

**Airdrie Community Club**

**Community Asset Transfer  
Business Plan**

**Katherine Park, Airdrie**

**OSCR** Registered  
Scottish Charity Regulator  
www.oscr.org.uk  
SCIO  
SC053751

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# We Are Airdrie Community Club



# Club Progress



Airdrie Community Club (ACC) has very humble beginnings which have driven grand visions for what we believe we can contribute to the children and adults of Airdrie through participation in and the positive impact of sport with an engaged and supportive community-led charitable organisation.

With just 10 kids and a bag of footballs; myself and another willing parent began the journey to provide a football club for our own kids in 2014, from this ACC began as a grassroots football team to help kids enjoy sport. By 2016 the club had grown in status which required it to then become a 'Community Club' - this enabled ACC to encompass girls and ladies' football as well as children with Additional Support Needs.

Our vision is to provide a footballing pathway for girls, boys, women and men which provides a safe space for them to enjoy and participate in football from the age of 3-103. We aim to develop an environment for life-long activity and learning which benefits and supports the needs of our local population. In addition to SFA Quality Mark Silver status club, we operate free football for kids out with our club and support community projects with key public agencies

In 2025 ACC now support 400+ kids and adult footballers, we have become a Tier Two Charitable organisation with a board of appointed trustees to help us bring forward our aims of community engagement, support of the most impoverished in our local area and making a social impact on the health and emotional wellbeing of the kids and adults of Airdrie through both football and non-football community activation.

Our stated ambition is to develop Katherine Park to provide an outstanding sports asset which will benefit our club and those within the local area and sporting community...a space which supports and helps all. ACC is a fully inclusive club who want to deliver the very best possible experience and engagement with sport for anyone – irrespective of their economic, social, or sporting status.

**John Truesdale: Club Founder & Chairman**

# Project Approach



ACC wish to partner with North Lanarkshire Council to agree a Community Asset Transfer (CAT) for an agreed area of Katherine Park in Airdrie. This space has lain dormant for some time. The previously utilised ash pitch surface there has not been operated properly since the 1990's, the adjacent grass area is not used for any formal participation in any type of sport by either the community or any other sports group.

We wish to develop on the ash surface area 1 x 11-a-side astro surfaced park with surrounding fence and supporting facilities. We also wish to develop on the current grassed area 1 x 9-a-side astro surfaced park with surrounding fence and supporting facilities. On the bordering area we will provide the required parking, disabled access parking, changing facilities, toilets and equipment storage.

In delivery of Katherine Park ACC will be able to deliver into the local community an additional 112.5 midweek hours of coaching resource and space. This distils down to 2025 player hours of coached football per week, or 105,300 annual hours of organised coached football experience for ACC players.

The volunteer hours associated with the operation of the club are important to consider within the context of our proposal. ACC volunteers will deliver 3510 midweek coaching hours each year. This delivers incremental social value of £50,649.30 per annum or £253,246.50 across our initial 5-year business plan of the facility. Including weekend games this figure rises to 22,800 girls, boys participating in safely organised and scheduled matches annually and adds 1248 hours of volunteer time, or social value of £18,008.64 annually or £90,043.20 in our first 5-year period. Totalling additional Social Value from Katherine Park of £343,289.70 in its first 5-years of operation.

Each weekend the facility will be able to host 14 x dedicated matches at 11s and 9s scale – The main 11s pitch will be able to host 6 games and the 9s pitch will be able to host 8 games – which will deliver massive supply to the local Airdrie & Coatbridge area.

All bookings and pitch allocations will be on an automated system. This will manage all bookings and daily activity in the facility. We already have an early-stage enquiry from a professional team to host their first-team training midweek from 10-2pm which would add significant commercial value to ACC. The additional capacity of pitch use will also be able to be booked by other local teams who currently struggle to fulfil fixtures due to lack of pitch resource in the area...Katherine Park will provide a commercial and physical solution to this problem.

Maintenance will be a weekly ongoing commitment to maintain the changing areas and pitch surfaces in optimal condition and free from leaves etc – the pitches themselves are designed to be a lowly maintained surface, however our plan is to pro-actively invest to prolong the life of the park and deliver the very best experience for all community users – protecting usage levels and income streams.

ACC have engaged with the local Bowling Club in the park to ensure their usage, operation and access is neither compromised or impacted by ACC utilising the space for our club operations. They are supportive and welcoming of our project and have discussed additional commercial opportunities for the Bowling Club via partnering with and hosting appropriate ACC events...again adding value for the community and to those in the local area who participate and enjoy bowling in the club.

