members of the clubs committee took part in the twinning activities – and the clubs senior team travelled to Paris where they took part in a cultural tour of Paris and the surrounding sights and represented Stonehaven in a civic reception hosted by the Lord Mayor of Acheres, and then played in a rugby fixture against RCSO (the Acheres) rugby team. This was to mark their 50 anniversary and as the inaugural rugby fixture between our two clubs/towns. Acheres were planned to visit during the Easter break 2020, however due to the COVID pandemic all our activities were cancelled. The meticulously planned activities were formed as part of a working group of rugby volunteers and the Stonehaven Business Community and the Lions.

Mackie RFC Vision & Community benefit of proposal

- The objective of the Club is to carry on the success of the rugby club, and in so doing, to promote by all proper means the sport of rugby in and around Stonehaven, and to encourage social interaction amongst members.



- We aim to develop each person to be the best they can be. We work with the players in an exciting and learning environment making players comfortable and willing to learn.
- We work on all aspects of rugby-skills work, speed agility, strength conditioning and touch on lifestyle.

Amongst the key attributes we look for and to develop – as well as playing rugby are:

- Work Ethic
- Operating model
- Effort
- Energy
- Time Keeping
- Passion
- Coachability
- Being Prepared
- Doing Extra
- Attitude

As noted, the Club is open to all age groups, male, female, disadvantaged, disabled & multicultural.

- Our Philosophy is: Rugby – develops the person, not just the player.
- Our Values are: FUN-DEVELOPMENT-RESPECT-COMMUNITY-CHALLENGE-INCLUSIVE



How we will ensure delivery of the Clubs Vision and Community benefits?

The Club's executive committee have taken on the responsibilities for delivery of the proposal and this structure will assist in the delivery of the proposal

Structure - Executive Committee - the executive committee runs the club on behalf of the Membership and are:

- **Executive Committee Members**

- **Neil Foster – Club President**

- Played club rugby for 20 years, coached various levels over 15 years - UKCC Certified, Qualified referee for over 15 years - IRB and SRU certified
- Mackie Rugby Club member for 21 years – Coach, Section leader, Committee member, Referee, Child Protection Officer, Life Member and currently in my second tenure as Club President
- Outside of rugby I work in 'business strategic alignment'.

- **Alan Venters – Vice President**

- Grew up in Stonehaven, attending Mackie Academy, Playing rugby from school age and member of Rugby Club from seventeen years of age.
- Moved into coaching of the Primary School age kids – for around ten years, taking them on various rugby tours and tournaments.
- A member of the Executive Committee for the club in which I am in a second stint as Vice President.
- Work in the oil & gas industry, mainly operations and technical sales, reaching director level for two different businesses.

- **Norman MacKay – VP and Acting Treasurer**

- Played rugby and joined the club in 2009. Playing as a Mammoth.
- Originally from Stornoway and made Stonehaven my home in 2006.
- Member of the executive committee for the club as Vice President.
- Accountant by trade and worked in the oil and gas industry owning his own company.

- **Andrew Mitchell – Executive Secretary**

- Played for Mackie since the age of 4 years, captained the Senior for 10 years and went on to play for Scotland at U19 and U21s.
- Currently a coach at U16 level and an Executive Committee member.
- Work in the Oil and Gas industry and reached the position of Managing Director.

- **Robert Richmond – Honorary Chairman**

- Founding member of the rugby club in 1976. Played for the club until hanging up his boots after 20 years and has served the club for 44 years.
- Was a senior coach for many years, served on the committee and was president on 3 occasions. Held a committee position on the Caledonian



Rugby Committee and now holds a position as a non- Executive Director of the SRU

- Worked in the Oil and Gas industry all his working life and has just retired from running his own company after more than 20 years.

Summary of Executive - Structure

The executive Committee has a variety of skills and experience in delivering Business projects, and resident to the area, they are successful businesspeople who are well known and respected in the community with links past and present to other voluntary groups. In addition to their experience, from within the club membership, we have the ability to draw on legal, surveying, financial, construction, architectural and project management expertise, and are in strong position to deliver the proposed project.

Governance

Structure

- The club has recently transferred from an unincorporated voluntary organisation to a Scottish Charity (SCIO) as part of the delivery of the proposal and to meet the criteria as Community organisation in terms of Community Empowerment (Scotland) Act 2015. Charity number: SC051025.

