CAMBUSLANG RFC GYM PROJECT INITIATION DOCUMENT

Starting steps for planning a new gym facility

PROJECT OVERVIEW AND STRATEGIC GOALS

Facility Transformation

The project plans to convert an unused squash court into a dedicated Strength and Conditioning gym for rugby players.

Financial Sustainability

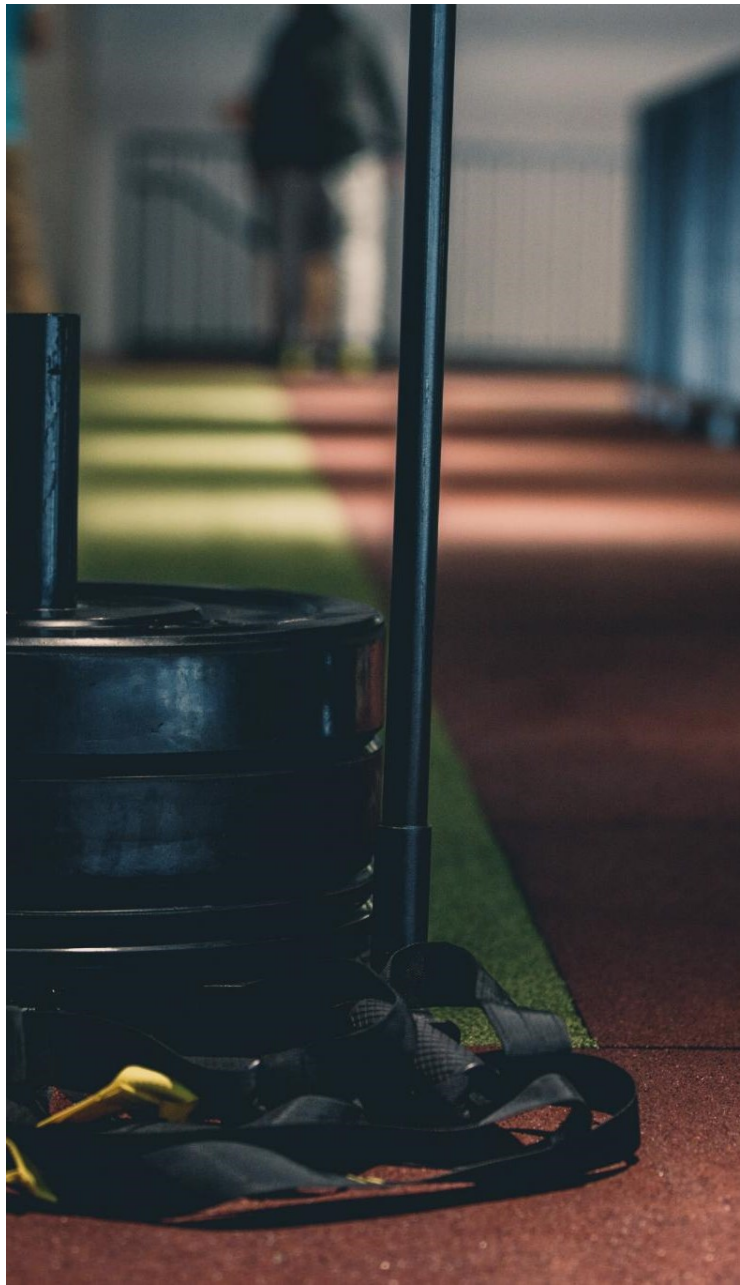
Addressing rising costs and lease inefficiencies by creating sustainable income streams and reducing expenses.

Community Engagement

Emphasizing community involvement and grant funding to secure long-term project viability and local support.

Strategic Player Development

Enhancing training facilities to improve player development and maintain competitive edge in rugby.



HISTORY AND CURRENT FACILITY USE

Historical Facility Background

The club built squash courts in the 1960s, which later became a leased gym space from 2003.

Current Lease Challenges

Since 2016, the gym operates under a month-to-month lease, leading to reduced profitability and uncertainty.

Training Facility Limitations

Lack of dedicated strength and conditioning space forces juniors to use external gyms, causing logistical issues.

Commitment to Player Development

The club prioritizes modern facilities to enhance player training and development despite current constraints.





CHALLENGES FACING THE CURRENT GYM ARRANGEMENT

Ineffective Business Model

Rental income includes electricity costs rising from 24/7 tenant use, reducing net profits significantly.

Building Maintenance Issues

Neglected repairs have caused visible damage to doors and woodwork, increasing future maintenance costs.

Lack of Dedicated S&C Facility

Absence of strength and conditioning facility limits player development and reliance on external gyms.

Lease Uncertainty Risks

Month-to-month lease risks tenant departure leaving the club with no income and a dilapidated building.

STRATEGIC GOALS AND SPECIFIC OBJECTIVES

Facility Control and Refurbishment

Regain facility control by terminating tenant agreements and refurbish the building to meet modern standards for player development.

Business Planning

Develop a comprehensive business plan to establish a sustainable club-run gym generating income and supporting operations.

