



SCCNo419 – Issue 2a

July 2021



Response to

# Request For More Information

Grampian House

Published by UNIT CHAIRMAN – Mr Kevin Rae (Trustee)



## Executive Summary

Please see enclosed the detailed response to your request for more information on our application for Asset Transfer of Grampian House, Commerce Street, Fraserburgh to Fraserburgh Sea Cadets.

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## Sea Cadets

***Q. In relation to the Sea Cadets the OSCR Annual return 2019/2020, the figures do not add up correctly.***

A. The accounts have been confirmed as true and accurate by VT Wealth Management, Fraserburgh.

***Q. On Page 5 – number of cadets and volunteers does not appear to correlate with the appendix on the unit's regeneration plan.***

A. The discrepancy between the figures is not as it is perceived; we were not able to recruit volunteers or cadets during the Covid19 pandemic as there was no electronic means of being onboarded(inducted) via virtual methods at the time. There was natural wastage of cadets due to aging out or change of circumstance, therefore, our numbers decreased. During this time, our waiting list continued to grow. Our stated capacity in the business plan is correct, the regeneration plan had accurate numbers on the day of publication. Since then, a virtual induction for both cadets and volunteers has been rolled out by the Sea Cadets, we are now at the capacity figures stated in the business plan (meaning we are on track for meeting our Post-Covid Regeneration Plan.)

Our capacity has since increased to 35 cadets following the enrolment of additional volunteers specifically to allow an entirely new group to start on Saturday mornings. As at 10/07/21, our cadet membership is 37.

***Q. In relation to the membership of the group, increasing this is a key element of the plans submitted. Can you confirm the current capacity at the existing building?***

A. The capacity for cadets at Balaclava Quay is 30, however this will be 0 as of 1st August 2021.

***Q. What will be the capacity at the new building?***

A. Grampian House: We are setting the capacity at 50. This allows us the flexibility for all cadets and volunteers to parade together and gives us the space should we be asked by Social Work (or other organisations) to take in emergency placements. We will not be restricted to 50 cadets however this would be our optimum number.

***Q. In terms of the waiting lists, has this figure been constant year on year suggesting that the increased capacity/membership would be sustainable in the longer term?***

A. The waiting list is currently open for junior sea cadet only, applicants (9 to 11 years). This ensures that every cadet can experience the full 9 years. We have regularly had to turn cadets away. As of today (10/07/2021), there are 7 junior cadets on the waiting list. Since 2015 we have increased our capacity from 20 cadets to 35 cadets, on each occasion this additional capacity has been filled immediately from our waiting list. These capacity increases have been possible due to the reconfiguring of the building at Balaclava Quay and creating the boating station at Sandhaven. We do not actively advertise recruitment due to the constant waiting list.



## Community Hub

### ***Q. Is it the case that Grampian House is meeting an identified need for this type of community hub space in the town?***

A. Fraserburgh Sea Cadets envisages a Community Hub as a 'multi-purpose building that is made accessible to the residents of the area in which it resides'. Sea Cadets will lease space to those groups that require alternative suitable accommodation which is currently unavailable in Fraserburgh. At the time of the release of the public support appeal for Buchanan House, we were already working with Fraserburgh Community Shed, 2 other groups approached us voluntarily, with their expression of interest for using the facility, as they have needs that are also being unmet by current facilities in the town. We have identified all these groups in the business plan, Grampian House will be utilised 7 days per week, with some capacity for additional 3rd party users where required. Once we have secured Grampian House, we will offer the facilities out for further bookings – whether on an ad hoc or permanent basis.

The following table demonstrates the usage of Grampian House:

DAY/GROUP	MON	TUES	WED	THURS	FRI	SAT	SUN
AM	FCS		FCS		FCS	SCC LSL	SCC
PM	FCS	LSL		LSL		SCC FCS	SCC
EVE	SCC	SCC	FCS	SCC	SCC	SCC	

SCC: Sea Cadets

FCS: Fraserburgh Community Shed

LSL: Lithuanian School of Language

**NB** Fraserburgh Sea Cadets is not reliant on any of the above rental income to operate and maintain Grampian House. The Sea Cadets are financially stable to deliver the cadet experience without this income.

### ***Q. Would it be a case of sharing the burden that the management and maintenance of such a property would bring?***

A. Sea Cadets will manage and maintain the building in its entirety. Fraserburgh Community Shed will be a key user and support Sea Cadets in maintenance and upkeep of the building as part of their community engagement, this builds on the current collaboration between our two organisations. The Sea Cadets is not reliant on Fraserburgh's Community Shed for maintenance as we do have a parents' and supporters' group who already support and maintain where required.

### ***Q. In the submission there is mention of consultation with various stakeholders within the local communities for the last four years.***

A. Since 2016 the unit has conducted a number of consultations with various parties, internally and externally, to discuss the future of the Sea Cadets HQ and how a new HQ could benefit the entire community. The consultation included considerations of 3rd party uses for the facility to ensure it was being utilised to its full potential.



## Consultation for Sandhaven facility 2016 - 2019

Group consulted	Method of consultation	Questions asked	Outcome	Action taken as a result
Voting members; 32	Verbal	Collaborative event to discuss need/demand for new facilities	Swot analysis with accommodation/facility requirements	Create/ investigate options for new HQ.
Cadets; 20	Verbal			Planning permission sought for new HQ.
Sandhaven harbour	Verbal			
Aberdeenshire council	Verbal Email	Opportunities for use of existing buildings for HQ	Suitable buildings not identified or available	Submit planning application
Public meeting	Open meeting at Balaclava Quay	Open forum, Q&A	Positive feedback received; suggestions brought to committee/ architect to consider all suggestions	Design of property updated; planning application submitted
Public meeting	Open meeting at Sandhaven primary school	Open forum, Q&A	Positive feedback received; suggestions brought to committee/ architect to consider all suggestions	Design of property updated; planning application submitted
Planning department	Planning application submitted		Planning approved	Building warrant application not completed due to the extensive costs of coastal protection

Following this consultation, a completely new facility was going to be built at Sandhaven which would amalgamate the onshore and offshore activities of the Sea Cadets. We had already identified the need to move from Balaclava Quay; after being made aware of future Windfarm Development that would require siting at Fraserburgh Harbour. The Sandhaven facility, is no longer a viable option due to the cost of the Coastal Protection and lack of European funding now available since Brexit.

