



*Q1. A resident was concerned about giving away a community facility to a private club. But also raised concerns about the current levels of noise and foul language occurring, highlighting that the facility needs run better.*

A1. Kelburne Hockey Club have applied for Charitable Status and as such, if approved, would mean that we would have stewardship of the centre with our annual accounts available to the Public for viewing. Furthermore, any profits made are invested straight back into the centre with no private gain by any Board or Kelburne member.

Levels of noise and foul language – we can state that we will have a code of conduct / behaviour and that we will ask all our members to sign up to this when using the pitch and grounds at Ralston. Hockey is generally not comparable to football when it comes to the use of foul language during and after matches.

*Q2. A resident raised concerns about the speed that cars currently drive in and out of the Community Sports Centre, highlighting that a child will get hurt.*

A2. The existing entrance between the masonry piers has been formed at 3.815m (taken from the topo cad dwg). This would have been requested / agreed with the Roads department to try to minimise the possibility of traffic driving in and out of the centre at speed. Obviously this is not working as intended.

We can look at other options to ensure that traffic cannot drive at speed in and out. For example there is no signage up in the vicinity of the entrance such as max. speed 5mph. An additional speed bump located nearer the entrance / exit and narrowing down of the existing piers (or complete removal) could allow 2 cars to pass each other to ease traffic flow. A left turn only exit sign upon leaving the facility could also be suggested as a possible solution to easing traffic flow.

This would have to be put back to Renfrewshire Council Roads department for consideration and approval but based on the on-going concerns of the residents we would expect that both the residents and R.C.R.D. would be supportive of the changes. There other options open to us to improve the current situation should the above not be acceptable and we are open to any suggestions put forward by residents or councillors on their behalf.

*Q3 . A resident asked when they would be consulted regarding this proposal? They also raised concerns about the impact on property prices.*

A3. Based on a change from a football to a hockey pitch, there is no requirement to apply for Planning permission. If a new pitch was to be built then a full Planning



Application would be required with the opportunity for residents to make their views known through the Planning Process. Therefore, there would be no impact on property prices based on KHC current proposals.

*Q4. A resident emphasised that they were not against Kelburne Hockey Club, however they were fully against a community asset being given away.*

A4. What are the specific reasons for the negativity against the CAT, if the existing facility is being run down by Renfrewshire Leisure and is not able to get any re-investment from Renfrewshire Council to protect its future. ?

KHC are prepared to take on the role of Custodians of the facility to protect its long term future for the local community. KHC are a local community sports club formed over 50 years ago and have a proven track record of providing local kids from Paisley the opportunity to get involved in sport.

*Q5. A resident asked whether the hockey pitch could go at the site of the new Grammar instead?*

A5. The new Paisley Grammar school is not expected to be built until 2025 at the very earliest. In addition the specification for any new `school` Astro-pitch will in all probability be set for multi-sport use. This type of pitch allows for lower costs in terms of up-keep / maintenance and is typically suited for a wider range of sport uses rather than standard and elite levels hockey. In short, most likely these would be used and booked by football.

*Q6. A resident stated they were against the proposal, highlighting that there was nothing in the area for the elderly now that classes have stopped in the Community Sports Centre.*

A6. Within our CAT application KHC have made a proposal to re-develop the internal layout of the Pavilion to allow for a Barista Café. This would be available for anyone in the local community to drop in and use, to chat and have some social interaction. KHC intention is to create a welcoming, friendly atmosphere and work with people of all ages within the community, particularly those who may have a long standing association with using the Pavilion. Should KHC be successful we would like to request that anyone who may have any old photographs, newspaper clippings or stories associated with the history of the Pavilion come forward and help KHC create a `Historical Story Board` of the Pavilion starting from when it was first built back in the 1930`s.



Within the KHC CAT application, Phase 2 of our proposals have considered making better use of the grassed areas within the facility. KHC have consulted with a Landscape Architect to look at the possibility of creating a `sensory garden` which could be run and tended by the local community. KHC see this as an opportunity to involve people from all ages of the local community, including Ralston primary school, who could use the garden to learn about plants and nature during school hours and also to be invested in looking after.

From our own members experience we know that social care and social interaction between all age groups is very important, particularly at the moment with everything that the Covid Pandemic has been throwing at us. If the `sensory garden` could be established then it would open up the possibility of the Ralston Community Sports Centre and the Pavilion becoming a place where local care homes could bring their residents for visits, to use the café and experience the garden in a safe and welcoming environment. This is something that we know from our own families, who have elderly relatives living in care homes, would benefit all parties.