Affiliations

- The club is an affiliated and member club of the sport's governing body, the Scottish rugby union as well as:
 - Caledonian North East Rugby
 - Referee's Society Scotland
 - Aberdeenshire Sports
 - Live Life Aberdeenshire
 - Stonehaven Twinning Committee with Acheres in France



Affiliations (Data from SRU)

SEASON 2020/21		
GLENBURGH FULL MEMBER		GLASGOW NORTH FULL MEMBER
1. Riga	29. Queensberry	1. Alan Glen
2. Southside Rugby & Community Sports Club ("Bloughmuir")	30. Ross Club Park Sites	2. Cambuslang
3. Rosyth RFC	31. Royal Bank of Scotland	3. Carluke Queens Park
4. Castlehill FC	32. RSC	4. Clackmannan
5. Crane RFC ("Crane Clubhouse")	33. RSC Ladies	5. Dalrymple
6. Dalrymple	34. Rugby People	6. East Kilbride
7. Dalrymple	35. Scottish Legends	7. East
8. Edinburgh Academicals (Co- Ltd) Ltd	36. Scottish Parliament	8. Glasgow Academicals
9. Edinburgh Northside	37. Scottish Prison Service Rugby	9. Glasgow Hawks
10. Edinburgh University	38. Scottish Rugby	10. Glasgow University
11. Edinburgh	39. Southside Ladies	11. Hamilton
12. Edinburgh	40. St. Andrew's	12. Inverclyde
13. Edinburgh	41. St. Andrew's	13. Kilmarnock
14. Heriot-Watt University	42. St. Andrew's	14. Marr
15. Heriot-Watt University	43. St. Andrew's	15. Moffat
16. Heriot-Watt University	44. St. Andrew's	16. Newton Stewart
17. Heriot-Watt University	45. St. Andrew's	17. Paisley
18. Heriot-Watt University	46. St. Andrew's	18. Stewartry
19. Heriot-Watt University	47. St. Andrew's	19. Whitecraig
20. Heriot-Watt University	48. St. Andrew's	20. Wigtonshire
21. Heriot-Watt University	49. St. Andrew's	
22. Heriot-Watt University	50. St. Andrew's	
23. Heriot-Watt University	51. St. Andrew's	
24. Heriot-Watt University	52. St. Andrew's	
25. Heriot-Watt University	53. St. Andrew's	
26. Heriot-Watt University	54. St. Andrew's	
27. Heriot-Watt University	55. St. Andrew's	
28. Heriot-Watt University	56. St. Andrew's	
29. Heriot-Watt University	57. St. Andrew's	
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71. Heriot-Watt University	99. St. Andrew's	
72. Heriot-Watt University	100. St. Andrew's	

GLASGOW SOUTH FULL MEMBER

1. Annan
2. Ardrossan Academicals
3. Ayr
4. Birkmyre
5. Bishopston
6. Carrick
7. Curriehill
8. Dumfries
9. Garnock
10. Glasgow Hutchiesons' Alloysians
11. Glenrothes Wanderers
12. Inverclyde
13. Kilmarnock
14. Marr
15. Moffat
16. Newton Stewart
17. Paisley
18. Stewartry
19. Whitecraig
20. Wigtonshire

MIDLANDS FULL MEMBER

1. Alva
2. Banockburn
3. Blairgowrie
4. Carnoustie HSF
5. Crieff & Strathcarron
6. Dundee HSF Limited
7. Dundee Margon
8. Dundee University
9. Dumfriesshire
10. Falkirk
11. Glenrothes
12. Grangemouth Stags
13. Harris Academy FP
14. Hillfoots
15. Howe of Fife
16. Kinross
17. Kirkcaldy
18. Madras College FP
19. Marischall & District
20. Perthshire
21. Perthshire
22. Perthshire
23. Perthshire
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50. Perthshire

SEASON 2020/21

NORTH FULL MEMBER

1. Aberdeen Rugby Ltd (playing as Aberdeen Grammar Rugby)
2. Aberdeen
3. Aberdeen University
4. Aberdeen Wanderers
5. Banff
6. Cairnmas
7. Duns
8. Ellon
9. Garioch
10. Gariochians
11. Highland RFC SOO
12. Huntly
13. Lochaber
14. Mackie Academy FP
15. Moray
16. Orkney
17. Ross Sutherland

NORTH ASSOCIATE

1. 35COTS
2. Aberdeen Exiles
3. Aberdeen Medics
4. Aberdeen Strikers
5. Aberdeen Tackall RC
6. Aberdeen University Women
7. Alford Youth
8. Dyce
9. Fraserburgh
10. Inverness Craig Dunain
11. Kinross Eagles
12. Nairn
13. North East Scotland College
14. North Police Scotland
15. Peterhead
16. Robert Gordon's University
17. RAF Lossiemouth
18. Royal Air Force Scotland & Northern Ireland
19. Scottish Golden Oldies
20. Shetland
21. Stornoway
22. Strathgry
23. Turriff

As at 3 September 2020
- 142 FM
- 137 AM

GLASGOW SOUTH ASSOCIATE

1. All Black & Blues
2. Ayrshire College (Kilmarnock)
3. Dumfries & Galloway College
4. Isle of Arran
5. Scottish Rural University College
6. St Columba's Old Boys
7. Trust Rugby International
8. University of the West of Scotland