The Sandhaven facility was originally designed to maximise the use of all the space available throughout the week. When it became public knowledge that Fraserburgh Sea Cadets would be moving to a larger property within Sandhaven, we were approached by other organisations who expressed their interest in the use of our facilities to operate from. This included, Sandhaven and Pitullie Harbour Trust, Sandhaven Boys' Brigade and K-Dance.



Buchanan House was identified as the next most suitable option due to it being a vacant building with the requisite amount of space, and its location within Fraserburgh. We would still require to operate from our facility at Sandhaven for our afloat activities.

#### Consultation for Buchanan House 2020 - 2021

Group consulted	Method of consultation	Questions asked	Outcome	Action taken as a result
Voting members: 48	Verbal via zoom	Update swot analysis to current status	Pursue purchase of Buchanan House	Positive outcome with cadet consultation to follow
Cadets: 30	Cadet forum	<p>Where do you see the Sea Cadets in 5 years?</p> <p>If you could develop anything in the Sea Cadets, with regards to facilities, what would it be and why?</p> <p>Which areas of Buchanan House would be beneficial for Sea Cadets to operate from?</p> <p>Do you think Buchanan House is a suitable alternative HQ? Justify.</p>	Overwhelmingly, cadets were enthusiastic at the prospect of moving to more modern, better constructed accommodation which would allow each corps to learn independently from each other.	Formal offer submitted pending securing funding
Fraserburgh Community Shed	Formal consultation with Fraserburgh Community Shed committee	<p>Would you consider a move to Buchanan House?</p> <p>How much space do you require to operate?</p> <p>Which is your preferred option; co-habit or lease?</p> <p>Would you support us with the maintenance of the property?</p>	Fraserburgh Community Shed overwhelmingly confirmed their intention to move with us on a lease basis, allowing the collaborative relationship to continue. They would continue to support us with ongoing maintenance.	Letter of support from the Fraserburgh Community Shed received. Fraserburgh Community Shed became a part of our business plan
Lithuanian school of language	We were approached by them via messenger	They asked if us if we could rent them space	Recorded their needs and their	Added to our business plan



			<p>intention to expand.</p> <p>Recorded their inability for expansion in their current rental space in Fraserburgh.</p> <p>Recorded they have actively sought other accommodation but cannot find suitable space on a permanent basis.</p>	
Public consultation	Public virtual meeting	Open forum, Q&A	Positive feedback received; suggestions brought to committee/ architect to consider all suggestions	Positive feedback, updated swot analysis.
Public	Public appeal	Will you please support Fraserburgh Sea Cadets in the purchase of a new HQ which would be available to use by other groups in Fraserburgh?	£30,000 raised towards the purchase of Buchanan House.	Formal offer submitted pending securing remainder of funding

Buchanan House was no longer a viable option due to the cost of the building purchase increasing because of a change in the owner's personal circumstances. This increase brought the purchase price above the survey value of the property which meant, legally, as a charity, we cannot pursue this any further despite significant consultation with the seller, which included possible leasing options.

Grampian House is now the preferred location for the new Sea Cadet Headquarters, after an audit of the other available sites across Fraserburgh had been carried out. Grampian House provides us and the other identified interested parties, with the appropriate space required to carry out the land-based areas of the Sea Cadet Experience, with residual capacity for other organisations to utilise on the days they operate.



## Consultation for Grampian House 2021

Group consulted	Method of consultation	Questions asked	Outcome	Action taken as a result
Voting members: 43	Verbal via zoom	Update swot analysis to current status	Pursue asset transfer application	Positive outcome with cadet consultation to follow
Cadets: 29	Cadet forum	<p>As building a new property at Sandhaven is no longer viable, is our current setup suitable to be used as our HQ all year round?</p> <p>What issues do you forecast with the development of the Sandhaven site?</p> <p>Do you believe Grampian House would meet our all-year round shore-based needs?</p>	<p>Cadets do not support Sandhaven as our new HQ due to the lack of shelter during inclement weather, inappropriate for uniformed parading, no access to running water or mains electricity. Toilets are portaloos.</p> <p>Grampian House would allow all shore-based training to be conducted in a modern building of standard construction.</p>	Pursue asset transfer application
Fraserburgh Community Shed	Eviction notice issued; committee met with us	Is it still your intention to move along with us, as we are pursuing the purchase of Grampian House via an asset transfer?	Verbally agreed.  Letter of intent	Working with Fraserburgh Community Shed to accommodate their needs in relation to outdoor workshop
Lithuanian School of Language	Verbal/online communication	Is it still your intention to rent space from us, as we are pursuing the purchase of Grampian House via an asset transfer?	Verbally agreed.	Updated business plan
Fraserburgh Resilience Group	They approached us	Is it your intention to rent space from us, as we are pursuing the purchase of Grampian	Verbally agreed.	Updated business plan





		House via an asset transfer?		
Public	Asset transfer process	Opportunity for representation during the application process	No representations received	Application process continues

In considering Grampian House's suitability we evaluated the SWOT analysis, consultation feedback from all consultations, potential 3<sup>rd</sup> party uses and the Sea Cadets current and future requirements for delivering the Cadet Experience. The outcomes were:

