



North Ayrshire
Community Planning Partnership

Garnock Valley Locality Partnership

Monday 12 January 2026 at 7pm on Microsoft Teams

BUSINESS

Item	Subject	Pg No	Ref	Officer	Ask of the Partnership
1.	Welcome, Apologies and Declarations of Interest.	-	-	Cllr Bell	
DECISION REQUIRED					
2.	CIF Full Application The Locality Partnership to consider one application made to the Community Investment Fund. • Beith Community Development Trust	Pg 2	Enclosed	Christina Pieraccini	LP to consider Full Application.
AOCB					
3.	AOCB				

Distribution List

Elected Members

Councillor John Bell (**Chair**)
Councillor Anthea Dickson
Councillor Margaret Johnson
Councillor Donald L Reid
Councillor Ronnie Stalker

Community Representatives

David Park, Community Representative
Jane Lamont, Community Representative
Dalry Community Council
Beith & District Community Council

CPP/Council Representatives

Kaileigh Brown, Third Sector Interface
Michael Cowan, Police Scotland
Kenny McGuire Scottish Fire and Rescue
Angela Morrell, Lead Officer, North Ayrshire Council
Christina Pieraccini, Locality Officer

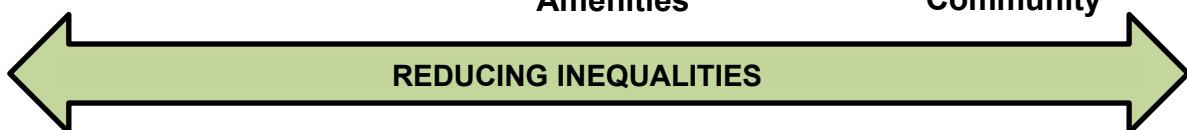
Garnock Locality Partnership Priorities

Moving Around

**Facilities and
Amenities**

**Work & Local
Community**

REDUCING INEQUALITIES





COMMUNITY INVESTMENT FUND

GARNOCK VALLEY LOCALITY PARTNERSHIP

The CIF will support proposals and projects that:

- Connect with:
 - the [Community Planning Partnership](#) (CPP) and [Locality priorities](#); and
 - North Ayrshire Council's (NAC) values, priorities and business [objectives](#).
- Fulfil a compelling need and do not duplicate existing services or facilities;
- Provide long-term, sustainable, positive results for the greatest number of people possible;
- Exhibit project and/or organisational innovation in their approaches to their work in their way of addressing community challenges and in their request to Locality Partnerships and the Council;
- Come from (an) organisation(s) that is financially viable (can provide financial statements upon request) and efficiently and effectively managed. This can include an organisation to be created to deliver the project;
- Include options or potential for NAC and CPP employee engagement and volunteering where possible; and
- Include measurable outcomes and can report to NAC on outcomes on a regular basis.

When to apply and how?

- LPs should continue to engage with their communities, and stimulate interest in the CIF. The Locality Partnership will then strategically assess the applications, make links and look at the funding 'in the round'.
- If the partnership supports a bid then the group will be encouraged to submit a full application form (attached), which they will decide upon before making a proposal to Cabinet for final approval.
- The finalised proposal will go to the next suitable Cabinet for final approval.
- Forms should be returned to your Locality Officer, by email if possible:

Christina Pieraccini
Locality Officer - Garnock Valley
Connected Communities
North Ayrshire Council
Walker Hall
45, Main Street
Kilbirnie
KA25 7BX

Tel: 01505 680203
Mob: 07966 160854
Email: cpieraccini@north-ayrshire.gov.uk

For more information see the guidance form here: <http://www.northayrshire.community/wp-content/uploads/sites/60/2018/06/community-investment-fund-guidance-notes-17-12-17.pdf>



COMMUNITY INVESTMENT FUND GARNOCK VALLEY LOCALITY PARTNERSHIP

1. Details of your organisation

Name of Organisation
Beith Community Development Trust

Postal Address for Correspondence

Name of Contact Person Jane Lamont

Position in Organisation CEO

Telephone Number Click or tap here to enter text.

Email Address Click or tap here to enter text.

Total amount of funding requested:	£80000
Match funding (if any):	£

2. Brief description of your organisation

Please include its legal status, aims and objectives, activities or services provided and how long it has been in existence.

Beith Trust is a registered Scottish Charity and company limited by guarantee based in Beith, North Ayrshire, we were established in 2012 as a mechanism to drive forward a community led, asset based approach to the regeneration of our community.

We aim to improve the present condition and the future prospects of our community by advocating for our community, facilitating opportunities for change, growth and development of the inherent potential of people and places.

We operate a diverse programme of activity and services in and around the Garnock Valley, mainly focused around our facilities at Beith Astro and Geilsland but also in the wider communities of the Garnock Valley, we work in partnership with a number of public, private and third sector groups, clubs and agencies. We manage and operate a number of facilities which generate opportunities for training, volunteering, leadership, employment and enterprise. Any profits are reinvested in enterprise development or subsidise our community services



COMMUNITY INVESTMENT FUND GARNOCK VALLEY LOCALITY PARTNERSHIP

Beith Trust work is centred on creating new conditions that enable and support the people and places of Beith to flourish and thrive. Our work aims to create those conditions.

Our community activity programme aims to create a pathway of support and progression within social, recreational, learning and employability opportunities. We deliver a programme of seasonal & cultural events and festivals.

We support volunteers to facilitate valuable community services that offer support to families and individuals affected by challenging life circumstances and poverty such as befriending, social isolation and loneliness and food distribution systems in the Garnock Valley.

3. Title and summary of proposal

Beith Trust is seeking a contribution towards upgrading the pitches at Beith Astro to safeguard a much-loved, heavily used community hub at Meadowside Pavilions in Beith. This is part of a larger initiative which will see the Astro Pavilion building, pitch and grounds repositioned to reflect the needs of 21s century community and customers.

After more than a decade of continuous use, the full-size 3G surface has exceeded its expected lifespan. Compacted infill and reduced playability now threaten the ongoing availability of this heavily used community facility. Resurfacing is therefore essential to keep this critical local asset open, safe and fit for purpose.