OUTWITH SCOTLAND FULL MEMBER

1. London Scottish

OUTWITH SCOTLAND ASSOCIATE

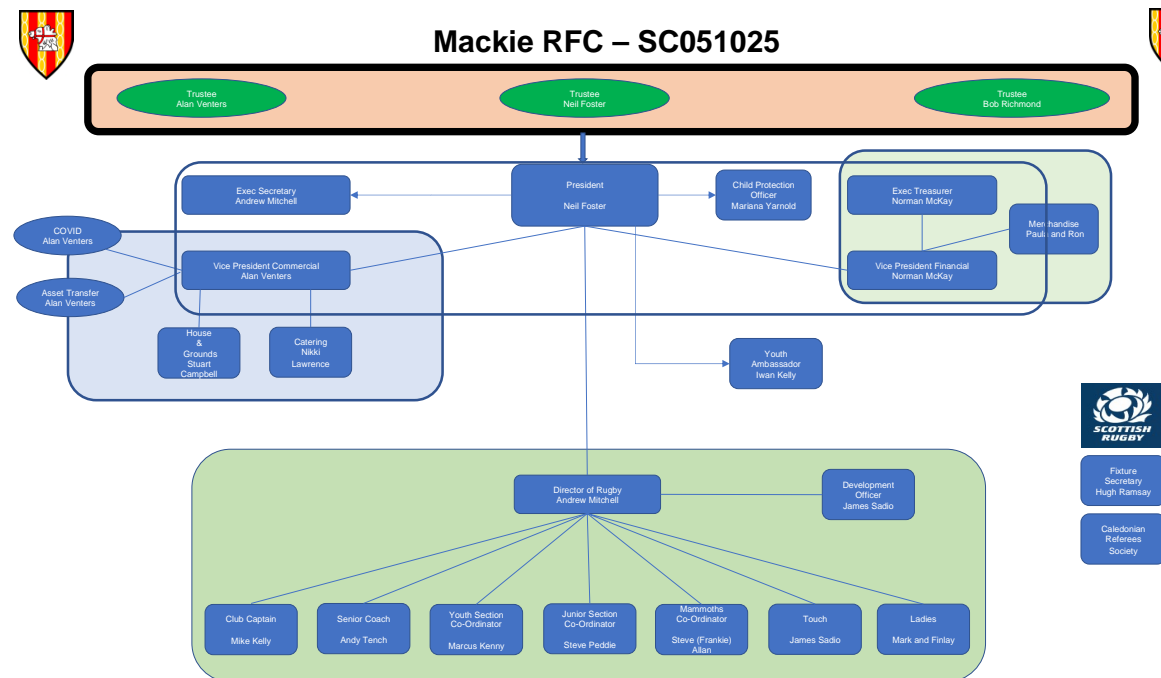
1. BP Barbarians
2. Hong Kong Scottish
3. Toronto Scottish
4. Craggs Crusaders

ASSOCIATED BODIES

1. Scottish Rugby Union Schools Division
2. Scottish Rugby Referees Association

Note:
Club Name = Club deleted from membership list this season.
Club Name = New member club this season.
Club Old Name New Name = Approved change of name.

Organisational Chart





Policies

The following listed documents are kept up to date and circulated where relevant to the appropriate persons. The documents noted with an asterisk are published on our club website.

The following Club documents are provided

Constitution.*

Code of Conduct *

Junior Code of Conduct *

Code of Conduct for Safeguarding Children.*

Safeguarding children in Rugby – Child Protection Officer Handbook *

Child Protection Policy *

SRU Youth Charter *

Child Abuse: Signs & Indications *

Procedure for Responding to Concerns

Partnership with Parents/Guardian form *

First Aid Emergency Plan

Good Practice Guidelines

Recruitment and Selection

Disciplinary Procedures – Staff, Coaches & Volunteers *

Risk Assessment Guidance Procedures

Risk Assessment- Youth Guidance

Risk Assessment – Facilities

Risk Assessments – Covid 19

Environment Policy

Serious Injury Reporting *

Concussion Guidance *

Prohibited Drug Policy *

Privacy Notice / GDPR *

Summary of club's governance

The club has a structure with effective and required polices to meet the relevant legal and welfare requirement for the proposed proposal and its benefits.



Community benefit of rugby

- This proposal will allow the club to continue to deliver and continue to grow its vision and which is already evidence by the impact which the club has within the community
- The proposal and club already support and deliver the vision but in addition it meets the Councils following objectives as:
 - It will help enhance the sporting facilities of the town and bring additional visitors and promotional opportunities to the area. Providing support for this proposal would also meet key priorities in the Aberdeenshire Council Plan 2017 – 2022 as well as the Sport and Physical Activity Strategy for Aberdeenshire Council 2018-2028, These priorities include:
 - Support a strong, sustainable, diverse, and successful economy.
 - We will support people to reach their potential by providing opportunities for wider achievement.
 - Work with parents and carers to support children through every stage of their development.
 - We will help the people of Aberdeenshire to live longer, healthier lives with a focus on reducing obesity and improving mental health and wellbeing.
 - Have the right people, in the right place, doing the right thing, at the right time.
 - We will use Sport and Physical Activity to build stronger communities
 - In addition, in meeting the clubs and the Council objectives, it meets the equivalent national priorities as set down by Sports Scotland, the SRU and Scottish government

Evidence of Delivery

The evidence of meeting these visions and objectives for both the Club and the Council for the communities benefit as currently delivered and will be delivered by the proposal, can be illustrated by the following:



Who do we engage with in the Community?