- The need for Sea Cadets waterside facilities is covered by the portacabins at Sandhaven.
- The viability of a purpose-built facility at Sandhaven is no longer financially viable due to the level of coastal protection work required.
- There are no other suitable properties for either the Sea Cadets or Fraserburgh Community Shed available despite extensive searching.
- Sea Cadets membership has increased, and we still have demand to increase further.
- Both Sea Cadets and Fraserburgh Community Shed need to secure a new HQ following notice of eviction from current premises.
- Grampian House offers a suitable large room for Sea Cadet Parading.
- Grampian House offers suitable space for a Ships Office, Clothing Store, Secure Training Store and Armoury.
- Grampian House offers 6 classrooms that allows the Sea Cadets to deliver the cadet experience to all of the cadets at the same time, allowing for full attendance at all sessions, in turn this increases the opportunities for all cadets.
- Grampian House offers suitable space to the rear for the Fraserburgh Community Shed to site their workshop/store.
- Grampian House offers facilities that 3<sup>rd</sup> parties can hire/lease for delivery of their activities.
- Grampian House offers a reasonable Kitchen space that can be easily developed to deliver catering/stewarding training.
- Grampian House offers a kitchen space can be utilised to support fundraising of organisations in the facility.
- Grampian House offers space to be used for small conferences/meetings by 3<sup>rd</sup> parties.
- Grampian House is central to the town with easy access and public transport.

***Q. The JIC, Albert St and the Fraserburgh Community and Sports Centre as well as other facilities in the town provide substantial space for numerous groups to meet, both sports groups and otherwise but there is no assessment of how the facility at Grampian House would complement or meet unmet demand for these facilities. Have the groups identified been actively searching for alternative sites or does Grampian House represent an opportunity for improved facilities?***

A. Each of the organisations who have been identified to date, have been actively looking for accommodation prior to being made aware of our intentions with Grampian House. Unfortunately, due to their needs no suitable accommodation has been secured.



Organisation	Current location	Status of current location	Level of interest
Fraserburgh Community Shed	Balaclava Quay	Cannot operate here due to state of building, Covid19 restrictions. Will be homeless as of 1st August 2021.	Will move to new premises with Fraserburgh Sea Cadets
Lithuanian School of Language	Fraserburgh Community and Sports Centre	No availability for fixed classrooms, limited capacity at present due to Covid restrictions and demand for bookings from other groups/organisations.	Have expressed an interest in the use of our facilities 3 times per week; evenings/daytime.
Fraserburgh Resilience Group	See next column	Sea Cadets minibus is already available for their use. Sea Cadets new facilities will be available for their use 24/7 in the case of an emergency. 24/7 access is currently unavailable from other supporting organisations.	On an emergency use only but will be keyholders.

#### *JIC*

It is currently in a poor state of repair, and with the need to safeguard each organisations' long-term future rather than finding a short-term fix. As the JIC building is for community use, each organisation would be unable to set up classrooms and leave equipment/resources in situ. They would require a permanent lease. The learning/delivery space required cannot be adequately accommodated within the JIC building. Aberdeenshire Council has notified us on 07/07/2021 that no bookings for the JIC are being taking until further notice.

#### *Fraserburgh Community and Sports Centre*

Again, this is a building for general use by the community, with no space for permanent storage or classroom setup/manufacturing space. Attempts have been made for permanent regular bookings; however, this is not possible due to how busy the centre is already. Aberdeenshire Council has notified us on 07/07/2021 that no bookings for FC&SC are being taking until further notice.

#### *Royal British Legion*

Again, there are no storage or permanent classroom areas, nor is there capacity for the Community Shed. During pre/post CV19 times, the Legion is already in use most evenings.

#### *Fraserburgh Development Trust*

This property is currently on the market, meaning that no long-term lease of space is available. Most rooms are sublet already.

### *Dalrymple Hall*

Again, communal use. There would be inconsistent access throughout the year due to the nature of the users; pantomimes. Access, storage, and classrooms would be an issue.

***Q. It would be useful if there was detail on any plans for collaboration between the groups as part of the community hub or will they continue to be standalone organisations.***

A. All accommodation will be on a lease basis directly from the Sea Cadets who will be the title holders of Grampian House. There will be a quarterly User Group Meeting held with all leaseholders and users to identify areas for development and encourage collaborative working.

Fraserburgh Community Shed meeting at Fraserburgh beach, while they are homeless, they have no workshop to create any products to sell, this means they have no income to allow them to hire a meeting place



Grampian House will solve this problem and secure their future



## Community Shed

### ***Q. Could you clarify how far the discussions with the Men's Shed group have progressed?***

A. Throughout our whole relocation process, we have been in continual contact with Fraserburgh Community Shed; we have had advanced discussions about how they would operate from Grampian House. We are discussing a user-level agreement, which is a work in progress as the relocation situation develops. As part of the Men's Shed relaunch, they will be rebranding to Fraserburgh Community Shed, this is to show that it is not exclusive to men, where in fact the chairperson is actually a woman. The Sea Cadets support this modern, inclusive, and progressive move.

### ***Q. Whether their requirements could be met within Grampian House or indeed within a container located outside the property.***

A. The current shed at the rear of the Sea Cadet's Unit on the Balaclava Quay has operational space for 3 work benches, therefore, no more than 3 people would be able to take part in manufacturing, they would only be able to meet with each other in the hall. As of 1st August 2021, Fraserburgh Community Shed will also be homeless.

Fraserburgh Community Shed have provided us with examples of Community Shed group premises in other areas of Aberdeenshire, who successfully operate from containers and portacabins (these groups have been supported financially by Aberdeenshire council). The proposed dimensions for these constructions are, container: 20' x 8' and the portacabin: 30' x 10,' as per the business plan. The equipment used in the portacabin will be, a small lathe, circular saw, hand tools, drills, etc. All tools used are hobby equipment and not of commercial size or grade. Appropriate dust extraction measures will be installed; this incorporated with a 'clean as you go' method and the correct PPE will provide adequate health and safety compliance. Health and Safety guidelines and risk assessments will be created as the facilities develop, prior to their use. The concept of using portacabins/containers for workshops is very common throughout the Men's' Shed movement.

