

**Item: 3**

**Community Development Fund Sub-committee: 28 August 2024.  
Application 0/5/8/81 – Stromness Sailing Club – Improvement of Club  
Infrastructure and Purchase of Training Sail Boats.  
Report by Corporate Director for Enterprise and Sustainable  
Regeneration.**

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## **1. Overview**

- 1.1. Stromness Sailing Club (“SSC”) has submitted an application for funding to the Council’s Community Development Fund in respect of improvements to the club infrastructure by building a 16 m x 8 m boatshed on land on lease until September 2048, erecting a chainlink boundary fence and the purchase of a fleet of training/competition sail dinghies, equipment, gear and training boat for those with limited mobility at a total cost of £159,117.
- 1.2. SSC has been operating for the last two decades out of two containers resulting in inadequate storage, training and changing facilities. SSC recognise that improved infrastructure regarding boatshed and compound is required as well as a new fleet of training boats. The opportunity has presented itself through the Royal Yacht Association support by SportScotland to purchase, at a discounted price, several of the boats provided to Orkney for the Orkney 2025 Island Games thereby adding to the legacy resulting from the Games.
- 1.3. The project legacy will be that SSC will have infrastructure for meetings, training and taster sessions, boat maintenance, changing facilities and training sail dinghies to take the club forward for up to three decades thereby enabling SSC to promote and encourage sailing and other water sports, as detailed in section 3.3 below, to those of all ages and ability in the community. A further legacy will be the improvement to Stromness Sailing Club’s area at the Point of Ness, Stromness, which will see the removal of the two aging portacabins currently in use which will regenerate and tidy the area close to the entrance to the Point of Ness campsite.
- 1.4. Further details relating to the application are outlined in sections 4 and 5 below.

## 2. Recommendations

2.1. It is recommended that members of the Sub-committee:

- i. Agree that a grant of up to 49% of total eligible costs, up to a maximum sum of £77,967, to be met from the Community Development Fund, be offered to Stromness Sailing Club towards the purchase of improved infrastructure including a new boat shed and training sail dinghies and equipment, subject to:
  - Confirmation of the subsidy control position to the satisfaction of the Corporate Director for Enterprise and Sustainable Regeneration.
  - Confirmation of the full funding package being secured.
  - Confirmation from Royal Yacht Association Scotland of the discounted Laser and Topper sailing dinghies.
- ii. Delegate powers to the Corporate Director for Enterprise and Sustainable Regeneration, in consultation with the Head of Finance, to authorise, if required, advance payment of the grant, referred to at paragraph 2.1i above, on receipt of invoices, to assist cash flow requirements of the Stromness Sailing Club.
- iii. Delegate powers to the Corporate Director for Enterprise and Sustainable Regeneration, in consultation with the Head of Legal and Governance, to determine whether appropriate security can be put in place and, if so, to conclude an Agreement, on the Council's standard terms and conditions, with Stromness Sailing Club in respect of the funding detailed at paragraphs 2.1i and 2.1ii above.

## 3. Background

3.1. Stromness Sailing Club (SSC) has been operating in its current form for several decades. Records mention a Stromness regatta as far back as 1888. Since the club's early days till now sailing has been part of Stromness' heritage and culture and is growing in popularity in Orkney. SSC currently has over 48 members in 2024 with 10 of those being attracted despite the limited number of training and taster sessions the SSC has been able to offer due to restricted capacity.

- 3.2. SSC offers a range of sailing opportunities and training as well as opportunities for those who do not own a sail dinghy but want to learn to sail or those not engaged in sailing, for example timekeepers, safety vessel operation, starting crew and at social events to become involved with the club. Those of all ages and abilities are engaged in making the club a success. The Club activities are open to non-members thereby widening the potential engagement with the community.
- 3.3. If the envisaged improved facilities are approved, SSC aim to open these facilities to additional clubs such as sea swimmers, the creation of a rowing club, windsurfers etc in the future thereby establishing a hub for the community to enjoy access to the sea.
- 3.4. The current facilities and some equipment currently owned by SSC are not up to the standard required by sailing clubs today. The facilities are cramped and cold and there is nowhere undercover to maintain the club or member's dinghies.
- 3.5. SSC requests assistance towards the building of a new boatshed and boundary fence to create a secure compound and to support the cost of the purchase of five Laser boats, four Topper boats and two RS Quest Accessibility Boats at a total cost of £159,117.
- 3.6. SportScotland were approached requesting the opportunity to purchase the Laser and Topper boats provided for the Orkney 2025 Island Games via The Royal Yacht Association Scotland at a discounted price which has been agreed.
- 3.7. The planned project includes:
- Construction of a new boatshed and compound boundary fence.
  - 5 x Laser sail dinghies with rig and covers.
  - 4 x Topper sail dinghies with rigs and covers.
  - 2 x Laser rigs, stackable trailers, road transport and RIB trolley and safety boat outboard motor.
  - Planning fees and warrants.
  - Structural engineer and surveyor work.
  - Boat equipment, safety equipment and wet gear.
  - 2 x RS Quest Accessibility dinghy.
- 3.8. The project costs have been determined by means of acquiring a quote from an Orkney based building contractor and from SportScotland for the sail boats. The proposed funding arrangements, are outlined below (inclusive of VAT as Stromness Sailing Club is not VAT registered):