We have employed a consultant and engaged with specialist contractors to assess, viability, delivery, costing, works required and practical delivery of the project...all of which is achievable and sustainable with support & funding.

ACC are working with the SFA, SYFA, Sports Scotland & Scottish Football Partnership to bring a multi-agency approach onboard which will enable this to be fully backed & supported to deliver an outstanding sports facility within Katherine Park which will serve as a community asset & safe sporting space for many years to come.

**John Bloomer: Katherine Park Project Lead**

# Benefits & Fiscal Sustainability



-  Currently within North Lanarkshire and particularly in the Airdrie & Coatbridge area there is a shortage of football pitch space which is usable, safe and accessible for grassroots and community level teams to train and play. Katherine Park will provide a massive boost to the area capacity for sport with over 85 training slots each midweek and the ability to host 12 x 7-a-side, 8 x 9-a-side matches and 6 x 11-a-side match fixtures every single weekend without weather impact – enabling massive boost to NLC provision and delivery of sporting fixtures.
-  The strength of ACC & the growth of both girls and boys playing football with our club plus the integration and development of ladies' and men's teams mean that we have a community of **over 400 footballers** and supporting cast of **+70 volunteer coaches** within the club who need a permanent and safe space to train, play matches and call “home”. The economic spin-off to local shops, services and charitable organisations with whom we work will be significant.
-  Through Katherine Park and the delivery of high-quality 11-a-side and 9-a-side playing surfaces our club will be able to move our playing groups from 2010 through to our current nursery classes to a purpose-built space which is open and usable by all the players and coaches. The major benefit to North Lanarkshire Council in this and the sporting community is that at present the spaces which we book and pay for will be able to then provide training and match space for other clubs who, like ourselves, have a currently compromised training and match experience...freeing up space which is desired will have no impact financially on NLC, but will instead better cater for those participating in sport in the Airdrie area from which we draw the overwhelming majority of our player base...we are very much embedded in this area and wish to make it our permanent home.
-  As the project is completed, it will become a base for our football teams to train and play matches and host events for the wider local community. We have already had discussions with other local charity groups, the SYFA and Sports Scotland around educational facility provision for player, coach and referee training which is much needed locally. We have a walking football group for 50+ players who are very keen to embed within the club & use the facility – broadening the age and demographic spectrum of our use & activities even further.
-  Airdrie Community Club ladies team currently play in Barclays Scottish Women's League One - they provide the end pathway for our girls who will range from U-10's, U-12's, U-14's, U-16's and U-18's across our girl's section with over 85 players in the fold and more to come this area of our club is in rude health. Katherine Park will be a key base for girls and ladies' football within Airdrie.
-  **Across the first 5 years of Katherine Park being delivered ACC will generate a natural cost saving in pitch hire to the tune of £312,500 as we save on basic hire and match hire fees for the various pitches which we use each week...this financial benefit of hosting within our own facility further enhances the fiscal viability and sustainability of the project.**

# Current Condition Of Asset



 The 11-a-side proposed area is currently an overgrown ash pitch which hasn't been used for sports since the 1990s.

 The 9-a-side proposed area is unused grassland which borders the bowling club and further up the playpark – both of which are entirely unaffected by the proposal or requests as shown by the attached plans.

 The rear of the site borders the Edinburgh to Glasgow trainline and isn't usable for anything other than this...the sites natural borders are all fully preserved and without impact.

 The Towers Road pavement and pedestrian pathway is unaffected. Katherine Park Lane to the opposite elevation is not impacted or within the proposal.





# Katherine Park In The Future

- ACC wish to develop two all-weather playing surfaces for 11-a-side and 9-a-side football which aligns with SFA, SYFA and UEFA player pathways. With this facility we can deliver the sporting and well-being support for all our players and provide the required safe environment which our community club require with no such facilities available in the local area.