Accommodation in Grampian House will provide Fraserburgh Community Shed with the flexibility to meet separately with having both a work and a social space. The plan, of a container (to be used for storage purposes) and a portacabin (to be set up as a permanent workshop), will create the additional capacity implied in the business plan, with workstations for 8 – 12 people. Fraserburgh Community Shed would be able to have meeting space inside the building, along with the use of the facilities, and in the container and portacabin sited at the rear of the property.

### ***Q. On Page 32 it states that the Men's Shed will be able to increase their membership – however no evidence that they are at capacity in their current space or if a waiting list has been provided.***

A. The development of the Fraserburgh Community Shed facilities at Grampian House, would create the most amount of workshop space Fraserburgh Community Shed has ever had, and provide them with sufficient room for manufacturing. There is also the possibility of having dual sessions, with some members meeting inside while others are manufacturing and vice versa. As Fraserburgh Community Shed were a viable group with the limited space available pre-covid, this enhanced facility will increase their revenue and opportunities for its members and community post-covid.

Grampian House is in a central location, which will increase the visibility of Fraserburgh Community Shed, enhancing its profile within the community. Grampian House will better fulfil the requirements of the demographics of Fraserburgh Community Shed (more senior) due to its layout and location.





As per the business plan, membership will be able to increase due to the enhanced facilities and opportunities at Grampian House. The increase implied in the Business Plan relates to the increase in capacity to meet all together not listed membership. Currently numbers are restricted on how many can meet physically at the same time due to the limited space available. There will be space for all members to attend simultaneously, which is not the case at present.

As we are coming out of the pandemic, a number of new people have been in touch and actively joined the Fraserburgh Community Shed, so demand has increased and is likely to continue to do so as we are able to meet up.

**NB** Fraserburgh Community Shed social remit is to combat loneliness, depression, and lack of social contact.

Below are photographs of Men's (Community) Sheds in Aberdeenshire that operate successfully from portacabins for both their social and workshop needs. We are pleased that Grampian House can provide a better environment for the social aspect, with scope for use of both large rooms and private space for smaller discussions. While the 'shed' for making their creations will be situated in the container/portacabin at the rear.



**The latest feedback from the Fraserburgh Community Shed:**

*"The ideology behind a Community Shed is that it has members, but it is not a fixed thing, it is different things to different people. For some, it will be about just meeting somewhere warm and having a cuppa, sharing experiences with others, for some it will be about getting into the workshop, being active and making things. Some might turn up every night, while others only once a month. It is a Community Shed, it can be whatever you want it to be if members want an art class, then it can be arranged. Indoor and workspace is essential to allow a range of activities, however it's important to remember no two sheds will be the same."*



## Grampian House

### ***Q. Should alternative options be available would these be considered by the group(s)?***

A. Yes, all alternatives will be considered for suitability, we are not just a club; we are heavily regulated by several governing bodies and have very specific requirements that mean we need to have a fixed premises that we can control the use of.

### ***Q. This building and its management will be an additional challenge for the group particularly in context of how the group has operated up until this time in a building provided rent free by the harbour.***

A. We built and have owned the building at Balaclava Quay since 1971 and been wholly responsible for its maintenance and upkeep throughout. Only the land that the building sits on is leased, you are correct in saying this lease is rent free. Different premises will not present a major challenge to our skills or financial resources as we have had to deal with these as part of our daily operation since first owning a property in 1943.

### ***Q. Whilst the primary aim of acquiring Grampian House is to provide a new HQ for the Sea cadets and accommodation for other groups it appears that there would still be significant capacity remaining within the building.***

A. Grampian House will be used as per the following table:

DAY/GROUP	MON	TUES	WED	THURS	FRI	SAT	SUN
AM	FCS		FCS		FCS	SCC LSL	SCC
PM	FCS	LSL		LSL		SCC FCS	SCC
EVE	SCC	SCC	FCS	SCC	SCC	SCC	

SCC: Sea Cadets

FCS: Fraserburgh Community Shed

LSL: Lithuanian School of Language

This table represents the minimum amount of usage by SCC and other 3rd party users. During school holidays, Monday through to Sunday, the entire facility will be used by the Sea Cadets for local and national training events. Each of the groups using Grampian House have their own annual calendar of events, therefore, the demand for space will increase at various times throughout the year.

### ***Q. As noted earlier what is the waiting list standing at? Is this level of membership likely to be sustainable?***

- A. Waiting list for cadets is currently sitting at 7 with no active advertising to recruit new cadets.
- From 1943 until 2012, we had a steady membership of 20 cadets,
  - With the addition of the afloat facilities in Sandhaven in 2015 this increased to 25,
  - Royal Marine Cadets was added in 2018 and cadet numbers rose to 30 following Balaclava Quay reconfiguration,
  - In 2021 we added an extra session into our week to accommodate more juniors and are now sitting with a capacity of 35 cadets.



We were able to increase our membership by adding days/sections and each time we filled capacity, we created a new waiting list. The average time on the waiting list is 2 years. Our retention period is in excess of 5 years, which means we are currently turning away older cadets because in order to maximise the cadet experience, we only recruit juniors. With this increase in capacity, we will be able to admit cadets at 12 years old for Sea Cadets, and 13 for Royal Marines Cadets.



These are our newly enrolled cadets and volunteer since April 2021

7 cadets are still on our waiting list as of 10/07/2021



## SWOT

**Q. In your assessment on Pg. 29 you refer to:**

**Technology:**

- **Utilise existing technology which lowers project risk and cost.**
- **This technology is simple to operate and maintain for a relatively low cost.**

**It was unclear what you mean in this section, and I'd be grateful if you could confirm.**

A. During formatting, the opening sentence to these statements was removed in error. The technology in question is IT, computing, and printing. Having fixed classrooms and the use of projectors, we can reduce the amount of paper copies and photocopying we need to use, which is cost effective and better for a sustainable environment. We need to have static classrooms with fixed projectors and screen to ease the delivery of our lessons and moving this type of equipment around will only decrease their life span. Having fixed technology throughout the building, enables those without access to digital technology, supports those with additional learning requirements and provides the opportunity to complete online learning. This has also been identified as an asset for other 3rd party users, including Fraserburgh Community Shed.