<b>Eligible Costs.</b>	<b>£.</b>	<b>Funding applications.</b>	<b>£.</b>
Building Construction.	89,254.	Crown Estate Community Led Dev. Fund up to 31%.	50,000.
Training sail boats and sail equipment – including 5 x Lasers boats, 4 x Topper boats and 2 x RS Quest Accessibility Boats (the price quoted includes discounted rate for the boats)	65,365.	Community Local Led Development Fund up to 13%.	20,000.
Professional Fees	2,120.	Community Development Fund up to 49%	77,967.
OIC Planning and building Warrant Fee	2,378.	Club’s own funds up to 7%	11,150.
<b>TOTAL.</b>	<b>£159,117.</b>	<b>TOTAL.</b>	<b>£159,117.</b>

- 3.9. An award from the Community Development Fund has the opportunity to help lever a considerable amount of funding from SportScotland as regards discounted sailing dinghies purchased for the Orkney 2025 Island Games via the Royal Yacht Association Scotland which was fully funded by SportScotland. The Club has also applied to a number of business and other potential sponsors. If these are successful there will be a dialogue with the Club to review the final allocation of CDF funding which may be reduced to account for revised match funding contributions with a final CDF funding award being no more than the recommended up to £77,967 or 49% of total project value.
- 3.10. There is a degree of urgency regarding the project as the sail dinghies and equipment requires to be allocated for the Stromness Sailing Club after the Island Games which will leave the remaining sailboats to be allocated for purchase by other Orkney-based clubs. If this funding confirmation is not established in time, then there is a risk the boats may not be available to the SSC.
- 3.11. Stromness Sailing Club will maintain the sail boats and equipment and promote the new facilities once the project is complete and the project funding through its website and social media presence.

- 3.12. SSC is also committed to purchasing equipment and to purchasing the top of the range dinghies which has only become possible as a result of the International Island Games. These dinghies are an unexpected opportunity for a small sailing club to obtain top of the range sailboats with no transport risks or costs.

## **4. Project Appraisal**

- 4.1. The project proposal submitted in the application is accompanied by a development statement. This statement confirms the intention that the project is for the use of a wide age range from the community and will benefit the Orkney sailing fraternity of all levels and abilities as well as for people possessing challenging difficulties with the aim to improve confidence, mobility and mental and physical well-being through access to sailing, sailing related activities and the transfer of maintenance skills.
- 4.2. The Community Development Fund and its predecessor, the Community Development Fund for the New Millennium, have supported a wide range of development projects involving sports and recreation and community facilities.
- 4.3. With regard to SSC's application for support towards the construction of a boatshed and purchase of equipment and sail dinghies, the following is an assessment and evaluation against each of the approved assessment and evaluation criteria for the CDF:

### **4.3.1. Evidence of need**

- Stromness has over many generations had strong links with the sea and sailing. Within Orkney, there are few better places more suited to learning to sail than Stromness, due to the sheltered natural harbour of Hamnavoe. In the past, young people enjoyed more ready access to learning to sail, whether through the Navigation School, or simply through spending time in boats with friends and family. Due to many factors, this relationship with the sea has been weakened and the club are keen to restore this bond. SSC are deeply connected to the community's seafaring heritage and the need for enhanced sailing facilities is clear.
- SSC have been running sail training opportunities for around 10 years with limited resources. Despite this, the impact has been significant. Many teenagers and young adults have taken up the activity of sailing and several have become active club members who are now engaged in developing the club.
- SSC has sought engagement with the community and other interested parties regarding the club's development plan and this application through proactive engagement. A significant number of letters of support which evidence have been submitted.

#### **4.3.2. Achievability**

- SSC are committed to delivering this project successfully. SSC has an active membership of approximately 48, with all members participating in the management committee of the club. There are four “Flag Officers” who fulfil constitutional roles in the management of the club, equivalent to a leadership group or board.
- To cover the duration of the project, SSC plan a small working group including the Commodore (Chair), Vice-Commodore (Vice-chair), Treasurer, Secretary and two other members all of whom have already been active in formulating the development plan and funding application. The working group has been assembled to ensure proper representation from the club Flag Officers and also based on other members who have relevant professional or construction experience from similar projects.
- The project working group will meet weekly across the project to ensure that the build is on schedule and on budget, and so that if any issues arise, they can be quickly resolved as well as highlighted to funders.
- SSC is relying on three elements to enable the Club’s plans to be achieved:
  - Obtaining support from SportScotland by way of securing the opportunity to obtain discounted sail boats which are already in the county.
  - Obtaining funding from Community Local Led Development Fund and Crown Estate Community Led Development Fund.
  - Obtaining funding from the Community Development Fund.
- The SSC has a sufficient number of members and the potential to attract more members and volunteers to achieve the aims of the Club and make the best use of the planned boatshed, boats and equipment.