The refurbishment scope reflects this need and will include installation of a new shockpad, laying a new FIFA-compliant 3G surface, and post-install testing by an accredited test house to confirm performance and safety.

The full funding package will draw on a range of funders, all of whom have been approached and consulted as part of project development. We expect the final package to include a mix of confirmed and pending contributions, and it is also likely that additional funders not yet identified will support the project as opportunities arise during the delivery period. Funding will be secured on a phased basis over the two-year project timeline to align with key procurement and delivery milestones.

This application relates directly to Phase 1 of the project: the refurbishment of the full-size 3G pitch. The CIF contribution will provide match funding towards our SFA "Pitching In" application, with a total request of £255,000.

Beith Astro is more than a pitch. During term time it supports nature & play, outdoor learning and wraparound childcare used by multiple groups and local schools, in school holidays it hosts popular holiday camps on the pitch, which double as leadership and volunteer pathways for employability participants before stepping into real roles at sessions and events. Adjacent



COMMUNITY INVESTMENT FUND GARNOCK VALLEY LOCALITY PARTNERSHIP

to the pavilions, families, individuals and groups actively use gardens and growing and green space for outdoor play, wellbeing and therapeutic programmes; on-site growing projects involve children and volunteers in food cultivation, composting and climate-aware habits that link to community food initiatives.

Football, however, is the anchor that makes the whole venue viable. Beith Astro is booked to capacity at weekends and most evenings, delivering 40+ hours of club matches and training across the week and serving 1,000+ weekly users through clubs, schools, programmes and casual bookings.

Regular club demand (Beith Juniors, Beith Community FC and partners) fills peak hours; protecting those hours with a new, compliant surface secures the trading income that subsidises wider community use. Bookings are managed via online booking apps, recently funded access controls will be installed providing trusted key holders to keep evenings and weekends running smoothly.

The football pathway also powers community engagement and workforce: holiday camps and social and recreational activity builds volunteering and leadership, creating progression routes for local young people into paid or volunteer roles at the venue.

The site operates as a wider community hub—with family support services, outdoor play and on-site growing—families who come for football also access nature-based activities, food growing and wellbeing projects, reinforcing year-round footfall and use of the place.

Investment in the pitch is therefore not just a sports upgrade—it's the keystone that safeguards bookings, protects an income-generating community asset for future development, and sustains the broader social programme delivered from the venue.

4. What difference will this project make within the locality and to local services and programmes?

Please include:



COMMUNITY INVESTMENT FUND GARNOCK VALLEY LOCALITY PARTNERSHIP

- The outcomes you aim to achieve
- How you will approach reducing inequality
- How this proposal fits with the Locality Partnership priorities of 1. Moving Around (Public Transport, Traffic and Parking) 2. Work and Local Community 3. Facilities and Amenities

Resurfacing Beith Astro's full-size 3G pitch will protect a heavily used community asset that underpins a wide range of local services and programmes. By replacing an end-of-life surface with a new FIFA-compliant pitch, the project will improve safety, protect continuity of provision, and sustain participation for clubs, schools and community programmes that rely on the facility week in, week out.

Outcomes we aim to achieve

- Keep a critical local facility open, safe and reliable by renewing and upgrading the pitch surface to current standards
- Protect and grow participation in sport and physical activity for children, young people and adults by safeguarding a facility that is already in high demand
- Strengthen community wellbeing and community connection by maintaining affordable, local access to structured and informal activity that supports mental health, confidence and social inclusion.
- Support youth development, volunteering and employability pathways through coaching, leadership, social and recreational activity and venue operations linked to ongoing social and community programmes.

How we will approach reducing inequality

- Affordable access: protect and prioritise community pricing and targeted / free or subsidised access where cost could be a barrier (particularly for children and young people).
- Local access: maintaining a local, high-quality facility reduces the need (and cost) of travelling out of the locality to participate.
- Progression routes: build skills and confidence through volunteering and leadership opportunities that provide meaningful progression



COMMUNITY INVESTMENT FUND

GARNOCK VALLEY LOCALITY PARTNERSHIP

Project Outcomes and Deliverables with Locality Partnership Priorities

Locality priority	What we will do (through the pitch refurbishment)	Difference / outcomes in the locality
1. Moving Around (Public Transport, Traffic and Parking)	Keep year-round access to a local facility so people can participate closer to home and promote active travel for local users where possible.	Reduced need for families and teams to travel out of the area; supports healthier, more active local journeys.
2. Work and Local Community	Protect a community facility that enables year-round clubs, camps and programmes, and strengthen Beith Trust's employability links by providing volunteering, training and progression opportunities into coaching, session delivery and facility operations.	More local routes into skills, training and work experience (especially for young people and those facing barriers), stronger community connection through shared activity, and greater resilience for local clubs
3. Facilities and Amenities	Renew an end-of-life pitch by installing a new shockpad and FIFA-compliant 3G surface, with accredited post-install testing, bringing a dated facility up to current safety and performance standards and securing long-term safe, high-quality use for the community.	Safeguards a key community amenity well used by clubs, schools and community groups; improves safety and quality; sustains high levels of local participation and programme delivery.

5. What engagement has taken place in relation to the project?

Please include the number of people who have been engaged with or consulted as well as the range of people.

Who we engaged with	How engagement happened	Scale / evidence of engagement
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COMMUNITY INVESTMENT FUND

GARNOCK VALLEY LOCALITY PARTNERSHIP

Regular pitch users (clubs, schools, community programmes, casual users)	Continuous engagement through day-to-day operation, bookings, and programme planning. This project has been developed directly in response to the condition risks facing a pitch that is already in constant use.	The pitch supports clubs, schools, community programmes and casual bookings with footfall from 600- 1000 individual's weekly
Football clubs and partner teams	Ongoing operational dialogue and shared responsibility for delivery and activity	Weekly programme includes Beith Juniors FC, Beith Juniors Community FC, other local teams and teams from adjacent areas.
Schools, families, children and young people	Regular school-time use via Beith Primary nuture groups and early years engagement (nature / outdoor learning), plus holiday activity delivered from the site (holiday camps, leadership and volunteering pathways).	Existing programme and user includes partners and Beith Trust groups
Underrepresented and inclusion-focused groups	Targeted and supported use through Beith Trust programmes and partners (e.g., neuro-diverse users, wellbeing activity, family work this will incorporate free/subsidised access where needed.	Registers of activity, feedback and surveys with existing user groups with weekly access.
Wider community / locality voice	This proposal also reflects what local communities say they need in terms of protecting and improving local facilities. The Garnock Valley Local Place Plan engagement gathered views through surveys, events and schools sessions.	Local Place Plan engagement included 750 survey responses, 200 people at 6 town & village events, 50 pupils from 8 schools, and 500 e-bulletin signups.
Key stakeholders and funders	Funders have been approached and consulted as part of project development and the phased funding package. We will be approaching partners in relation to programme activity in the new year	Our pre project engagement includes approaches / consultation with multiple funders (e.g., SportScotland, Aria Fund, CARES, SFA, Big Lottery etc).