**Q. In relation to the SWOT analysis on Pg. 27-28 it is unclear from some of the terminology used what the opportunities/issues being identified here are and how these have been considered.**

A. We have added an explanation for each of the opportunities/issues in our business plan to give clarity.

The Weaknesses of this project were identified as:

- The future is reliant on securing new premises. – The future of Fraserburgh Sea Cadets and Fraserburgh Community Shed is reliant on securing new premises.
- Dependant on key personnel in the initial stages. – The process in order to secure a new property to operate from requires significant commitment from both the Sea Cadets Volunteers and 3rd party users to compile and complete the application process.
- The facility will need maintenance to commence its use. – In order to meet statutory requirements of Fire, Electric and Water regulations, maintenance will need to be completed.

The Opportunities of this project were identified as:

- Good location with accommodation and immediate links to public transport. – As stated,
- Improve the level of activities on offer both afloat and ashore, attracting more young people into the organisation. – This will allow shore-based activities, training, and qualification. The training on offer ashore will in turn enhance the level of afloat activities that we can offer.
- The Lord Lieutenant, MPs and Councillors in the local area are supportive. – Meetings/conversations have been had with all and their support has been noted.
- Options to receive in-kind donations for example supermarkets with food close to their use by date, to be used in catering training. – Working with local supermarkets we will continue to make use of donated food, when completing catering training.
- Key partnerships in the maritime sector supporting development of career pathways for young people. – Carnival Cruises Cadetships, BTEC qualifications and links to both the Merchant and Royal Navy.





- Identify businesses with corporate social responsibility teams to support the project. – Asda, Tesco, Co-op, Scotmid, amongst others including banks support us via grants, labour, and fundraising opportunities.
- Allow accommodation for the Host Unit Boat Station; opening opportunities for those who are excluded due to distance. – We offer training for other cadet groups throughout the North East.
- Introduction of juniors from the age of 9. – This has been introduced already due to excessive waiting list, bring it down to 7.
- Unit hire of space and a cafe to generate income. – This will comprise of the hire of rooms/facilities. There will be coffee and snacks available for facility users.

***Q. Page 29 that the procurement of the property is both commercially and financially viable.***

A. Commercially, Sea Cadets and Fraserburgh Community Shed need the use of a property with safe access and egress. The size of Grampian House meets both of our organisations' current demand and future proofs for expansion. It will provide all users access to classrooms, a conference suite, meeting space, suitable layout, disabled access, and the ability to co-exist.

Financially, we would own the building which would allow us the same status as we presently have, we would be able generate additional income than present by subletting to additional groups and increase our own membership. We would be able to provide additional courses to other cadet groups throughout the North-East, this will generate further income. We have without advertising identified interested parties in using the facilities as per the business plan.

From the evidence given in the initial submission and the corresponding request for more information, VT Wealth Management, Fraserburgh, supports the statement that this project is both commercially and financially viable.



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## Planning

***Q. The current permitted planning use is Class 2 offices (for the provision of financial, professional, or other services) so a planning application for change of use will be required.***

A. We are in discussion with Stuart Newlands in the planning department, and have established we need a Class 9 use, which is for assembly and training. The change of use application is currently being compiled in conjunction with the planning officer. A pre-planning check by the planning officer has been completed and identified no issues with the change of use. This included the planning department consulting with Roads.

***Q. There doesn't appear to be a lot of space for this, and the siting is unlikely to be supported unless the container could be screened from view from the neighbouring property and the adjacent lane.***

A. There is sufficient space to the rear of the property for the placement of a portacabin/container for Fraserburgh Community Shed. This is not an area that requires any access for external, non-related parties, additionally, this will not detract from parking, nor impact the lane. The cabins will be situated on the gravel area at the rear of the property and will be screened by Grampian house on the front, an existing high dyke on one side and a large building on the rear while the remaining side will be screened by a 6ft high fence. The cabins will be decorated externally to a suitable finish for the environment. This conversation has started with the planning officer, and drawings of this will be with him prior to applying for the planning permission.

***Q. There is a parking area off the adjacent lane, but we are aware that the property title shows 20 servitude rights over this parking area.***

A. Following the conversation with James McKay (Aberdeenshire Council), this statement has been confirmed as inaccurate. The servitude rights are over the access lane running adjacent to the property, this does not include any of the parking. The lane that the servitude rights are held over has no impact on any plans for this facility, nor does the facility effect the lane.



One Of Our Public Consultation Meetings Regarding Planning A New HQ



## Financial forecast

***Q. It was also noted that some of the financial forecasts also require some attention.***

A. The financials in the Business Plan and provided below have been developed in partnership with VT Wealth Financial Management Company in Fraserburgh. The financial statements have been designed to be more detailed than those required for both a business mortgage and loan.

Key points to be noted from the details in this report are:

- Despite the pandemic, the charity has continued to be financially stable.
- The charity is supported well by the community (cadet contributions, donations)
- There is not a burden of heavy fixed costs. (assets and insurance)
- The level of breakeven costs is low. (costs to deliver charity aims)

We are now in a position to provide a copy of our 2020/2021 draft accounts (unaudited). These clearly show financial stability despite the effects of the pandemic on our normal operations.

### Unaudited Accounts 2020/21 – During Pandemic

Below is a description of the financial flow during the year 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 (inclusive)

The Unit Management Team have restricted funds of £30,000 for the purchase of Grampian House, this is due to the fact that a significant amount of this sum was donated by the community on the back of our public appeal to secure a new unit HQ.

Our cadet contributions and fundraising incomes have reduced in 2020-21 due to the pandemic limiting our activities and events. We were delighted to receive support from Aberdeenshire Council in the form of grants, these were to purchase a windsurfing trailer and a new portacabin for Sandhaven Boat Station.