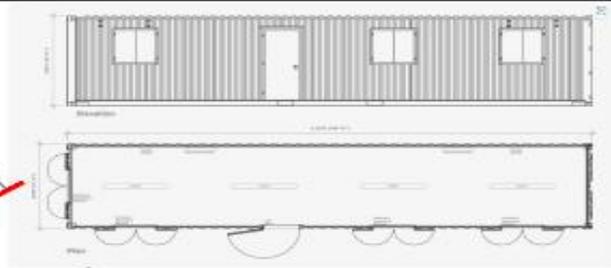




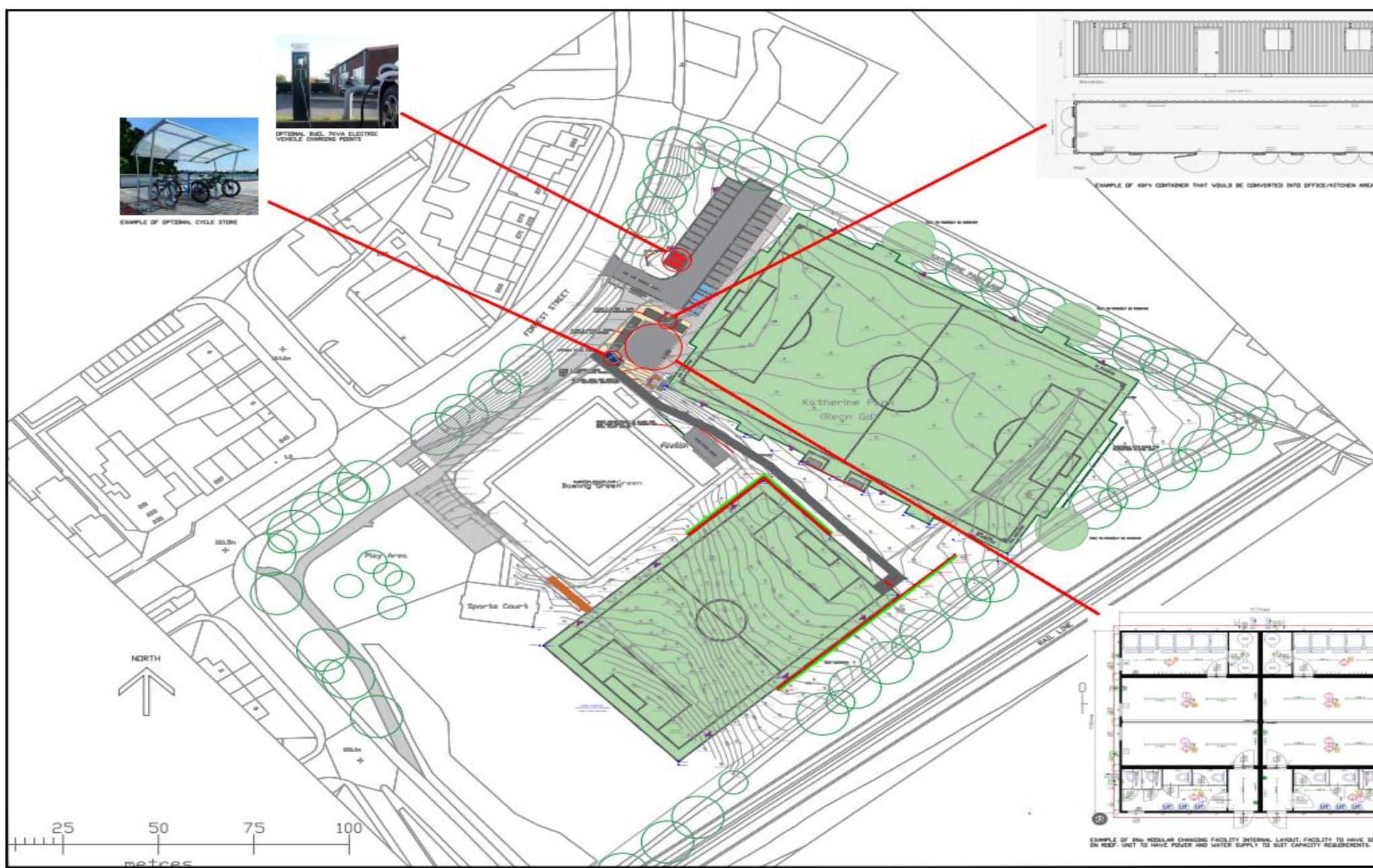
EXAMPLE OF OPTIONAL CYCLE STORE



OPTIONAL EVEL TRIVA ELECTRIC VEHICLE CHARGING POINTS



EXAMPLE OF 40ft CONTAINER THAT WOULD BE CONVERTED INTO OFFICE/KITCHEN AREA



EXAMPLE OF 60m MODULAR CHARGING FACILITY INTERNAL LAYOUT. FACILITY TO HAVE SOLAR PANELS ON ROOF. UNIT TO HAVE POWER AND WATER SUPPLY TO SUIT CAPACITY REQUIREMENTS.