6. How will the project be managed?



COMMUNITY INVESTMENT FUND GARNOCK VALLEY LOCALITY PARTNERSHIP

Please include:

- How the finances will be managed
- Does the proposed project contribute to volunteering or employment opportunities in the Garnock Valley? Please include the number of volunteering opportunities and employment opportunities
- If there are any staff requirements, please outline your HR plans

Governance and day-to-day management

- **Overall accountability:** Beith Trust is governed by a voluntary Board with responsibility for strategic oversight, legal compliance and financial accountability.
- **Operational leadership:** The Board delegates day-to-day responsibility to the CEO and senior management team (including finance and project delivery) with regular reporting to the Board through scheduled meetings and annual reporting.
- **Facility management:** Beith Astro is managed by Beith Trust staff and volunteers, operating seven days a week.

Day-to-day oversight of the venue includes the Business Support / facilities team who manage maintenance, H&S compliance, and bookings coordination.

- **Operational systems:** Bookings are managed through Skedda and access controls enable key holding to be shared with local clubs, while Beith Trust retains caretaking, weekday and financial oversight to ensure the facility is safe, welcoming and well managed.

How the finances will be managed?

- Project finances are managed through Beith Trust's existing governance and finance arrangements, with Board financial accountability and management oversight via the CEO.
- Day-to-day processing (invoicing, claims, reporting and compliance) is supported by Beith Trust's administrative and finance staff, with regular internal monitoring to ensure spend matches the agreed project scope and funder requirements.

Volunteering and employment opportunities in the Garnock Valley



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The project will sustain and strengthen local employment and volunteering linked to Beith Astro and Beith Trust's wider programmes:

Employment (existing roles sustained through the facility being operational):

- Beith Trust employs 16 staff across the organisation.
- Beith Astro's current staffing includes 2 part-time posts (Business Support Assistant and Facilities Officer), and 2 part-time/casual Facilities Assistant posts

Volunteering (opportunities enabled and expanded):

- Beith Trust is supported by 80+ active volunteers across the organisation.
- Beith Astro has 15+ volunteer roles supporting maintenance, gardening and activity/event delivery.
- Holiday camps at Beith Astro embed employability opportunities for individuals through Beith Trust's employability programme, with progression into ongoing volunteering roles at the venue.

HR plans (staffing requirements)

- The project will be delivered using the existing staffing structure, with rotas flexed around demand (including evening/weekend cover).
- Staff and volunteers receive ongoing training and support; this includes disability awareness and inclusive customer service, and we review provision regularly to meet user needs.
- If additional short-term operational cover is required during key delivery milestones (e.g., reopening/commissioning period), we will recruit locally using safe recruitment, induction and role-appropriate training, to maintain service quality and safeguard users.

7. Amount of funding being requested

Please supply details of funding being requested and any other funding you have had over the past 5 years, both financially and "in kind".



COMMUNITY INVESTMENT FUND GARNOCK VALLEY LOCALITY PARTNERSHIP

We are requesting £80,000 from North Ayrshire Council's Community Investment Fund, as a contribution to Phase 1 Beith Astro renovation programme – in particular the 3G pitch refurbishment (resurfacing with shockpad and FIFA-compliant 3G, plus accredited post-install testing).

This request is intended to unlock and strengthen the wider match-funding package for the pitch works, particularly our proposal to the Scottish FA 'Pitching in' application, which requires evidenced partner funding.

Wider funding package for the overall project (context)

The pitch refurbishment sits within a broader two-three year phased programme and the overall funding package is being assembled from multiple funders who have been approached/consulted as part of project development.

Anticipated funding package

Funder / source	Amount	Purpose	Status
NAC CIF (kick-start investment)	£80,000	Contribution - full-size 3G pitch refurbishment (this application)	Requested
Aria Fund	£10,000	Access controls and security installation	Secured
Sport Scotland (Facilities Fund)	c£150,000	Pavilion upgrade	In development
CARES(energy retro fit)	c.£50,000	Pavilion upgrade	EOI submitted
Scottish FA (Pitch Refurb)	c.£250,000	Pitch refurbishment	Application in progress

Other funding support in the past 5 years (financial and “in kind”)

Other funding support in the past 5 years (financial and “in kind”) is evidenced through Beith Trust's audited annual accounts, which record our income from grants, trading and other sources over this period. Alongside cash funding, Beith Trust benefits from significant in-kind support through volunteering, with 40+ active volunteers supporting facilities, events, youth work and governance.

Amount of funding requested (£) **80000**



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Please give a breakdown of cost and recent quotations where appropriate.

Item	Cost	Quotation Supplied (Y/N)
Floodlights (Bellsdale)	100000	N
Access Control system	10000	N
Pitch Upgrade	260000	Y

Please give a breakdown of details of match funding (if any)

Funder	Amount	Funding Secured (Y/N)
Partner Contribution (Floodlights)	100000	Y
Aria	10000	Y
SFA Pitching in Fund	180000	N

8. Monitoring and evaluation process

Please include detail on the monitoring and evaluation processes planned or in place.

Beith Trust will employ a suitably qualified pitch consultant who will oversee and monitor the installation in relation to cost and quality, from procurement to installation. Moreover, Beith Trust's existing monitoring and evaluation system (Upshot), is a digital tool designed to effectively track project performance. Beith Trust finance system will enable transparent financial planning.