Over 2020-21 the costs incurred has again reduced due to the pandemic. Our minibus annual mileage dropped from circa 18,000 to 6,500, this is reflected in the fuel costs and travel expense rebated from the MSSC. In 2019 we held a major event 'Rock in the Broch', this explains the high figure in Special Events – this event was a one off.

Operating costs did increase in 2020-21 due to the 5 year replacement of all Fire Extinguishers at our Boat Station facility. During the pandemic, the Unit Management Team made the decision to use the down time to conduct a full audit on the flotilla, completing preventative maintenance to ensure its serviceability for the coming years. Furthermore, the UMT made the decision to develop the Boat Station with new portacabins, again to maintain a high standard of environment for delivering the cadet experience, this increased the costs for Various Unit Assets.

The units overheads reduced across the board due to the reduced use of the indoor facilities.

As part of our planning to purchase Buchanan House, we commissioned a survey costing £1170.

Closing balance on 31 March 2021 was £37,658.51 with UMT Restricted funds of £30,000.



## Fraserburgh (419)

Financial Year 1st April 2020 to 31st March 2021

### Detail Report

	2019 - 2020	2020 - 2021		2019 - 2020	2020 - 2021
<b>Receipts</b>			<b>Payments</b>		
<b>Donations</b>	<b>£8,685.00</b>	<b>£34,232.84</b>	<b>Charitable Activity</b>	<b>£12,481.63</b>	<b>£517.69</b>
Bursaries - restricted	£0.00	£0.00	Competition Fees - external provider	£0.00	£0.00
Bursaries - unrestricted	£0.00	£0.00	Competition Fees - internal provider	£0.00	£0.00
Cadet	£6,185.00	£5,492.84	Course Fees - external provider	£0.00	£0.00
P&SA	£0.00	£0.00	Course Fees - internal provider	£0.00	£0.00
Third party - restricted	£0.00	£0.00	Training Materials	£130.00	£0.00
Third party - unrestricted	£2,500.00	£28,740.00	Fuel	£2,165.45	£542.89
Ward Room	£0.00	£0.00	3rd Party travel	£232.80	£0.00
			MSSC Travel Refund (enter as credit)	-£2,147.99	-£450.00
<b>Fundraising</b>	<b>£16,664.44</b>	<b>£5,411.00</b>	Catering	£0.00	£0.00
Bag packs	£2,560.08	£0.00	Fundraising Costs	£1,415.54	£195.00
Flag week	£0.00	£0.00	Special Events	£10,685.83	£229.80
Social events	£8,271.25	£1,632.00			
Community events	£4,212.55	£3,419.00	<b>Operating</b>	<b>£7,097.56</b>	<b>£19,471.09</b>
Other	£1,620.56	£360.00	Unit Health, Hygiene & Well-being	£71.00	£648.00
<b>Generated</b>	<b>£240.00</b>	<b>£802.00</b>	Office Equipment <£250.00	£0.00	£0.00
Property Rental	£240.00	£802.00	Office Stationery, Printing & Postage	£0.00	£0.00
Sale of Assets	£0.00	£0.00	IT Consumables	£0.00	£0.00
Sale of Goods	£0.00	£0.00	Building maintenance	£0.00	£0.00
SCAVA	£0.00	£0.00	Grounds maintenance	£0.00	£0.00
<b>Grants</b>	<b>£4,426.00</b>	<b>£8,905.00</b>	Boat maintenance	£561.06	£2,088.26
External - restricted	£4,426.00	£0.00	Vehicle maintenance, MOT & RFT	£1,011.62	£368.36
External - unrestricted	£0.00	£8,905.00	Other maintenance	£0.00	£0.00
MS-SC Restricted Grant	£0.00	£0.00	Goods for resale	£132.52	£0.00
			PPE & Branded clothing	£0.00	£0.00
<b>Training</b>	<b>£0.00</b>	<b>£0.00</b>	Various Unit Assets	£5,321.36	£16,366.47
Competition Fees - external provider	£0.00	£0.00			
Competition Fees - internal provider	£0.00	£0.00	<b>Overheads</b>	<b>£3,956.60</b>	<b>£3,682.46</b>
Course Fees - external provider	£0.00	£0.00	Rent	£40.00	£0.00
Course Fees - internal provider	£0.00	£0.00	Rates	£0.00	£0.00
			Lease Fees	£0.00	£0.00
<b>Unearned</b>	<b>£0.00</b>	<b>£0.00</b>	Water Rates	£0.00	£0.00
Bank Interest	£0.00	£0.00	Sewage Rates	£0.00	£0.00
Gift Aid	£0.00	£0.00	Electricity	£2,274.02	£1,929.00
Investment Income	£0.00	£0.00	Gas	£0.00	£0.00
			Broadband	£456.28	£335.56
<b>£30,015.44</b>	<b>£49,350.84</b>		Telephone	£0.00	£0.00
			Alarm Monitoring	£0.00	£0.00
			Insurance - MS-SC provided	£611.30	£842.90
			Insurance - Non MS-SC provided	£575.00	£575.00
			Roadside assistance	£0.00	£0.00
			Certification	£0.00	£0.00
			<b>Fees Charges</b>	<b>£3,240.00</b>	<b>£1,170.00</b>
			Audit/Accountancy fees	£0.00	£0.00
			Legal fees	£0.00	£0.00
			Other professional fees	£3,240.00	£1,170.00
			Other revenue costs	£0.00	£0.00
			Bank charges	£0.00	£0.00
<b>Actual Surplus / Deficit 1st April 2019 to 31st March 2020</b>					
<b>£3,239.65</b>					
<b>Current Surplus / Deficit 1st April 2020 to 31st March 2021</b>					
<b>£24,509.60</b>					
				<b>£26,775.79</b>	<b>£24,841.24</b>



## Projection Forecast Year 1 2021/2022

Below is a description of the financial projection during the year 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 (inclusive). With the possible acquisition of Grampian House in October/November 2021, this is year 1 of our financial forecast based on 6 months with the property.