- Tots to Pensioners – inclusive – female / male / disabled / vulnerable people
- 375 players - information held in SRU management system (micro tots not currently registered in the system)
- Each player from the tots to the mammoths bring their family/carers into the club's vision and support. 1214 club members.
- Full time Funded development officer - funded by club with partial support from SRU
- Contract of delivery with SRU - Participation agreement for primary and secondary schools -
- Current delivery programme - weekdays – weekends – league games - tours
- Delivery at regional and elite level - Caley, Hurricanes and Pathways so tying into national SRU strategy
- Social Awareness and Wellbeing programmes – Walk and Talk, Youth Club', for improved social and mental wellbeing
- Local community assistance where required – Provide help and support for: Harbour Flood Clean up , Sandbag filling at Spurryhillock during flood , school and community BBQs when requested– Stall assembly and take down for – Fee 'in Market, Harbour Festival, Open Air in the Square, Summer Beer Happening. Supporting the athletics club during the dark winter nights allowing the use of our floodlit pitch for the safety of younger members.
- Involved with twinning détente with Acheres, France – to promote town and Aberdeenshire

Hours delivered annually to the community - Coaches/volunteering

The benefits of volunteering both for the person and the Community are well recognised. The Club is in a very fortunate position where we enjoy a huge support from keen rugby fans and parent supporters. Currently we have 38 coaches, teaching rugby to all ages every week of the rugby season, often up to 3 times in a single week with matches in addition to that.

We also have many other volunteers who help with other associated jobs such as tuck shop, food & drink supply, cleaning, clothing, international tickets, grass cutting, fixtures, maintenance to name a few. The number of hours on annual basis has been captured in the undernoted table and which reflects actual rugby activity time but would be even higher if it included time given up travelling to deliver these activities.



Club Numbers

- Tots – 24
- Micros - 25
- Minis - 64
- Youth - 126
- Seniors - 40
- Mammoths – 20
- Ladies - 12
- Youth Academy – 12
- Referees - 2
- Coaches - 38
- Managers – 1
- Director of Rugby - 1
- Co-ordinators - 4
- Catering - 6
- Tour Organisers - 4
- General Committee – 15
- Exec Committee - 4
- Life Members - 38
- Website Club Members – 1214
- Club Development Officer – 1
- Fixture Secretary - 1





Hours Delivered into Community by club activities

Community delivery hours			
community/club work	number of coaches/volunteers	number of hours per week per coach	number of hours per Annum collectively
level 1- tots/micros boy/girls (nursery to P3)	7 coaches	2.5 hours	910
level 2- Minis boy/girls (p4-p7)	11 coaches	4 hours	2288
level 3- youth boy/girls (s1-u18)	17 coaches	4 hours	3536
level 4- seniors (18+)	6 coaches	4.5 hours	1404
touch/walking rugby	2 coaches	1.5 hours	156
womens rugby fit	1 coach	1.5 hours	78
coach development sessions	1 coach educator	2 hours	104
club micro/minis festivals and tournaments	18 coaches	4 hours	720
club micro/minis catering, first aid volunteers	10 volunteers	4 hours	400
club youth league games	17 coaches	3 hours	1836
club youth 7s	17 coaches	4 hours	68
club youth catering, first aid volunteers	10 volunteers	3 hours	1080
club youth academy programme	2 coaches	5 hours	520
seniors league games	6 coaches	3 hours	324
seniors league 7s	4 coaches	4 hours	128
club seniors catering, first aid volunteers	4 volunteers	3 hours	216
primary school sessions	1 coach	15 hours	780
secondary school sessions	1 coach	6 hours	312
club maintenance	2 volunteers	8 hours	416
tour/festival planning	10 coaches/volunteers	2 hours	1040
		Total	16316

Additional to the above –

Provide help and support for: Harbour Flood Clean up x 2, Sandbag filling at Spurryhillock x 2, school bbqs when requested.
Support to Community Events – Stall assembly and take down for – Fee in Market, Harbour Festival, Previously Open Air in the Square, Summer Beer Happening

Player benefits into the Community

Hours Delivered – playing / training

Players Only				
Group	Number in Group	Hours inc. Training, Games, Festivals, Hours of Delivery per section per week	Per week per person	Number of hours activity delivered per season collectively (based on 44 weeks)
Nursery to P3	49	1.5	* 73.5	3234
Minis P4 to P7	64	4	256	11,264
Youth S1 to U18	126	5	630	27,720
Seniors	40	6.5	260	11,440
Mammoths	20	4	80	3520
Ladies	12	4	48	2112
Youth Academy	12	2	24	1056
Schools Delivery	23 ave. class size	15	345	15,180
Rugby Camps	25	18	450	1350
			Total	76,876

We also have many other volunteers who help with other associated jobs such as tuck shop, food & drink supply, cleaning, clothing, international tickets, grass cutting, fixtures, maintenance to name a few.