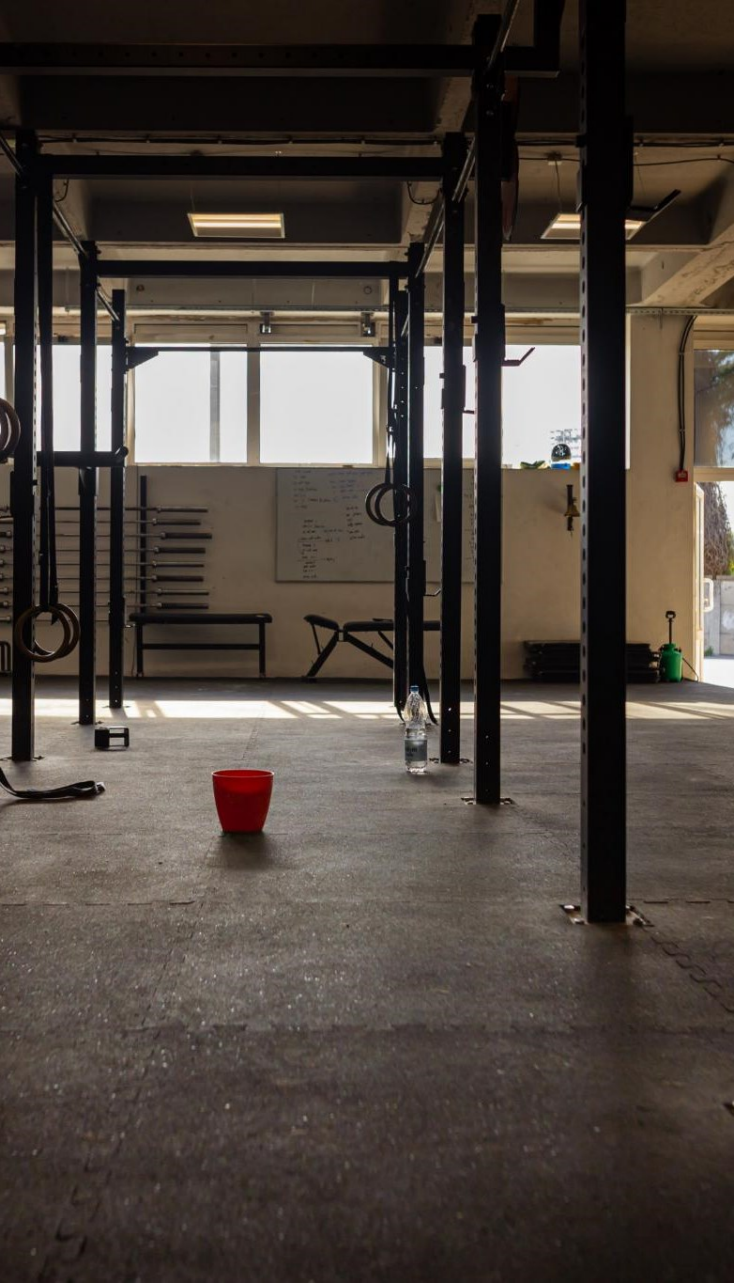
Structured Training Programs

Deliver structured strength and conditioning programs tailored for adult and youth players to enhance athletic performance.

Community Engagement

Explore community engagement and additional revenue streams to strengthen ties with schools and local organizations.





DEVELOPMENT PATHS CONSIDERED

Option 1: Do Nothing

Maintain current lease with high risk and no strategic benefits for gym future.

Option 2: Refurbishment

Modernize existing building to create an updated and attractive club gym.

Option 3a and 3b: Expansion

Small or large expansion using steel barn structures to increase gym space at different costs.

Option 4 and 5: Demolition and New Build

Demolish existing building for potential new purpose-built gym facility with higher investment.

COSTS, BENEFITS, AND RISKS

Refurbishment Option

Refurbishment costs circa £291,200, improves facilities, offers new income but requires high investment.

Expansion Options

Small expansion costs circa £25,000 with limited impact; large expansion costs circa £75,000 offering more space.

Demolition Costs

Demolition costs £37,900 including asbestos removal, with no revenue benefits.

New Build Advantages

New build starts at £100,000, aligns with sustainability goals, benefits from £250,000 grant.

Project Risks

Risks include cost overruns, planning delays, and funding shortfalls, needing careful planning.



POTENTIAL SOURCES AND INCOME STREAMS

Diverse Funding Sources

Funding includes SRU grants, local council support for PV and battery systems, and club reserves combined with community fundraising efforts.

Energy Efficiency Support

Additional aid from Business Energy Scotland supports energy efficiency initiatives like solar panels and battery installations.

Revenue Generation Strategies

Income derived from membership fees, hall and school lets, physiotherapy suite rental, and EV charging point installations provides financial sustainability.



PREFERRED OPTION AND RATIONALE

New Build Strategy Benefits

The new build option delivers modern, energy-efficient facilities aligned with strategic development goals and offers strong grant funding potential.

Investment and Planning Needs

Significant upfront planning, costings, and stakeholder consultations are required to ensure project feasibility and secure financing.

Long-Term Strategic Impact

This approach transforms existing assets into strategic resources that enhance player development, community engagement, and financial sustainability.

ACTION PLAN FOR IMPLEMENTATION

Planning and Permissions

Obtain detailed quotes and secure necessary permissions by engaging with planners early in the process.

Funding and Community Support

Initiate funding applications and launch community engagement initiatives to build support and contributions.

Project Management and Communication

Ensure effective project management and stakeholder communication to mitigate risks and maintain timelines.

Decision-Making and Approval

Present findings to members for approval to finalize decisions and move toward successful implementation.