This financial year we have projected figures based on maintaining 35 cadets through till April 2022. With acquisition in October/November, it will take the Sea Cadets time to get the facility organised, should this be completed before April 2022, then we will increase our intake numbers/capacity accordingly. The income generated from the sale of goods is based on each cadet purchasing items from the tuckshop, this has been a steady income stream over the years.

The income generated from Property Hire, is again based on being available for 6 months of this financial year. The charity is not reliant on this income to maintain financial sustainability. The figures stated are updated since the business plan, based on £8 per hour for the amount of hours stated in the 'table of use' presented earlier in this document over 6 months, each session is 2 hours.

We have secured a £20,000 grant (as stated in the Business Plan) to cover the refurbishment of Grampian House, this will be paid 50% before the work commences and 50% on production of completion receipts. Therefore we have allocated £10,000 in this financial year.

In 2021/2022 we are hoping that the level of activity and boat fuel required will return to a normal year level, however due to events remaining local rather than national, the income from MSSC refunds for travel will reduce further this year. Furthermore, our fundraising and events costs will remain low, due to the limit on we can hold as a result of the pandemic.

As we are taking on a new property, the Unit Management Team will be spending circa £1,500 in ensuring that the fire and other H&S items are up to standard, this explains the increase in the figure stated from previous years. Finally, the £32,000 is split between purchasing a container for Sandhaven and £30,000 paid to Aberdeenshire Council for the Asset Transfer of Grampian House.

The overheads for the charity has increased with the introduction of Grampian House, this is still within viability and reflects the high use of the property. We have applied all discounts allocated to charities within these forecasts – rates, water, waste etc. The insurance cost is accurate following valuation and a nationally agreed memorandum of understanding for pricing with our insurers 5 years in advance. In the event of less hire, the costs of electricity will reduce.

Finally, we have budgeted £3,500 to cover any legal costs over the year.

Closing balance on 31 March 2022 is projected to be £5,346.51





# Fraserburgh (419)

## Financial Year 1st April 2021 to 31st March 2022

### Detail Report

	2020 - 2021	2021 - 2022		2020 - 2021	2021 - 2022
<b>Receipts</b>			<b>Payments</b>		
<b>Donations</b>	<b>£34,232.84</b>	<b>£9,900.00</b>	<b>Charitable Activity</b>	<b>£517.69</b>	<b>£1,850.00</b>
Bursaries - restricted	£0.00	£0.00	Competition Fees - external provider	£0.00	£0.00
Bursaries - unrestricted	£0.00	£0.00	Competition Fees - internal provider	£0.00	£0.00
Cadet	£5,492.84	£8,400.00	Course Fees - external provider	£0.00	£0.00
P&SA	£0.00	£0.00	Course Fees - internal provider	£0.00	£0.00
Third party - restricted	£0.00	£0.00	Training Materials	£0.00	£0.00
Third party - unrestricted	£28,740.00	£1,500.00	Fuel	£542.89	£1,500.00
Ward Room	£0.00	£0.00	3rd Party travel	£0.00	£0.00
			MSSC Travel Refund (enter as credit)	-£450.00	-£200.00
<b>Fundraising</b>	<b>£5,411.00</b>	<b>£8,960.00</b>	Catering	£0.00	£0.00
Bag packs	£0.00	£2,000.00	Fundraising Costs	£195.00	£300.00
Flag week	£0.00	£0.00	Special Events	£229.80	£250.00
Social events	£1,632.00	£3,260.00			
Community events	£3,419.00	£3,100.00	<b>Operating</b>	<b>£19,471.09</b>	<b>£54,970.00</b>
Other	£360.00	£600.00	Unit Health, Hygiene & Well-being	£648.00	£1,420.00
<b>Generated</b>	<b>£802.00</b>	<b>£5,420.00</b>	Office Equipment <£250.00	£0.00	£0.00
Property Rental	£802.00	£3,600.00	Office Stationery, Printing & Postage	£0.00	£0.00
Sale of Assets	£0.00	£0.00	IT Consumables	£0.00	£0.00
Sale of Goods	£0.00	£1,820.00	Building maintenance	£0.00	£20,600.00
SCAVA	£0.00	£0.00	Grounds maintenance	£0.00	£0.00
			Boat maintenance	£2,088.26	£0.00
<b>Grants</b>	<b>£8,905.00</b>	<b>£10,000.00</b>	Vehicle maintenance, MOT & RFT	£368.36	£800.00
External - restricted	£0.00	£10,000.00	Other maintenance	£0.00	£0.00
External - unrestricted	£8,905.00	£0.00	Goods for resale	£0.00	£150.00
MS-SC Restricted Grant	£0.00	£0.00	PPE & Branded clothing	£0.00	£0.00
			Various Unit Assets	£16,366.47	£32,000.00
<b>Training</b>	<b>£0.00</b>	<b>£0.00</b>	<b>Overheads</b>	<b>£3,682.48</b>	<b>£6,272.00</b>
Competition Fees - external provider	£0.00	£0.00	Rent	£0.00	£0.00
Competition Fees - internal provider	£0.00	£0.00	Rates	£0.00	£2,131.00
Course Fees - external provider	£0.00	£0.00	Lease Fees	£0.00	£0.00
Course Fees - internal provider	£0.00	£0.00	Water Rates	£0.00	£0.00
			Sewage Rates	£0.00	£0.00
<b>Unearned</b>	<b>£0.00</b>	<b>£0.00</b>	Electricity	£1,929.00	£2,000.00
Bank Interest	£0.00	£0.00	Gas	£0.00	£0.00
Gift Aid	£0.00	£0.00	Broadband	£335.56	£450.00
Investment Income	£0.00	£0.00	Telephone	£0.00	£0.00
			Alarm Monitoring	£0.00	£0.00
<b>£49,350.84</b>	<b>£34,280.00</b>		Insurance - MS-SC provided	£842.92	£1,116.00
			Insurance - Non MS-SC provided	£575.00	£575.00
			Roadside assistance	£0.00	£0.00
			Certification	£0.00	£0.00
			<b>Fees Charges</b>	<b>£1,170.00</b>	<b>£3,500.00</b>
			Audit/Accountancy fees	£0.00	£0.00
			Legal fees	£0.00	£0.00
			Other professional fees	£1,170.00	£3,500.00
			Other revenue costs	£0.00	£0.00
			Bank charges	£0.00	£0.00
<b>Actual Surplus / Deficit 1st April 2020 to 31st March 2021</b>					
<b>£24,509.58</b>					
<b>Current Surplus / Deficit 1st April 2021 to 31st March 2022</b>					
<b>-£32,312.00</b>					
				<b>£24,841.26</b>	<b>£66,592.00</b>