*Number in Group x Hours trained per week x Number of weeks(annually 44). 49 x 1.5 = 73.5 x 44 weeks = 3234 Hours.

Summary of Community benefit

The Club provides a minimum of 76,876 playing hours and 16,316 hours of volunteer time to ensure delivery of the clubs vision and which it also delivers the Council and national priorities for sports development and wellbeing. The club also works proactively and supports Live Life Aberdeenshire and has recently produced videos that are being used to promote healthy activities whilst children are at home during lock down. These videos have been forwarded to some 1300 children and 130 parents by Aberdeenshire Council



Monitoring of Success of delivery

The club already monitor and if delivered, will continue to monitor the success of these community outcomes by:

- 1 - the Club development officer has number of KPI to meet from the club and which are supplied to the SRU
- 2 - maintain and note the number of hours being delivered to players and maintain note number of members players and volunteers been involved in club vision and objectives.

Community engagement for the Proposal

Following a positive response to this application, the rugby club will engage with the community themselves, and with the help of a local professional body to ensure all the required consultation takes place.

Options appraisal for land and resources required to deliver proposal

The criteria agreed by the Executive Committee for community rugby facilities were:

- Centrally located to encourage walking or cycling
- Relatively flat land to avoid major earthworks
- Easily accessible by public transport
- Parking availability locally for visiting players and close
- Ground availability for a Community rugby facility with a minimum of 2 rugby pitches and associated buildings.

Running costs are less of a problem than the capital start-up costs as we generally cover running costs with membership subscription, fund raising and sponsorship and have successfully managed the existing facility on this basis.



Existing provision at Redcloak

Mackie RFC has no option other than to look for an alternative site. Our current facility was split between two different land- owners. The land where the lower pitch was located was recently sold and, the seller and their agent made it clear they wanted the club off the land to sell the property. The new owner will not allow our club to use it, and we have recently taken down the rugby posts so only have one competition pitch left.

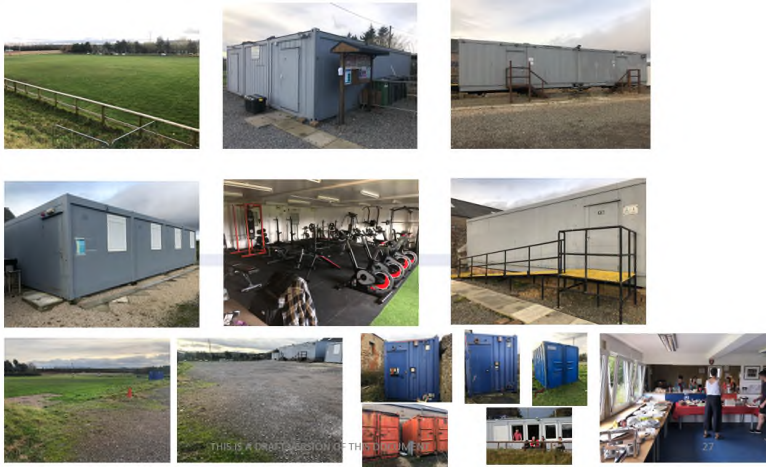
Photo of Post from lower pitch being removed following Seller and their agent's insistence



Our incumbent landlord at Redcloak, has made it clear that there will be no renewal or extension of our current lease when it expires in six years' time for the remainder of the facilities. They have ambitions for alternative uses due to the proximity to small businesses and the recycling centre. He is unwilling to offer any other area of land for purchase by the club which provides long term security for the club.



Current facilities at Redcloak



Assets at Redcloak

What we have- asset list

Club Room	Changing Rooms	Rugby Equipment	Ancillary Equipment
Fully fitted Kitchen	2 x Home Team Changing	2 x scrum machines	Grass cutting equipment
Tables / chairs / furniture	2 x Away Team Changing	3 sets post pads	Line painting equipment
Office Equipment	1 x Female Changing	rucking pads	Barbeque
2 x TV	2 x toilet facilities	training aids	Hog roast oven
Projector	1 x Female Toilet / Disabled Access	flags	gas bottles
Heaters / Lights	Treatment room	each age group team shirts	club merchandise shop
Dinner sets		rugby posts	Marquee
Trophy cabinets			4 x pop up tents
			Desks
			2 x Laptops / printers
			portable bar
			4 x Storage containers
			Diesel telescopic lighting tower
			Crowd barriers 40ea