#### **4.3.3. Sustainability**

- This project is designed to create a lasting legacy by developing a new generation skilled in sailing, promoting lifelong benefits as well as leisure and sporting aspirations. By building a new multi-purpose shed and secure storage, the club feel this will ensure long-term usability and resilience. As a result of acquiring nearly new competition dinghies from the 2025 Island Games at reduced costs promotes a sustainable model for obtaining high-quality equipment.
- Upgrading the infrastructure of the club and the upgrade of the boats and equipment at SSC is crucial for building a sustainable and thriving organisation.
- To ensure sustainability SSC has taken the proactive steps, of both committing to building a purposed built boatshed and compound as well as sought to secure a new fleet of training sailboats to enable those in the community who are not able to purchase a boat to learn and enjoy sailing at whichever level they wish to attain.

#### **4.3.4. Serving the local public and having lasting benefits**

- Establishing a legacy of lasting benefits and serving local residents are at the core of this project, in both people and place.
- The people legacy is developing a generation of young people who are trained in sailing skills which will deliver life-long benefits, encouraging people of all ages and abilities to get involved in sailing as well as promoting sporting aspiration within the county with a stated ambition of developing Orcadian sailors who are confident to compete on the national stage.
- The legacy in place is providing a regenerative spark to the south end of Stromness; a prominent and visible location within the town which has more recently not matched the improvement that has been made to other parts of the environs. The Club envisage that this project could be a catalyst to other complimentary projects, delivered by others, such as the Stromness Community Development Trust in line with the Local Place Plan, which further enhance the facilities available for the benefit of the community.
- The SSC envisages this project will enable the club to deliver training in the most accessible way possible, at minimal cost to participants in the community. The club development plan envisages training of further instructors from within the club will develop the next generation of teachers to deliver continuing benefit.
- The SSC has aspirations to learn how to increase participation in and access to sailing. The intention is to obtain feedback on delivery of training and teaching through feedback forms and surveys. These findings will be shared with other clubs within Orkney.
- The SSC envisage offering other groups who require access to the sea use of the changing facilities and meeting area within the boatshed.

#### **4.3.5. Opportunities provided or upgraded**

- The SSC plans to replace the not fit for purpose portcabins with a modern, multi-functional shed and secure storage facilities. Also establish a graded training fleet, including beginner, intermediate, and competition boats, as well as an accessibility boat, will significantly enhance training opportunities and the overall sailing experience. Running more courses, for a wider group of people, will also increase opportunity for non-sailors or retired sailors to play a vital role in the activities of the club (for example timekeepers, safety boats operators, shore support staff) and be part of the club network.
- The Club's development plan contains the aspiration to raise funds and apply for further grants to be able to employ dedicated training staff. The Club would like to be able to offer sailing as part of the curriculum for local school children, for example potentially as part of the Active Schools programme. Whilst this is not in scope of this application, the infrastructure and equipment achieved through this project would be vital if the SSC was able to deliver this in the future.

#### 4.3.6. Enriching quality of life

- Improving access to sailing will enrich the quality of life for participants of all ages and abilities within the community of Stromness and Orkney. This project promotes outdoor activity, skill development, and social interaction, contributing to mental and physical health. This project also will inspire local youths to pursue competitive sailing either at a local level or national, fostering a sense of achievement and pride.
- Ultimately, the SSC envisage this project as the catalyst for a broadened integration of water-based activities at the Stromness Ness Point, bringing together groups such as sea swimmers, kayakers, historic boats, canoe club, other recreational users, which will further strengthen the community benefits and enrich the quality of life for the whole community.
- Upgrading activity facilities in Orkney can significantly enrich the quality of life for residents in several ways:
  - **Physical Well-being:** Improved facilities encourage residents to engage in physical activity, promoting overall health and fitness. Regular exercise through activities contributes to improved health.
  - **Mental Health Benefits:** Physical activity is closely linked to mental well-being. Participation in sailing can reduce stress, anxiety, and depression, providing an outlet for individuals to channel their energy positively as well as mix with other members of the community. The sense of accomplishment from mastering new skills also contributes to improved self-esteem.
  - **Community Engagement:** Upgraded facilities can serve as a gathering place for the community, fostering social interactions and a sense of belonging as well as help build lasting friendships.
  - **Youth Development:** For young residents, access to improved sailing facilities provides a structured and positive outlet for energy. The opportunity to learn skills from older sailors as well as learn maintenance skills which can be transferred to other aspects of their lives is likely to raise confidence within individuals. Learning new skills contributes to the personal development of young individuals and prepares them for challenges in various aspects of life.
  - **Talent Development:** Upgraded facilities create an environment conducive to talent development. Local sailors can help pass on skills and techniques which can be utilised in all levels of participation from hobby activity to competing nationally.
  - **Multi-generational Participation:** Sailing as well as other water-based activities are sports which can be enjoyed by individuals of all ages. Improved facilities cater to the diverse needs of the community, providing training opportunities and taster courses for those of all ages promotes an environment where people of all ages can mix and socialise thereby promoting active lifestyles across generations adding cultural and recreational dimensions to the local lifestyle.