9/2 PITCH OPTION LAYOUT  
 PROPOSED SPORTS FACILITY AT  
 CATHERINE PARK  
 FORDY STREET  
 AERBIE  
 DWG No - ACC-98-LAYOUT 06  
 SCALE 1:500  
 MARCH 2015

# Negative Considerations



-  There are literally no negative consequences to our proposal. We have met with residents, the adjacent Bowling Club and engaged with the Airdrie Community Board. In addition, we have spoken to local businesses on the plan and our ambitions for the space and its use...we are yet to receive any negative response or fears of the use or planned football pitch space.
-  ACC have the support of our local MSP, our local MP and a variety of local councillor's who we have met on-site and spoken through the plans to ensure it has their support and endorsement. We have also led discussions with Leader Of The Council and various other local authority organisations with whom we deliver community engagement programmes and sports participation...again we are yet to find a source of negative feedback to the proposal. The commonly held view is this will enliven derelict ground, provide great safe space and deliver a community contribution beyond just sport.
-  ACC have also engaged with the principal contractor of the New Monklands University NHS Trust replacement project...Laing O'Rourke are very supportive of the project and have assured us the accessway for secondary use in event of disaster scenario for emergency response at Katherine Park Lane (adjacent the demise in question) is not an impact on our work or facility and they have no concerns. They are currently in discussions with us on how they may be able to support the project via their CSR strategy and work they may be able to help deliver.
-  We will be supporting the adjacent Bowling Club by delivering a tarmac access point which will also offer disabled parking bays and EV charging which is not present within the area...Katherine Park will be an asset which serves and supports the bowling club and its membership whilst also adding to the local area
-  Our approach of drop-off and pick-up which we operate for all current training delivered will remain in place at Katherine Park. Whilst there will be a slight increase in vehicles accessing the space versus its current zero usage, this will be managed and mitigated by the car parking strategy and management which the club will place into this operational consideration.

# Capacity To Deliver



ACC have an ‘Executive Board’ and ‘Charity Trustees’ group as a Tier 2 OSCR certified charity who are in place to support the sustainable operation of the charity and ensure all activity is both appropriate and, in the best interests of the club’s membership and player base.



**Frazer Gilchrist**

Age Group Coach  
&  
Player Development



**Cameron Murray**

Age Group Coach  
&  
Player Development



**John Bloomer**

Age Group Coach  
&  
Project Lead



**Billy Barclay**

Treasurer  
&  
Club Secretary



**John Truesdale**

Chairman  
&  
Club Founder



**Thomas Cairns**

Age Group Coach  
&  
Community Lead



**Chris Morrison**

Age Group Coach  
&  
PVG Process Lead



**James Glen**

Age Group Coach  
&  
Registration Sec

With our trustees coming from the fields of commerce, commercial property, health & wellbeing, logistics, engineering and other such fields we have our own “A-Team” who can develop and safely guide the club forward. With a group collective of over 85 years volunteering within football, player coaching and club operations under our belt.

As project lead personally I have responsibility and experience with the UK’s largest REIT in major project delivery of Office, leisure, residential, retail and mixed-use development across a 10-year tenure. I currently lead the growth of the world’s largest flexible workspace network across Scotland and have developed 21 new locations of between 5,000 Sq. Ft. and 35,000 Sq. Ft. in scale on each development with values ranging from £350,000 to £5,000,000 capital expenditure.

Our charity structure enables us to mitigate risk by adding relevant experience and trusted subject matter experts to our project – hence the CD Architectural appointment and the use of Beaver Economics as business advisors and experts to guide our Executive Board.

Our players have a well-developed support network of guidance and due-diligence which ensures total compliance with SWF, SFA and SYFA legislation for the safe development of the game.

# Levels & Layers Of Support



-  As mentioned previously, we have engaged with a wide variety of stakeholders while preparing our project, and all have given us their support. To date, we have had overwhelming backing from an extensive collection of individuals, businesses and community groups.
-  Both Neil Gray MSP & Fulton McGregor MSP have an in-depth knowledge of our club and our plans, so have been very supportive in communicating with the local councillors. We have also met on-site with Councillor Alan Beveridge who is particularly supportive of the project and has endorsed the work that ACC are doing to bring this to the area.
-  Further to this, we have spoken to some of the most experienced businesses and experts in project delivery who are Airdrie and locally based including Advanced Construction Scotland and CD Architects who will be our project leads from a design and planning engagement piece as well as Fairways Scotland who have delivered hundreds of such projects engaged with local authorities across Scotland.
-  ACC have also engaged with Active NL, Police Scotland, Scottish Fire & Rescue Service, Community Alcohol Partnership, Network Rail and other groups with whom we currently deliver the 'Friday Night Project' which is a diversionary project for teenagers in the area and also 'Free Football Sundays' which we deliver in partnership with McDonalds...each of the groups are very supportive of the Katherine Park proposal and would continue to work with ACC on this basis as we deliver more community engagement and free access to sport for kids in Airdrie.