Fitness suite equipment – Asset List

Machines/stations:	Quantity	Weight:	Quantity	Misc	quantity
preacher bench	2	olympic 0.5kg weight disc	5	battle rope	1
leg extention machine	1	olympic 1.25kg weight disc	4	16kg kettlebell	2
hexogon dumbbell rack and set (5kg-30kg weights)	1	olympic 2.5kg weight disc	19	resistance bands	2 sets of 5
dumbell weight rack	1	olympic 5kg weight disc	19	12kg kettlebell	2
squat cage	1	olympic 10kg weight disc	12	8kg kettlebell	2
punch bag	1	olympic 15kg weight disc	10	farmer yolk	2
squat racks	4	olympic 20kg weight disc	6	resistance belts	6
2 triangle olympic disc racks	2	1inch barbell 0.5kg weight disc	4	harnesses	5
benches	3	1inch barbell 2kg weight disc	5	Impact Flooring	1
sit up bench	2	1inch barbell 2.5kg weight disc	10	Punch Bag	1
bench press bench	1	1inch barbell 5kg weight disc	7	Weight Flooring	1
multigym cable machine	1	1inch barbell 7.5kg weight disc	6		
knee raise rack	1	1inch barbell 10kg weight disc	5		
smith machine	1	5kg dumbbells	2		
spin bike	4	10kg dumbbells	2		
		15kg dumbbells	2		
		20kg dumbbells	2		
		25kg dumbbells	2		
		30kg dumbbells	2		
		20kg olympic barbell	3		
		1inch barbell bar	1		
		1inch dumbbell bar	5		



Alternative sites

- **LDP sites**

The club has been involved at looking at alternative sites however all these involved the landowners insisting this be part of promotion of major housing sites either in, the 2017 LDP or emerging LDP but none of these sites were, or are being supported by the Council, in its function as the Planning Authority, so are high risk and not deliverable. Over a period of over 10 years the club has explored opportunities with developers that see providing rugby facilities as a key part of any future development.

Land in Ury Estate near Coneyhatch and alternative land now housing Raedykes, Braehead – Bancon, Mill O' Forest – Barratt, Braehead –Cala etc as allocated LDP sites have been ruled out of the LDP process.

Direct acquisition/open market sales

Land rarely becomes available in Stonehaven and the club has not been able to secure this due to competition from both the private and public sectors e.g. Sites included -

- **Rickarton** - This is a bigger site as offered by existing landlord but would need substantial groundwork to create level pitches which is not affordable, and the duration of lease was too short to secure the clubs future or funding
- **Land over the bypass – Behind Economove**

This parcel of land came up for sale recently (where the former second pitch was situated). The Club looked closely at putting in a bid for this, however after carrying out due diligence it was concluded that access from Slug Road could be a major problem being so close to the overpass. The decision was taken not proceed as it would have required buying adjoining lots to create an alternative access so was out with the clubs means.

- **Cemetery Hill**

This land recently came up for sale, and even with an extension to the cemetery there would be enough land to create 2 rugby pitches on tiers but would require earthworks to tier the land. The ground is sandy with decent water runoff. The Club put a bid in for this piece of land at over the asking price but was out-bid, we believe by Aberdeenshire Council who may have purchased the land for a cemetery extension.

- **Open Market- There are no other sites for sale on open market**



Asset transfer

The Club has looked at assets held by Aberdeenshire council

- **Mackie Academy**

The club used to have pitches and dedicated changing facilities at the Academy and albeit there are substantial landholdings at the Academy, we understand these require to be retained for any future plans for Mackie academy, as illustrated by the decision not to have the community all weather pitch situated there.

The pitches are also extensively used by the Academy and all the sporting clubs in Stonehaven, the academy cannot cater for all clubs competitive matches so it cannot be guaranteed to be available for fixtures and albeit supports a lot of the clubs activities, it cannot fully deliver the number of hours the club delivers.

- **Forest Park**

This is already been used by the club so a precedent for using as a rugby facility is already there but predominately it's used for exercise of dogs by local residents so the clubs proposal would maximise the use of this facility as noted in the community benefits as set out previously. The ground is level and can be used as pitches but will require drainage and fencing works but unlike other sites would not require extensive and expensive earthworks.

It is noted that it will have impact in removing a green area from the locality, but the area already is well catered for open space, and there are alternatives for walking dogs. The car park is utilised by neighbouring properties however it is not official designated parking for any individual properties in forest park so albeit it may be useful and desirable to them, it's not essential parking so they will not be losing anything they were legally entitled to and sufficient on and off-street parking exists already. A pathway connecting the exits from Forest Park has been added to the south side of the plot to allow a dog walking 'loop' for local residents.

The council's Lifelong Learning and Leisure service also recognise in their recent pitch strategy, as by approved K&M committee, the lack of provision for rugby pitches and the need to support club in find new pitches. The club has also discussed this proposal with the Council Estates, Area Manager and Landscape Services, who have indicated in terms of a site option for an Asset Transfer, this is the only one they can support in Stonehaven.

Out-with Stonehaven

The club have considered looking at other settlements in K&M, but majority of players/volunteers are still based around Stonehaven and the same issues in terms of acquiring a site arise.