#### **4.3.7. Value for money**

- The Club consider that the project demonstrates excellent value for money through strategic planning and efficient resource uses. Acquiring nearly new competition dinghies at discounted rates is a unique one off opportunity linked to the Island Games; and replacing dilapidated portacabins with a functional space are cost-effective measures. The Club intend to continue exercising financial prudence which will ensure the maximisation of the impact of the funds the Club may receive.

#### **4.3.8. Partnership funding**

- The Club is in the process of securing match funding from various sources. This includes existing approval of an application to the Crown Estate Community Led Development Fund for £50,000 approved by the LAG. The Club is also applying to the Community Led Local Development Fund and the Community Development Fund. The Club has also approached a number of businesses for support and are expecting to hear what funding may be awarded in the coming weeks. In addition, the Club has been working with SportScotland on additional funding streams and hope for the continuation of positive discussions .

## **5. Letters of Support**

5.1. Letters of support in relation to this project have been received from the following groups and individuals:

- Orkney Kayak Club.
- Liam McArthur, MSP.
- Commodore Holm Sailing Club.
- Stromness Development Trust.
- Stromness Primary School Parent Council.
- Stromness Small Boat Users Association.
- Stromness Golf Club.
- Orkney Rowing Club.
- Stromness Sailing Club Development.

#### **For Further Information please contact:**

Morag Robertson, Economic Development Officer, extension 2852, Email [morag.robertson@orkney.gov.uk](mailto:morag.robertson@orkney.gov.uk).

## Implications of Report

### 1. **Financial:**

- In December 2022, a further £1,000,000 was allocated to the Community Development Fund, with £100,000 ring-fenced for Community Councils.
- As at 15 August 2022, the balance of the CDF fund available for awards is £444,960. At present there is therefore sufficient budget within the 2022 Community Development Fund tranche to consider this project.
- The option of accessing Community Development Fund grant as an advance payment, in order to assist cash flow, will be required in order to ensure the project reaches a satisfactory conclusion.

### 2. **Legal:**

- Subject to the content of the third bullet point (below) there are no legal constraints to the recommendations in this report being implemented and the relevant powers are contained in section 20 of the Local Government in Scotland Act 2003.
- If grant assistance is to be provided by the Council, a legally-binding agreement will require to be entered into between the Council and the recipient setting out the terms on which the funding is being provided.
- Any financial assistance provided by the Council will need to be assessed to determine if the financial assistance proposed meets the definition of a subsidy under section 2 of the Subsidy Control Act 2022 (the 2022 Act). If it is determined that the financial assistance is a subsidy, then it will need to be provided in a manner compliant with the provisions of the 2022 Act.
- In accordance with the Community Development Fund Guidance, if grant assistance is to be provided by the Council and the total project cost exceeds £10,000, then the Community Development Fund Sub-committee will determine whether appropriate security should be taken over any appropriate heritable property improved as a result of the project.

3. **Corporate Governance:** Determination of applications for funding from the Community Development Fund is delegated to the Community Development Fund Sub-committee.

4. **Human Resources:** N/A.

5. **Equalities:** An Equality Impact Assessment is not required.

6. **Island Communities Impact:** An Island Communities Impact Assessment is not required.

7. **Links to Council Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:

- Growing our economy.
- Strengthening our Communities.
- Developing our Infrastructure.

- Transforming our Council.
8. **Links to Local Outcomes Improvement Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:
- Cost of Living.
- Sustainable Development.
- Local Equality.
9. **Environmental and Climate Risk:** N/A
10. **Risk:** N/A
11. **Procurement:** N/A
12. **Health and Safety:** N/A
13. **Property and Assets:** The project includes the construction of a boatshed and boundary fence, purchase of sail dinghies, training boat, equipment and sail gear which will be owned by SSC.
14. **Information Technology:** N/A
15. **Cost of Living:** N/A

#### **List of Background Papers**

- Application from Stromness Sailing Club for Community Development Fund assistance dated 26/07/24.
- Community Development Fund Guidance (Ver July2023)