KHC have also thought about whether the introduction of Allotment areas would be something that would be of interest to people from the local community. These ideas and others if KHC were to be successful would require KHC and the local community to work together in close partnership to bring them to fruition, however they would very much be `Phase 2` after the initial Phase 1 was bedded in.

*Q7. A resident highlighted that it would be very difficult to solve the drainage problem on the grass, because the soil is clay based. Significant investment would be needed.*

A7. KHC have had several communications with Fairways Sportgrounds, a local contractor who are familiar with the site. They do have previous experience of working on grass pitches which suffer from poor drainage and have discussed with KHC how the drainage could be improved. Should KHC be successful with their CAT application, any improvement works to the drainage to the existing grassed pitches could be taken to the next stage of assessing in detail, the existing ground conditions through preliminary Site Investigation works and working with Fairway`s to provide a detailed proposal and costing for the works. This would only progress to the next stage should there be the interest and desire from other sports, including football, to use the existing grassed pitches on a regular basis. General maintenance of the pitches would continue under our stewardship on a more frequent pattern than is experienced today whilst these investigations are completed and they could be completed quickly once the interest is declared by other sports.



*Q8. A resident stated that surely the children from Ralston should be the ones to benefit from the facility, rather than a private club from elsewhere.*

A8. The children from Ralston will absolutely benefit from the facility should KHC be successful with their CAT.

Ralston primary school will have daily free access to a brand-new Astro-turf pitch with a minimum life span of 10-12 years. The current pitch we understand is in poor condition and has only 2-3 years life left in it.

KHC as noted above (A6), have plans to increase the facilities at the Pavilion for people of all ages including the local kids from Ralston. KHC within their CAT application have also included for several of the local SIMD Schools to have free access to the new pitch to play and train after-school on each day of the week..

KHC have repeatedly said to the organisers of the Ralston Skills Centre that we are very keen to work with them and for the Ralston Skills to continue the great long-standing work that they have been doing, which is introducing young kids to sport and showing them all the fun, enjoyment and benefits that it can provide. This is the same ethos we enjoy with Kelburne Jockey Hockey.

This is a great opportunity for Ralston Skills and KHC to grow together and I am sure we would see potential in the crossover between young kids at the skills group wanting to try hockey and vice-versa with our young kids who attend our Jockey coaching wanting to attend the Skills Group.

In our last discussions, 4 options were offered to Skills & Jockey Hockey which covered a combination of 50-50 Saturday morning artificial pitch ground-share between both groups, or full use of the artificial pitch on Friday evening or any time on Sundays, or full use of the improved grass area on Saturday. We will continue to explore all time-tabling options or suggestions put forward to us, to ensure that both Skills & Hockey get a fair share of the facilities available and continue investing in our youth and in sport.

*Q9. A resident felt that Kelburne's presentation was poorly prepared, as answers to some simple questions could not be given in enough depth and there were contradictions.*

A9. There was only so much time available on the evening of the presentation and we appreciate some people who attended the meeting possibly felt that their question was not answered fully. KHC hope that the responses contained in this document provide more detail to some of the questions that were asked. KHC Secretary Billy Anderson who hosted the meeting on the night, did confirm at the end of the meeting that KHC are more than happy to take any further questions that





anyone may have by email and we will reply to any individual in a timeous manner as best we can. Indeed many questions have been received and responded to and this continues to be an open offer to all residents.

*Q10. A resident asked how long the lease was for, and what area was covered, If Kelburne are applying for a 50-year lease, covering the whole area - pitches, pavilion and grass area. Kelburne have said that access to the grass area will be maintained for public to play or walk dogs. The resident stated that the lease must be properly developed, including specific conditions on what can and cannot be done by them.*

A10. Our lease conditions and development of the centre would be properly documented with Renfrewshire Council and Kelburne and form part of the formal CAT conditions. Under CAT rules, this is a legal obligation and should these note be met, there are lease break clauses that allows both parties to re-consider options.

*Q11. A resident raised concerns that the loss of this facility may do to the mental health of the children who currently use it but will no longer have access.*

A11. Please refer to our answer to Q8

*Q12. A resident highlighted that the facility for Community Asset Transfer was there to bring derelict or underused facilities back into public use, however this facility is well used. It seems that in this case CAT is being used to get a great facility, cheaply. This facility needs investment, not a CAT.*

- *Gavin Newlands(MP) stated that there is no precedent for this type of transfer. He also stated that Kelburne had not approached him to discuss their proposal. He was particularly surprised that the application for a licence had not been included in Phase 1 of the plan, as this would be required to help bring in that level of income budgeted for.*

A12. KHC have no plans in the future to make an application for a bar license and at no point in any of our previous discussions have we said that we would wish to apply for a bar license.