Site Option Summary

In terms of options, Forest Park, is the only deliverable site to secure the existence and development of the club within our limited timeline.



What we will deliver at new facilities-

The facilities will allow the club to-

- We will train and play rugby upon it
- We will host league fixtures
- We will host tournaments
- We will work with the community and assist other clubs who do not have land or facilities – i.e. the Athletics club
- We will look if favourable to open a permanent club house and gain income from hire.
- We will look to hire out other facilities.

Approach - Efficient, Local, Renewable and Friendly.

- The club will look to use solar energy as an ancillary source of energy supply and when not possible, we will tie in with energy suppliers who use renewable energy sources. Potential of using ground source heat system in any new build.
- Where applicable the club will look to recycle and use existing materials during the build, the construction and siting process
- We will ensure that all materials unused are recycled correctly and we create as little waste as possible
- Work with companies who can prove renewable and eco friendly credentials and are local to the North East of Scotland with a look to environmental sustainability
- The club will look to catch and use rain water for, watering of the pitches and any outdoor cleaning requirements

Delivery of this would be on a phased basis as follows-

Agree - Terms of transfer

The principle of asset transfer in accordance with Aberdeenshire Council's own Property and Asset transfer policy has been set out in this business plan and club would seek to acquire on following terms-

- **Tenure-** transfer of heritable title
- **Price** – a nominal sum to reflect the Community benefit in accordance with the Council's surplus Property and asset transfer policy and in addition, the club would restrict the value of the site and ensure the benefit by accepting an economic development burden restricting the use to community sporting facilities.



Capital cost and delivery

The capital budget covering Project Costs and estimated timetable are as undernoted and are based upon delivering pitches to required SRU/Sports Scotland specification and recent quotes for works as set out.

We have also looked at other similar projects for a similar project by Biggar RFC.

Phased Plan – Phased Approach

Timing – we have 6 years left on the lease of our current pitch in which we need to be up and running in a new location. The actions and timings are to be done in phases.

- Phase 1 – Secure asset transfer or funded purchase of suitable land and gain planning permission. Agree an Aberdeenshire Council focal point who we can liaise with and with the club for the delivery of the project.
- Phase 2 – Security fencing
- Phase 3 - Earth works, drainage and electrical work
- Phase 4 – Create pitches, sow grass
- Phase 5 - Move cabins from Redcloak and site at Mill O' Forest – site replacement cabins
- Phase 6 – Purchase additional / replacement cabins
- Phase 7 – Apply suitable aesthetics to blend
- Phase 8 – Start rugby activities
- Phase 9 – Begin planning / business plan to look at a permanent clubhouse and facilities, to replace existing cabin based structures.



Project Capital Costs:

Project Costs:

Phase 1 – Secure asset transfer of land with planning permission – Submit and Secure Funding bids with SRU and Sports Scotland Transfer to SCIO	Site value - the Club would accept a value based on restriction to use for community rugby facility and under deduction of community benefits in Accordance with the Councils asset transfer policy. Legal costs - £2,000 Planning/ Building Warrant costs £2,000 to £6,000 tbc with Aberdeenshire Council
Phase 2 – Security fencing	£90,000
Phase 3 - Earth works to site, drainage and electrical work and flood lights	£174,000
Phase 4 – Create pitches - sow grass.	£20,000
Phase 5 - Move cabins from Redcloak and site at Mill O' Forest – site placement and ancillary tie in costs for siting + concrete pads	£30,000
Phase 6 - Purchase New Cabins site and tie in	£100,000
Phase 7 – Apply suitable aesthetics and pitched roofs to blend + concrete pathways.	£50,000
Phase 8 – Start rugby activities	N/A
Phase 9 – Begin planning / business plan to look at a permanent clubhouse and facilities, to replace existing cabin based structures.	TBC

NB: 20% variance will be applied at final costings

Revenue Costs

The club already runs and has experience of running a similar facility at Redcloak and the base operating costs per annum for the club are approximately £35,000. This consists of Lease Costs, Sports Equipment maintenance, Development Officer contract, Insurances, Utilities, Grass Cutting and Buildings Maintenance and Bank Charges are set out in the clubs accounts.

These are covered by means of Subscriptions, 100 Club (monthly raffle) and Partnership Funding with the SRU and a copy of the clubs last 3 years accounts are enclosed. These demonstrate that ongoing revenue costs of the proposed facility are not dissimilar to the existing facility so are comfortably within the club's ability to maintain.

The 2020/21 accounts are to be finalised shortly albeit as for most organisations fundraising has not been possible this year.