These systems will provide us with a clear of tangible results. This includes completing the CIF monitoring form and feedback to the Locality Partnership. These evaluations will focus on the project's alignment with Locality Priorities and the Our Garnock Valley Local Place Plan.

This comprehensive approach ensures the project's financial sustainability, promotes local employment and volunteerism, aligns with the Locality Partnership priorities, and incorporates robust monitoring and evaluation processes to support a stronger, more inclusive community in the Garnock Valley.

BEITH ASTRO PITCH RENEWAL RFQ



Beith Trust
Geisland House
Geisland Estate
Beith
KA15 1HD
w-beithtrust.org
T - 01505 228141
E - hello@beithtrust.org

Dear Partner,

I hope you are doing well.

Beith Trust has managed Beith Astro since 2013, when the original pitch was relaid, and we took over the management of the pitch and facilities. We are now looking to upgrade the playing surface and would like to engage with experienced contractors to help us scope out what's required.

At this early stage, we are seeking initial quotes and professional input to help inform the next steps in the process. We intend to work with a consultant to finalise the technical specification and manage delivery. Your input will be an important part of shaping the scope and planning for a summer 2025 installation.

We would be grateful if you could provide:

- An initial quote based on the outline scope of works below
- A professional assessment of the current surface condition (subject to site visit)
- Recommendations for the most suitable replacement surface options

A rough timeline and key considerations for delivering the works

Any additional notes on drainage, base condition, or maintenance improvements

Please let us know if this is something you can support and whether you would be available for a site visit during the week beginning 24th March to discuss in more detail.

We are happy to provide any further details you may need.

Best regards,

Kevin Nelson





Scope

1. Preliminaries

- All necessary preliminaries for safe and effective delivery of works.

2. Site Clearance

- Removal and off-site and responsible disposal of existing 3G surface in manageable sections.
- Total pitch area: approx. 106m x 70m (6,324m²).

3. Base and Shockpad (Provisional)

- Inspection of the existing base layer (assumed to be a dynamic base).
- Provisional allowance for any remedial works required.

4. New Playing Surface Installation

- Installation of a prefabricated shockpad layer.
- Supply and installation of new 40mm 3G synthetic turf with football line markings.
- Infill with sand and rubber.

5

- We intend to work with a consultant of our choosing to refine the design, finalise the specification, and oversee project delivery. Your input will be an important part of shaping the scope and planning for a summer 2025 installation.



BEITH ASTRO

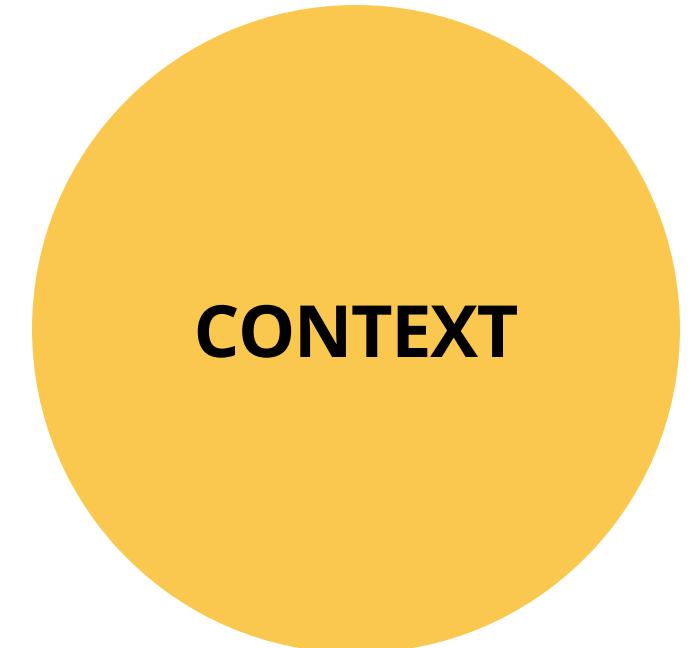
beith
astro

A community-led vision for football, wellbeing, and place

Business Plan & Development Strategy

2025 - 2030





CONTEXT

Beith Trust and Beith Astro

Beith Trust – Community Empowerment in Action

Beith Trust is a community-led organisation based in the town of Beith in North Ayrshire.

Since 2012, we've been working to bring local assets into community ownership and use, supporting regeneration, well-being, and opportunity across the Garnock Valley.

We deliver a wide range of activities and services, including:

- Community events, growing spaces, and volunteering opportunities
- Employability programmes and youth work
- Out-of-school childcare and family support
- Place-based regeneration and community asset development

Our approach is grounded in local relationships. We work closely with schools, clubs, voluntary groups, and public services to shape our work around community needs.

Beith Astro – A Community-Led Sports Facility

Beith Astro was developed by Beith Trust in 2012 as a key part of the town's first major community asset transfer.

Since then, it has become a central piece of infrastructure for the town — operating as both a 3G football pitch and a broader hub for activity, learning and play.

During the day, it supports early years groups, community sessions, schools and outdoor learning.

In the evenings, it becomes a football venue — hosting social and recreational and competitive youth and adult leagues and casual bookings.

The pavilion space is also used for training, workshops, and community events.

Beith Astro represents what can happen when communities are supported to take the lead in managing and developing local spaces — and it demonstrates what's possible when sport and place-based regeneration come together.