Renfrewshire Council web site states that `Our Community Asset Transfer Policy has been developed to enable the Council to work in partnership with local organisations for the benefit of the community.

The Policy recognises that by transferring assets to community groups and voluntary organisations, providing the groups meet the criteria, our communities can benefit.`



All Local councillors were contacted some months ago in order to discuss our local plans and how we aimed to take them forward and consolidate their views and experience. Since these invitations, we have also asked MPs to listen to the same proposals offered before to local councillor colleagues. To date, 1 has accepted, 1 has passed it on and we still wait to hear from 1 more.

*Q13. A resident was concerned that kids in particular would suffer from this loss and was very concerned about the potential for a bar in a later phase.*

A13. Please refer above (A8. & A12)

*Q14. A resident highlighted that the facility should be available for all, not just when hockey wouldn't be using it*

A14. Please refer to our previous comments above with reference to KHC desire to work with the community and have the facility as a place that is welcoming to local residents of all ages. More sports would be covered and the pavilion would have more fitness, social and health & well-being events

*Q15. A resident stated that currently traffic was at saturation point at times and speed is excessive. If the pavilion is used as a social club in the future, it could be rented for weddings etc, making the situation worse. This facility should be used for the benefit of the community.*

A15. Please refer to answer (A2) above with regards to access and egress during busy periods and also issues with traffic speed. KHC agree that the facility should be used for the benefit of the local community.

For information to all residents - there is currently an existing Planning condition on the use of the car park (Ref.07/0458/PP) - that there shall be no use of the car park out-with the hours of 10.30pm and 9.00am unless otherwise agreed in writing by the Director of Planning and Transport (DOPT).

Based on the current Planning Condition the Pavilion is unlikely to be attractive to people interested in using it as a venue for hire for these type of events.

*Q16. A resident highlighted that previous bids for this land were better than Kelburne's proposal; however the inclusion of a licence in those bids meant that we could not support them. This facility must be kept for the community.*



A16. As KHC have noted above in our previous comments, our proposals require KHC and the local community to work together to ensure that our plans will work and that the facility will have a long term future.

*Q17. A resident stated that it's important for Kelburne to get a pitch somewhere, however it must enhance sports participation overall. Since over 1000 people use the football pitches currently, use of the hockey pitches couldn't match this, and so fewer people would be involved in physical activity as a result. They were also concerned that it wasn't at all clear where Kelburne would access the £600k required for their proposal.*

A17. KHC as stated in our CAT Application. There will be Community Collaboration with the local secondary schools to allow them free access to the new hockey pitch facility during the school week throughout the course of the year. (please also refer to A8 above and our desire to work with and alongside the Ralston Skills Centre).

The opportunity for the hundreds of children who would gain free access to the new hockey pitch from these Schools (the majority of which are SIMD registered schools) could be transformational. Many of these kids will be going to some of these schools from Ralston and the immediate surrounding area.

The KHC CAT Application has been submitted to the Council for them to review. The CAT Application contains our detailed business plan and also details of how the project is intended to be financed. The CAT Application will be available on the Renfrewshire Council web site for Public viewing in due course once they consider our application and then make it available for all to see.

*Q18. A resident asked what the process was for residents to give their views to the Council on this proposal?*

A18. Councillor Adam-McGregor stated that a form would be posted in the pavilion for residents to note their concerns however the facility is currently closed so residents should check the Community Council website and Facebook pages for guidance. Councillor Sharkey highlighted that residents could also write to the Council's Chief Executive. (Please copy in The RCC Admin address if you do this). The RCC Chair, Allan Thomson, highlighted that we would also update by newsletter.

*Q19. A resident highlighted that Kelburne's presentation stated that the Head Teacher of Ralston Primary was in support of the proposal. However, when*



*questioned about this, the Head Teacher stated that they were supporting the continued access for the school, not supporting the whole proposal.*

A19. The understanding is that the resident is correct with their statement, however as the Primary School as a unit don't use the facility at other times, KHC were asking them to confirm their support for what the School was being provided with as a part of this proposal and they have indeed confirmed their support for what this proposal gives the school. I would also refer to our previous answer above (A8 and A17) and the benefits to Ralston Primary and other local schools of having a brand-new facility available to them, free to use for many years to come.