Capital Funding

The Capital Funding stream for this proposal are -

- * Mackie RFC – Clubs current available funds to new facilities = £48,000
- * Mackie RFC - Deposit Account A = £14,100
- * Mackie RFC - Deposit Account B = £10,000
- * Club beneficiary and Life Member = £60,000

Potential funding:

- * Developer Obligations Aberdeenshire council = £17,000
- * Scottish Rugby Union funding = £50,000 CSF grant
- * Sportscotland funding = after an initial meeting with Sportscotland – the grant we would look to apply for is a £ for £ to a max of £100k
- * Live Life Aberdeenshire Participatory Budget for sports & leisure in Stonehaven.
- * Club fund raising = £100k (4 year plan)

The Summary funding of the Capital costs

Additional funding Streams to deliver capital costs-

- Club Funds
- Club Benefactors
- Club Crowd Funding – ‘buy a brick’
- Local Grants – Windfarms, Councils, Supermarkets
- National Funding Grants – Sportscotland
- Affiliate Funding – SRU etc
- Club Sponsorships
- New Associate Memberships
- Potential associate or affiliate sports options.

Not all of the costs will be sustained in a single year. The project is to be completed over a period of 4 years to tie in with relinquishing our existing lease. We have secured several 'estimates' which allow us to plan with confidence.



Phase 1: Secure asset transfer of land with planning permission. Secure funding with bids from Sports Scotland & SRU

*Legal cost est. £2500.00 (Inspired Design & Development)

*Planning / building warrants est. £2,000 to £6,000.

Phase 2

*Security Fencing est. £90,000

Phase 3

*Earth works to site, drainage & electrical work est £174,000

Phase 4

* Sow grass est. £20,000

Phase 5

*Move cabins from Redcloak and site at Mill o' Forest. Site placement and ancillary tie in with concrete pads. est: £30,000

Phase 6

*Purchase new/replacement cabins and tie in. Est £100,000

Phase 7

*Apply suitable aesthetics to blend with environment. Pathways. Est £50,000

Phase 8

Start rugby activities in new home.

Phase 9

Begin plans to look at a permanent clubhouse / changing rooms and facilities to replace existing cabin based structures.

Risks of proposal

We have undertaken a SWOT analysis to identify the strengths/weaknesses of the proposal

Strengths	Weaknesses
375 players P1 to Senior citizens – male – female – disadvantaged – disabled - multicultural Providing rugby excellence	Lease 7 years
£100k self funded assets	Lease – terminated (2 nd pitch)
Caledonian participants – Under 18 Premier League inclusion – International U18 Players – American All Star Collegiate – World Touch participant	Outgrown existing facilities
	Negative funding stream /grants with a small duration lease
Opportunities	Threats
Purchase Land – governance of growth Central Hub – focal point Offer rugby excellence Open to wider community Diversify – boules – running – yoga – <u>pilates</u> - athletics Tug of War Social commitment and opportunities for children at a younger age Potential for indoor and outdoor functions – can be used by wider community Help protect greenbelt from further housing development Zone the land to sports for the future Topography – limited flat space Ease access for visiting clubs Increase income opportunities for the club – rentals – parties – bar Development Officer – job(s) Greater Funding opportunities	Leasing – continual threat from landlord Landlord wants us off of the land If no land – where do we play once the lease has expired Club Momentum – central hub – NO GROWTH



Planning consent - risk - low

- *the site is designated “P” in the 2017 Aberdeenshire Local Development Plan and P3-“ To protect recreational open space as an amenity for the settlement “,in the emerging 2021 LDP which would be a material consideration.*
- *Address risk s – by liaising with Planning service & making sound planning arguments*
- *A pre-application planning enquiry has been made which recognises existing use but highlight “open“ use*

The extant use for rugby pitches has already established the principle of the rugby pitches so the only elements which would require planning consent would be the safety fencing and the modular buildings for the community facilities. It is acknowledge the need for “ open space “ but the proposal does provide open recreational space albeit it’s acknowledged it will not be totally open as present due to the fencing for security and health and safety considerations however given the total use of the space will increase from the present use it still provides increased recreational space for the community, whilst retaining green space. It is also noted there is more than sufficient open and recreational space in the area and that use for Forest park is for sport, predominantly rugby, and there is sufficient open space in Stonehaven and the forest park area as set out in council’s open space strategies as undernoted .

<https://www.aberdeenshire.gov.uk/media/14714/settlement-summary-kincardine-and-mearns.pdf>

<https://www.aberdeenshire.gov.uk/media/16736/stonehaven.pdf>



Summary

The principal of the proposal does comply with existing use and planning policy, any details that may require amending subject to planning requirements

Raising the Capital risk - medium risk

The club already has funds to potentially purchase the noted land and securely fence it. We also own existing assets that can be transported and re-sited at Forest Park and in-turn will allow the continuance of rugby. Any additional risk is purely for the upgrade of the pitches and facilities.

Securing the Mill O' Forest Site

This would be subject to a successful asset transfer with ownership being passed to Mackie RFC.

Given the substantial community benefit we believe the risk of this not being progressed is low however acceleration of this requires to be progressed from the Aberdeenshire Council side. Please remember that the clock is ticking and we need this expedited. Possible Participatory Budget funding could be at risk (Live Life Aberdeenshire) should this take too long.