Region Context – Why This Investment Matters Here

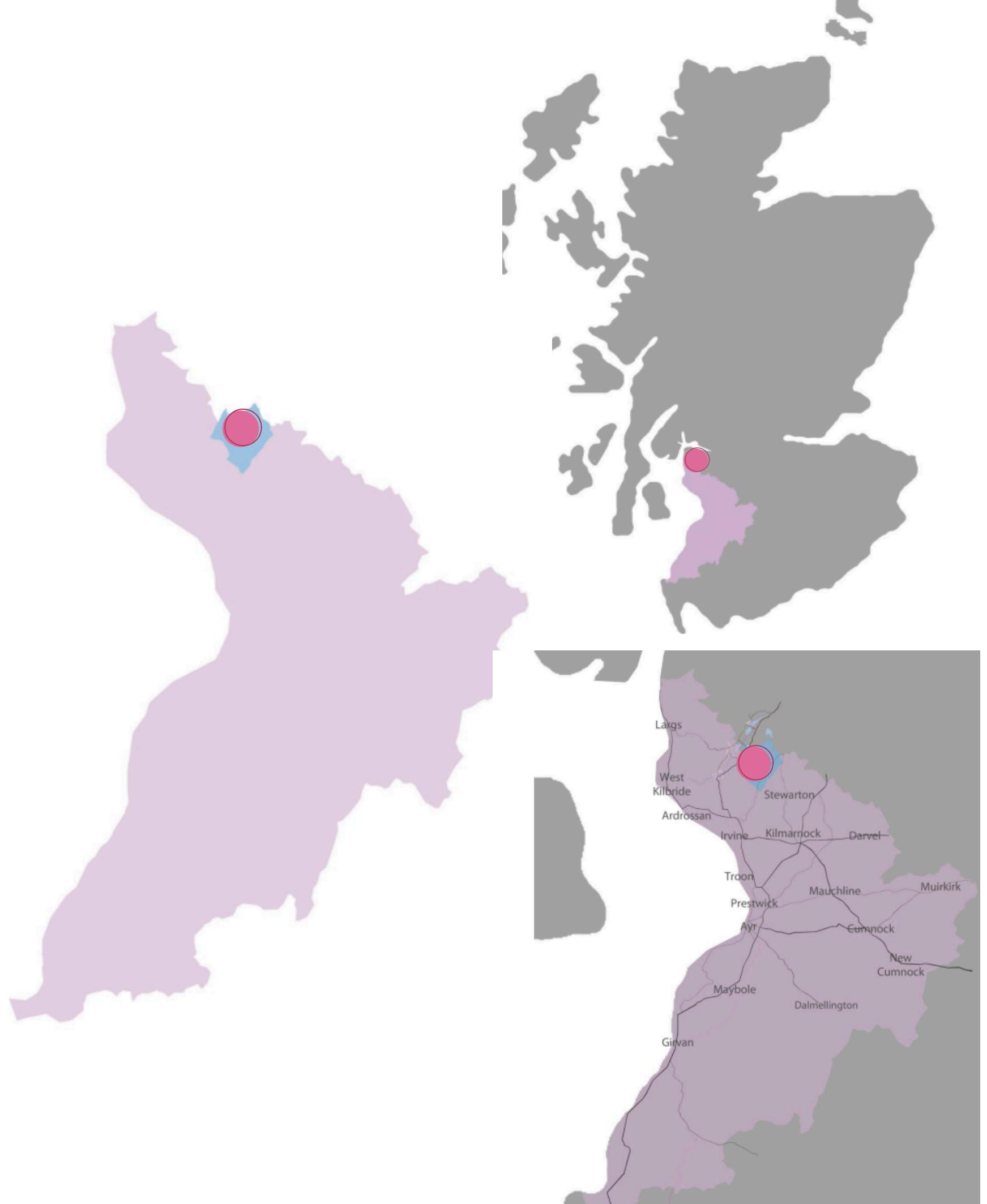
Beith is located within the Garnock Valley in North Ayrshire, one of Scotland's most deprived local authority areas. North Ayrshire consistently records some of the highest levels of child poverty in the country, currently ranking second in national comparisons.

Within the Garnock Valley, multiple neighbourhoods across Beith, Kilbirnie, and Dalry fall within Scottish Index of Multiple Deprivation (SIMD) deciles 1–3, indicating significant disadvantage across income, health, education, and access to services.

This project directly targets those inequalities — providing accessible, high-quality sports infrastructure in a community where there is significant need and therefore the potential impact is highest.

Beith Astro and the wider facility network have become essential in addressing these inequalities. Managed locally by Beith Trust since 2012, Beith Astro has become more than a pitch — it has acted as an entry point to engagement for children and families, a venue for connection for young people and volunteers, and a stepping stone for clubs and individuals to access opportunities within employability, volunteering, and learning and development initiatives.

Our proposal builds on a decade of this impact. It offers a rare opportunity to upgrade infrastructure in an area that faces barriers to investment but has a proven capacity to deliver, a motivated community, and strong local leadership.





**EXECUTIVE
SUMMARY**

**MISSION
STATEMENT**

APPROACH

1. Executive Summary

We are seeking support to resurface the 3G pitch at Beith Astro — the first step in a three-year plan to upgrade local football facilities and transfer them into long-term community ownership. Beith Astro serves over 1,000 players per week across Ayrshire and plays a central role in grassroots and senior football development. This project strengthens the pathway to licensing, expands inclusive access for women, girls, and para-players, and ensures a sustainable future for a facility embedded in one of Scotland's most deprived regions.

This phase will deliver immediate impact by ensuring that one of the area's most critical sporting assets remains safe, playable, and fully accessible. A new pitch will strengthen the local football ecosystem, enabling everything from grassroots activity to senior-level competition through Beith Juniors FC.

Upgrading works will also enable better accessibility for women and girls, para-footballers, schools, and community groups, removing barriers to participation and creating a facility that serves the whole community. The project aligns closely with the Scottish FA's Club Licensing framework, supporting Beith Juniors' progression towards Bronze-level compliance.

Sustainability is embedded in the delivery. The integration of Intelligent Play technology, LED lighting upgrades, water and energy-efficient retrofits ensures that the asset is future-proofed, cost-effective, and environmentally responsible.

Ultimately, this phase reflects Beith Trust's mission to connect people, place, and purpose, using football as a tool for well-being, inclusion, and community-led regeneration.

2. Vision Statement

Vision:

- To create a sustainable, inclusive, and high-quality football and community sports environment that empowers the people of Beith and the Garnock Valley through participation, partnership, and pride of place.

Mission:

- To transform local sporting assets into thriving community spaces that connect football, well-being, and place-based regeneration, led by the people who use and value them most.

3. Our Approach

- Invest in grassroots infrastructure that supports both community participation and club-level progression.
- Design and deliver spaces that are accessible, inclusive, and welcoming to all
- Embed local leadership and community governance through a new Sports Trust
- Connect sport with broader community goals — health and wellbeing to environmental responsibility.



