



REPORT TO BOARD MEETING ON 2 DECEMBER 2009

NOTES OF MEETING WITH SCARBOROUGH BOROUGH COUNCIL ON 23 NOVEMBER 2009

Present	Jim Dillon	Chief Executive SBC
	Councillor Tom Fox	Leader of Council
	Tony Brown	SAFCS
	Sandra Troughton	SAFCS
	Richard Adamson	SAFCS

1. The meeting was held at the Town Hall, St Nicholas Street, Scarborough at 2.00 pm on Monday 23 November 2009.
2. Tom Fox began the meeting by confirming that the Council had published its Local Development Framework document which clearly stated the Council's intention to develop a community sports village, including a football stadium, within 5 years. This is one of the Council's priority projects and one of the Council's Strategic Directors, Hilary Jones, has been tasked with taking the project forward to completion. Apart from the lack of a suitable venue for football the Council is also faced with replacing the Filey Road sports facilities as these are in need of renewal.
3. Tom Fox confirmed that following the Council acquiring the McCain Stadium it has undertaken a feasibility study to see if it was capable of being developed into a sustainable facility offering more than a football ground, in the same way as the proposed sports village is envisaged. However because of the limited space available at the McCain and other constraints such as lack of parking the Council decided that developing a sustainable facility was not possible. Subsequently the Council has been exploring other options.
4. The Council is aware that some fans harbour a desire to return to the McCain even in the short term but this is not practical. A joint site inspection in December 2008, attended by Richard Adamson, Kevin Smith and a structural engineer acting for the Club with Council officers, established that it would cost an estimated £600,000 to bring the ground back to a basic playable condition. Even if this money was invested the running costs of the McCain are far beyond the means of SAFC and with no other revenue than that generated on match days and membership subscriptions the Club would inevitably not survive at the McCain. The Council is unwilling to invest £600,000 in these circumstances as it does not offer a long term solution and once spent the money is gone. Investing a similar sum in a new facility is the best use of the money.



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5. Tony Brown confirmed that it is the view of the Board of SAFCS that the Council's estimate of repair and running costs for the McCain were reasonable and that it is undeniable that the Club could not afford to play at a repaired McCain Stadium.
6. In developing the proposal to create a community sports village the Council is determined that the project is and remains viable in terms of running costs, including the football stadium. Consequently the Council has been exploring with prospective partners the possibility of developing other services and facilities as part of the sports village to generate income which will contribute to it being viable. The Council does not want to develop a football stadium in isolation that SAFC cannot afford to use or which will be unsustainable.
7. The Council is meeting a number of potential partners who might be interested in participating in the development during week commencing 30 November 2009 as the starting point in taking the project forward. The value of the land at the McCain and Filey Road will be used, along with any grants and external funding, to develop a sports village, including a stadium.
8. Sandra Troughton explained the recent developments in formalising links with Scarborough Ladies FC who have similar ambitions to ourselves to move up the football pyramid and lack suitable training facilities.
9. Tony Brown asked if the Council could give a firm date when a new stadium was likely to be ready. The Council advised that at this stage it is not possible to give a firm commitment to a date as the project is still at an early stage, consultations with other local sports organisations are to be undertaken, agreements with other partners who might develop revenue generating services have to be confirmed and a tendering process undertaken. Once a developer has been selected it is expected that building works will take around 18 months.
10. It was agreed that the meeting had been very useful and the Council would meet with representatives from SAFCS Ground Sub-Committee every three or four months. Tony Brown confirmed to the Council that the membership of the Ground Sub-Committee would be finalised at the Board meeting on 2 December 2009 following the Board elections and AGM.

Notes prepared by Richard Adamson, Society Secretary
30 November 2009