*Q20. A resident stated that if Kelburne have been talking to the Council since 2015 about this, why have Kelburne not been present in the community?*

A20. In 2015 KHC spoke with Leader of the Council, Cllr Mark McMillan (about Ferguslie Park Sports Village, announced in the PDE, not Ralston) and his view and Council plans about "KHC coming home", and we have spoken with Renfrewshire Council planners over the years (eg. Ferguslie, St.James, Linwood etc.) This is part of normal lobbying processes when facilities aren't available in your own area to use - you have to seek out support and ask questions and try and get answers to support your sport.

In recent years, Renfrewshire Council approached KHC for technical pitch advice on the re-development of Linwood which KHC supported. Due to COVID, the re-development of the Linwood pitch was, like all the others before, taken off the table. KHC only decided to proceed with a CAT on Ralston in November 2019 after approx. 6 months of internal discussion. In short, 000's of man-hours over the last 18 months on the topic of whether KHC should proceed to a CAT for any location, was covered and finally decided internally in Nov 2019.

*Q21. A resident highlighted that all charities have a specific purpose, however in this case the two aspects of community and hockey will come into conflict, undermining that purpose. The resident stated that the facility needs to stay in the control of the community. The owner of the Corner Shop and local resident said that she sees all the kids who play in the pitches come into the shop afterwards. Any transfer would have a big impact on her business and of the café.*

A21. The Corner Shop currently occupies a `prime` position at the corner of Penilee Road and Glasgow Road and is only a short walk from the Ralston Community Sports Centre. If KHC plans were to be successful the Corner Shop is ideally located to cater for all hockey users of the pitch and any other sports including football who would be using the facility. KHC would be very keen to work with all local business's in providing an information board within the Pavilion to inform and highlight to all existing and new users of the facility, of the local shops, such as the Corner Shop,





Local Pharmacy and Hairdresser`s that are available within a short distance of the Pavilion.

*Q22. A resident who is a member of Kelburne Cricket Club praised the success of the Hockey club. However, highlighted that when they previously considered moving back to Whitehaugh, they were only interested in hockey and didn't consider the needs of others. The resident also highlighted that Kelburne Cricket club had not been advised of this proposal, only heard about it through the Community Council. They went onto highlight that the bar is a key source of income, where the associate members support the club, so also surprised that this isn't included in phase 1*

A22. KHC very much welcome the comments from the local resident with regards to praising the success of the Hockey Club. The other comments the resident makes with regards to moving back to Whitehaugh and `they were only interested in hockey and didn't consider the needs of others` is incorrect. KHC worked with and alongside the Cricket Section for several months preparing a detailed set of plans and spending many hours trying to see if it was possible for both sections to co-exist at Whitehaugh by having suitable sporting facilities for each sport contained within the available boundary of the Whitehaugh grounds.

Unfortunately it was confirmed in writing by the Cricket Section that they would not be able to reach a compromise which would allow the hockey section to have a suitable hockey facility alongside the cricket pitch. KHC fully appreciate why the cricket section (although smaller in actual numbers with regards to membership) wished to maintain the `status quo`.

KHC who have a much larger number of full voting members than the Cricket Section decided that in order to provide our hockey members with the same level of facilities enjoyed by other hockey clubs, who have access to their own pitch, needed to make the extremely difficult decision to look for a new home.

KHC have been working with Renfrewshire Council for almost 20 years to try to find a suitable location for a new hockey pitch facility within Paisley. Despite the Club`s huge success over the years and great work in getting local kids involved in sport, KHC have been at the bottom of the pecking order in terms of the support and assistance provided by Renfrewshire Council that other sports such as football have had and continue to have.

For the reasons above KHC decided that it should take matters into its own hands and go down the route of a CAT in an attempt to provide the new hockey facility that the club desperately needs to secure its future.

Again with regards to a license please refer to the previous answers above (A12).



*Q23. A resident praised the work of Ralston Skills, and stated that an organisation like this should be nurtured and supported. A resident questioned that since the Council had approached Kelburne about this, then we need to hold the Council accountable. )*

- Cllr Adam-McGregor stated that the first she was aware of this proposal was when the funding for the feasibility study went through Board. )*
- Cllr Sharkey is concerned with issues of democracy, particularly since Kelburne wish to get the CAT through before the election next year. )*
- Gavin Newlands (MP) highlighted that voices need to be listened to in the community, so talk to your Elected Members and to the Community Council.*
- Cllr Graham went to press regarding this issue, since he wanted to make sure people were aware of the proposal*

A23. Please refer to the answer above (A8).