**CURRENT
SITUATION**



**FACILITIES
OVERVIEW**

Football Facilities: Where We Are and Where We're Going

Current Situation

- Beith Astro's 3G surface has passed its life expectancy and urgently needs to be resurfaced to remain safe and playable.
- Bellsdale Park, home of Beith Juniors, lacks floodlighting and has outdated pavilion facilities that no longer meet basic or licensing standards.
- Orr's Park is a centrally located grass pitch managed by the community but not resourced to meet structured demand.
- Infrastructure limits club progression at every level—from youth teams to senior football. It constricts training space, disrupts fixtures, and creates barriers to progression.
- Beith Trust and local partners work independently to maintain access, but facility condition and capacity are declining without capital investment.
- There is strong local interest and participation in football, but current facilities do not match the scale of demand or the ambitions of clubs and the wider community.

What We're Working Towards

- A resurfaced, modern, and sustainable 3G pitch at Beith Astro — safe, inclusive, and fully booked morning to night, seven days a week.
- Upgraded facilities at Bellsdale Park, including floodlights and pavilion improvements, supporting club licensing and long-term progression.
- A joined-up community pitch portfolio across Beith—Astro, Bellsdale, and Orr's Park—is used strategically to support all levels of football, from informal play to competitive leagues.
- Local clubs can grow, retain talent, and progress within the Scottish football pyramid.
- Facilities that are community-owned, professionally managed, and financially sustainable.
- Football is embedded as part of Beith's wider regeneration — improving wellbeing, participation, and pride in place.

Club Participation Summary – Beith Astro

Beith Astro continues to play a vital role in supporting grassroots football across Beith and the wider region. Based on recent returns from clubs using the facility, well over 1,000 individual players are currently supported through regular or occasional access to the pitch.

Key highlights include:

- 600 + boys (U16) participating across club teams
- 70 + girls (U16) engaged in team or structured play
- 800+ men and boys (16+) playing competitively or recreationally
- 50+ recreational players taking part in informal activity or adult sessions

Low levels of accessible football participants highlight a potential growth area

Clubs using Beith Astro range from established community and junior clubs to travelling teams from surrounding towns. Several clubs are Quality Mark accredited, and most report utilising the facility for both training and match play.

This level of participation demonstrates the facility's reach and its strategic importance in the local football ecosystem—it provides structured access, relieving pressure on other sites, and enabling progression across age groups.

Community Use & Local Engagement

In addition to club use, Beith Astro supports:

- Daytime use by local schools, nurseries, and early years groups
- Holiday camps, bringing structured activity and childcare relief to families
- fitness sessions, and community-led activity
- Casual and pay-as-you-play bookings, particularly in the evenings and weekends
- Community events and workshops in the adjoining pavilion space
- 1-1 coaching sessions

This mix of structured and informal use shows that Beith Astro is more than a pitch — it is a multifunctional, inclusive space serving a wide range of people, from grassroots clubs to families and older adults. It is embedded in everyday life in Beith, and its impact extends well beyond football alone.

Facilities Overview

Beith Astro

Beith Astro was developed in 2012 as part of an ambitious community regeneration initiative.

The facility includes -

Full-size 3G synthetic pitch

- The pitch was installed over 12 years ago and has now exceeded its recommended lifespan. A complete resurfacing is critical to ensure it remains safe, playable, and compliant with modern standards.

Floodlighting and secure fencing

- Enables evening usage and ensures safety for all users, maximising access across seasons and schedules.

Multi-purpose pavilion and meeting space

- Used by community groups during the day for workshops, health and wellbeing activities, training, and social connection. It supports football clubs, walking football, and grassroots coaching sessions in the evenings.

A multifunctional community asset

- Beith Astro is a community hub for local engagement and learning. It brings together people of all ages and backgrounds, combining sport, play, outdoor education, and environmental learning through its integration with adjacent growing spaces and play areas.

Operated by Beith Trust with a strong ethos of inclusion

- Ensures equitable access and activities shaped by local need, empowering residents and creating opportunities.



Facilities Overview

Bellsdale Park

Bellsdale Park is a longstanding home of Beith Juniors FC for over 100 years and a cornerstone of Beith's sporting heritage.

It currently features:

Grass pitch for senior matches

- Used by Beith Juniors FC in the West of Scotland Football League. However, without investment, the facilities risk falling short of the requirements needed for league progression.

Aging pavilion infrastructure

- The changing and social facilities are no longer fit for purpose and urgently require refurbishment to meet basic modern standards, including gender inclusion and accessibility.

Lack of floodlighting

- Severely limits usage to daylight hours, reducing opportunities for training, matches, and broader community engagement. New lighting will dramatically improve access and flexibility.

Unresolved legal ownership

- The park's current legal status is related to a historic trust, which presents a barrier to future development. Beith Trust is leading a local steering group to resolve these issues, facilitate a full asset transfer, and enable community-led investment and management.

Key to unlocking SPFL progression and a football pathway



Orrs Park

Orr's Public Park is a central green space in the heart of Beith, featuring an open-access grass pitch for recreational football, training, and informal community activity.

Full size Grass pitch with informal use

- Its central position makes it one of the most visible and easily accessed spaces for outdoor activity in the town.

Operated under community management

- Beith Trust maintains Orr's Park Pitch on behalf of the local community, to ensure that it remains part of the pitch portfolio available to Beith teams and visiting teams from other areas. Decisions about its use and development are rooted in local needs and aspirations

Supports the overall football ecosystem in Beith

- Orr's Park does not form part of this capital improvement strategy, but it plays a strategic role in the wider football offer — helping ensure facilities are available and accessible to all, and supporting the growing demand for safe, local places to play..





**STRATEGIC
OBJECTIVES**

Strategic Objectives

1

Resurface Beith Astro pitch to ensure safety, compliance, and improved user experience.

2

To upgrade the pavilion to improve accessibility and increase use by underserved groups.

3

Resolve legal ownership issues surrounding Bellsdale Park to unlock development potential.

4

Secure full asset transfer of Beith Astro and Bellsdale Park into community ownership via a new Sports Trust.