# Funding

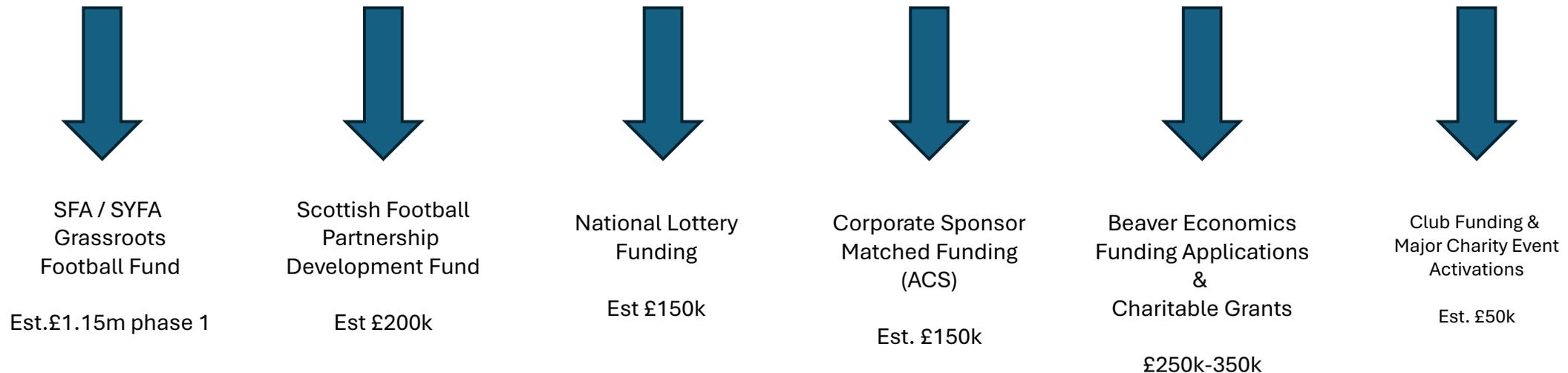


-  The plan for the development of Katherine Park by ACC is predicated by two things; firstly, approval of the CAT submission by yourselves at North Lanarkshire Council and secondly; the requisite funding from multi-body organisations within the football and charitable sphere with whom we have engagement and applications ongoing.
-  ACC as at today have over £60,000 in our charity banking facility; 50% of which is currently ring-fenced for the project costs of architecture, planning and other associated natural contingencies.
-  We will be looking to secure funding to invest the sum of £1.8m to £2m to develop the space and facilities; to this end it is imperative that we are both prudent and effective in the structure of our work and delivery of the project. In Neil McCallum of Beaver Economics we have a trusted and reputable project consultant and expert in club fundraising and pitch development – Neil is our retained advisor and expert in this field, having developed multiple facilities across the past 20 years in the field.
-  Shepherd & Co undertook the requisite valuation report (attached in appendix) which has confirmed the current value of the land as £14,000 c.£3,000 per acre. Accordingly the view of ACC is that we are willing to offer as part of the CAT process a valuation to NLC of £4,200 for the land which represents 30% of any value it has...given the multi-million pounds of funding the club will be required to invest to the land we hope that NLC will appreciate and understand our appraisal of the land and our offer to you for what is otherwise unused land of no value.
-  Scottish FA Grassroots Funding support is currently in advanced discussion via our Board & Senior Business Advisor from Beaver Economics – we view a 60% contribution from SFA funding to be realistic and prudent as the delivery of a 9-a-side park, our girls/ladies pathway, the clubs quality-mark status and level of growth and engagement with key SFA/SYFA funders places us front and centre for award of funds. We then have 40% funding to deliver via a long-list of 35 different funding sources which our advisor has drawn up and commenced communication and early-stage engagement on. We are primed and ready to move forward with SFA funding submission in February 2026 with the clear guidance that we will commit and deliver the project across the following 12-months from award...our entire organisation is ready and set to deliver in this manner with NLC support on the CAT request.



# Funding

- The total funding of the project will be a multi-agency and multi-sourced venture which Beaver Economics and ACC manage together. Our sources will generate matched funding and project funding based on our case, club structure, charitable status, operational diligence and social engagement.



# Documentation Checklist



-  Community Asset Transfer Application Form
-  Bank Statement of ACC
-  Shepherd & Co – Survey & Land Valuation
-  Utilities Surveys of Katherine Park land
-  Topographical Survey of land
-  Aerial Plans and Design Scheme
-  Club Constitution
-  Letters of support from MSP's – Neil Gray & Fulton McGregor