5

Upgrade facility conditions to SFA Bronze License Criteria

As part of Beith Trust's wider work as a community anchor organisation, this project is rooted in a commitment to local regeneration — transforming local assets into thriving places of connection, activity and opportunity.

By linking sport, social enterprise and place-based development, we aim to activate long-term community wellbeing, leadership and resilience

Development Roadmap and Objectives



- 1 Resurface Beith Astro - Make the game safe, playable, and fit for the future.
- 2 Refurbish Pavilion and Improve Access - Create a space everyone can use and enjoy.
- 3 Resolve Bellsdale Legal Ownership - Unlock the potential of a historic local cultural asset.
- 4 Secure Full Asset Transfer - Put the future of football in local hands.
- 5 Upgrade facilities to SFA Bronze License Standard - Raise the bar for progression and participation.



FUNDING REQUIREMENTS

Capital Phasing Plan & Funding Strategy

We have developed a three-phase capital delivery plan that matches our strategic objectives with funding opportunities and project milestones. Each phase builds on the last, supporting both immediate needs and long-term sustainability.

Phase 1 – Essential Upgrades to Beith Astro

Item	Estimated Cost	Potential Funders
Beith Astro Resurfacing	£255,000	SFA Pitching In Fund / NAC Community Investment Fund
Sports Trust Set-Up	£10,000	Beith Trust / North Ayrshire Ventures Trust
Pavilion Refurbishment - Design Stage	£10,000	NAC Repurposing Derelict Buildings Fund (Stage 1)
Subtotal – Phase 1 - £275,000		

Capital Phasing Plan & Funding Strategy

We have developed a three-phase capital delivery plan that matches our strategic objectives with funding opportunities and project milestones. Each phase builds on the last, supporting both immediate needs and long-term sustainability.

Phase 2 – Bellsdale & Pavillion Infrastructure Development

Item	Estimated Cost	Potential Funders
Bellsdale Floodlighting	£100,000	(Completed 2025)
Legal Resolution of Bellsdale Ownership & Asset Transfer prep works	£10,000	DTAS - Acorns to Trees DTAS - Expert Help Grant Fund Various
Pavilion Energy Efficiency Refurbishment – Completion Stage	£190,000	NAC Community Renewable Energy Regeneration Fund SME Small Business Support CAREs Sports Scotland Facility Fund Scottish Communities Landfill Fund NAC UKSPF
Subtotal – Phase 2 - £300,000		

Capital Phasing Plan & Funding Strategy

We have developed a three-phase capital delivery plan that matches our strategic objectives with funding opportunities and project milestones. Each phase builds on the last, supporting both immediate needs and long-term sustainability.

Phase 3 – Beith Astro Asset Transfer - Asset Transfer of Beith Astro to Sports Trust

Item	Estimated Cost	Potential Funders
Asset Transfer of Beith Astro to Sports Trust	£10000	Beith Trust / DTAS
Subtotal – Phase 3 £10,000		
TOTAL FUNDING REQUIRED £585,000		



**RISK
MITIGATION
STRATEGY**

Risk & Mitigation Strategy

We have identified key risks associated with the development and delivery of this project and outlined corresponding mitigation strategies to ensure resilience and continuity.

FUNDING IT

Funding shortfall:

A diversified funding approach with phased delivery allows the project to proceed in stages if needed.

BUILDING IT

Construction delay / cost overruns

Use of experienced contractors and tight project management to keep programme and budget on track.

MANAGING IT

Delays in asset transfer or legal resolution

Early legal engagement and close coordination with stakeholders to anticipate and resolve issues quickly.

OPERATING IT

Low uptake or usage

We have solid existing usage and demand. This, combined with proactive marketing and local partnerships, will maintain participation.

SUSTAINING IT

Operational cost pressures

Income from bookings and partnerships, plus lean management model to ensure financial sustainability

Sustainable Operations & Income Model

To ensure the long-term sustainability of the facilities, we have developed a financial model that combines earned income with grant funding and partnership support.

PITCH HIRE

Pitch hire income from community teams, clubs, schools, and casual users

SCHOOL HOLIDAY CAMPS

Football and activity camps during school breaks, supporting families at key holiday pressure points and generating sustainable income for the facility.

SPACE HIRE

Space hire or offices, projects meetings, training and social events

GRANT & TRUST FUNDING

Grant Funding for projects & community services and initiatives

EFFICIENT COST MANAGEMENT

Efficient operational model which builds on the close partnership with Beith Trust. This economy of scale helps reduce overheads and ensures long-term sustainability.

Community Involvement & Influence

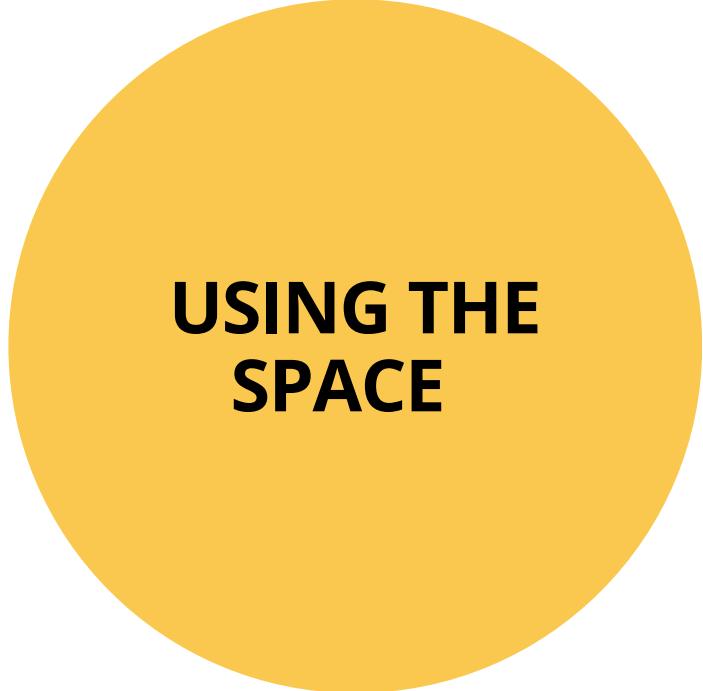
This project is not the beginning of community involvement — it's the next step in over a decade of community-led facility management and grassroots football development.

Beith Astro was established through a 25-year lease to Beith Trust in 2012. Since then, it has been operated and maintained by Beith Trust, with usage, access, and programme development shaped directly by those who use it. Similarly, Bellsdale Park has been the home of Beith Juniors FC for over 100 years, a club with a strong reputation for performance, community connection, and deep local roots. Our project builds on 12 years of real community ownership, trust, and experience.

How our Community Has Shaped our Proposal

- **Beith Astro's day-to-day operations have been community-managed since 2012, with feedback loops built into how space is booked, maintained, and developed.**
- **Local clubs—including Beith Juniors FC and Beith Community FC—are active partners in strategic planning and provide practical input on design, usage, and licensing goals.**
- **Schools, youth groups, and families use the facilities daily, and their input has shaped decisions on pavilion layout, play access, and shared scheduling.**
- **A dedicated stakeholder group, led by Beith Trust, is already in place to plan for the future of Orr's Park and Bellsdale Park in partnership with the wider community.**

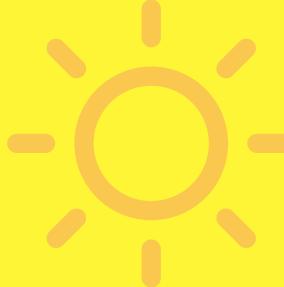
Our proposal represents a locally driven project that reflects 12 years of learning, delivery, and deep-rooted community involvement.



**USING THE
SPACE**

Programming the Space – How Beith Astro will Operate

We will manage Beith Astro and associated facilities as a football facility combined with multi-use community assets, balancing structured bookings with community access and flexible programming



- **Daytime School bookings,**
- **Early years activity / Wrap around childcare provision**
- **Family groups**
- **Volunteer Groups**
- **Ad-hoc Pavilion hire for meetings, training, wellbeing activities**



- **After School Youth teams (girls & boys),**
- **Community football sessions, development squads**
- **Club training,**
- **League matches,**
- **Recreational adult bookings**



- **Weekends Matches, Football Festivals, Community Events**

Booking & Access Model



- **User led online booking system for transparent pitch and pavilion hire**
- **Repeating booking functionality for partner clubs and organisations**
- **Discounted rates for local clubs**
- **Flexible spaces available for local organisations, training sessions, and social events**
- **Clear allocation policies to ensure fairness and balance across users**



Marketing

Marketing & Sales Strategy

We will manage Beith Astro and associated facilities as a football facility combined with multi-use community assets, balancing structured bookings with community access and flexible programming

Easy to Book & Pay



- Instant online booking via www.BeithAstro.Skedda.com
- Transparent pricing and availability
- Accessible for teams, groups and individuals

Digital Promotion



- Targeted social media campaigns
- Engaging local content and testimonials
- Email updates and community newsletters

Local Partnerships



- Clubs, schools, and community organisations
- Cross-promotion with Beith Trust / Beith Juniors/ Beith Community Football Club activities
- Word-of-mouth from regular users

Income-Driven Approach



- Flexible booking options to maximise usage
- Clear pricing structure with member discounts
- Childcare Company anchor tenant as regular revenue stream

Financial Overview & Strategic Positioning (2025–2028)

How we will make it work

This financial plan spans a critical three-year transition period as Beith Trust leads the development and strategic handover of Beith Astro and its associated infrastructure into long-term community ownership. As part of this process, the ownership of the facility will be realigned to better reflect and support the way it is used — with stewardship transferred to a new Sports Trust made up of those with a direct and ongoing interest in the facility's success.

During this period, Beith Trust will work closely with Beith Juniors, Beith Community Football Club, and other relevant stakeholders to build the skills, governance structures, and operational capacity required to take on this responsibility effectively.

This approach ensures that, by the end of the development phase, the facility will be in the hands of a locally-rooted, well-prepared organisation with the capability to manage it sustainably for the long term.

The spreadsheet details anticipated income and expenditure over this three-year window. Across the three-year period, our focus is firmly on the capital development and strategic establishment of the enterprise.

This includes not only the physical upgrades but also the organisational transition toward a new Sports Trust. Financially, the aim is to achieve a break-even or small surplus position year-on-year — a realistic and responsible target that allows the facility to stabilise, build resilience, and prepare for long-term community ownership and sustainability without overextending its resources during this critical phase.

These forecasts include all core operational costs, including staffing, utilities, maintenance, and ongoing Intelligent Play subscription fees. Projections are based on a combination of historic income, current pitch use, and expected uplift from improved facilities and increased demand.

Importantly, this period is not only about stabilising Beith Astro — it is about preparing for the future. Over the course of the plan, Beith Trust, in partnership with Beith Juniors and Beith Community Football Club, will work toward the formation of a new Sports Trust, which will assume long-term responsibility for the asset. As legal issues surrounding Bellside are resolved, the Sports Trust will incorporate Beith Juniors' infrastructure into a unified operating model.

This consolidation of facilities, partners, and purpose will strengthen the long-term sustainability of the project well beyond the development phase. By the end of the three-year period, the Sports Trust will be in a position to take ownership of a refurbished, modern, and well-used facility, supported by clear governance, secure income streams, and robust community buy-in.

Financial Overview & Strategic Positioning (2025-2028)

Beith Trust is targeting a break-even or small surplus position in Years 2 and 3 to enable a sustainable handover to the proposed Sports Trust in Year 3

Headline Financials: Operational Position (Capital Development Phased over 3 years)

Year Total Income (£)	Earned Income	Capital Funding	Project Funding	Total Income (£)	Total Expenditure (£)	Surplus / Deficit (£)
2025-2026	£55,500	£310,000	£25,000	£380,500	£379,520	£980
2026-2027	£70,000	£125,000	£10,000	£205,000	£198,366	£6,634
2027-2028	£75,000	£100,000	£10,000	£185,000	£177,134	£7,866

This capital profile includes the resurfacing of Beith Astro 3G pitch, Intelligent Play integration, and phased renovation works to Beith Astro Pavilion and installation of floodlights at Bellsdale Grass Pitch, delivered alongside strategic development work with key partners.

Appendix & Supporting Documents

Supporting Documents

- Beith Astro 3 year Capital Development Finance Sheets

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