## Projection Forecast Year 2 2022/2023

Next is a description of the financial projection during the year 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 (inclusive). This is based on a full year operating at the planned capacity, this shows the flexibility in having the facility hired or not. Furthermore, it shows that there is scope for funds to be used to develop the facility, as required/identified, by the user groups at the quarterly meeting.

This forecast has been based on 50 cadets attending, who all contribute the monthly donation of £20. Despite the donation being optional, historically the majority of cadet families do make the donation. Our third party donations are regular from year to year.

With increased cadet numbers and facility users, we envisage some increase in the income from fundraising, along with an increase in inflation.

In 2022, we expect the second 50% of the refurbishment grant to be paid in April/May, this is £10,000. The additional £6,000 is a grant we would hope to secure per our business plan in order to complete facility upgrades.

It is hoped that the pandemic will have come to an end, therefore we have forecast that our income from charitable activities will have returned to normal levels. This includes the increase in national event travel, this explains the increased MSSC travel refunds.

The cost in building maintenance is both our investment and the spending of the £6,000 grant. We would use the funds raised to develop the facility to meet the users and the Sea Cadets. As the boats are used regularly each month, we envisage that annual maintenance bill will be circa £600. The figure for Various Unit Assets is based on the upgrading/enhancing of the IT/technology in the facility, ensuring that everything is current and fit for purpose.

In overheads, these figures represent the annual costs for the property rather than the 6 months cost from the previous year, and reflects an annual increase for inflation.

Closing balance on 31 March 2023 is projected to be £18,481

Fraserburgh (419)

Financial Year 1st April 2022 to 31st March 2023

Detail Report

	2021 - 2022	2022 - 2023		2021 - 2022	2022 - 2023
<b>Receipts</b>			<b>Payments</b>		
<b>Donations</b>	<b>£9,900.00</b>	<b>£13,500.00</b>	<b>Charitable Activity</b>	<b>£1,850.00</b>	<b>£2,400.00</b>
Bursaries - restricted	£0.00	£0.00	Competition Fees - external provider	£0.00	£0.00
Bursaries - unrestricted	£0.00	£0.00	Competition Fees - internal provider	£0.00	£0.00
Cadet	£8,400.00	£12,000.00	Course Fees - external provider	£0.00	£0.00
P&SA	£0.00	£0.00	Course Fees - internal provider	£0.00	£0.00
Third party - restricted	£0.00	£0.00	Training Materials	£0.00	£0.00
Third party - unrestricted	£1,500.00	£1,500.00	Fuel	£1,500.00	£2,200.00
Ward Room	£0.00	£0.00	3rd Party travel	£0.00	£0.00
			MSSC Travel Refund (enter as credit)	-£200.00	-£1,600.00
<b>Fundraising</b>	<b>£8,960.00</b>	<b>£9,260.00</b>	Catering	£0.00	£0.00
Bag packs	£2,000.00	£2,100.00	Fundraising Costs	£300.00	£1,500.00
Flag week	£0.00	£0.00	Special Events	£250.00	£300.00
Social events	£3,260.00	£3,360.00			
Community events	£3,100.00	£3,150.00	<b>Operating</b>	<b>£54,970.00</b>	<b>£18,850.00</b>
Other	£600.00	£650.00	Unit Health, Hygiene & Well-being	£1,420.00	£300.00
			Office Equipment <£250.00	£0.00	£0.00
<b>Generated</b>	<b>£5,420.00</b>	<b>£9,826.00</b>	Office Stationery, Printing & Postage	£0.00	£0.00
Property Rental	£3,600.00	£7,200.00	IT Consumables	£0.00	£0.00
Sale of Assets	£0.00	£0.00	Building maintenance	£20,600.00	£16,000.00
Sale of Goods	£1,820.00	£2,626.00	Grounds maintenance	£0.00	£0.00
SCAVA	£0.00	£0.00	Boat maintenance	£0.00	£600.00
			Vehicle maintenance, MOT & RFT	£800.00	£800.00
<b>Grants</b>	<b>£10,000.00</b>	<b>£16,000.00</b>	Other maintenance	£0.00	£0.00
External - restricted	£10,000.00	£16,000.00	Goods for resale	£150.00	£150.00
External - unrestricted	£0.00	£0.00	PPE & Branded clothing	£0.00	£0.00
MS-SC Restricted Grant	£0.00	£0.00	Various Unit Assets	£32,000.00	£1,000.00
<b>Training</b>	<b>£0.00</b>	<b>£0.00</b>	<b>Overheads</b>	<b>£6,272.00</b>	<b>£8,829.00</b>
Competition Fees - external provider	£0.00	£0.00	Rent	£0.00	£0.00
Competition Fees - internal provider	£0.00	£0.00	Rates	£2,131.00	£2,152.00
Course Fees - external provider	£0.00	£0.00	Lease Fees	£0.00	£0.00
Course Fees - internal provider	£0.00	£0.00	Water Rates	£0.00	£0.00
			Sewage Rates	£0.00	£0.00
<b>Unearned</b>	<b>£0.00</b>	<b>£0.00</b>	Electricity	£2,000.00	£4,000.00
Bank Interest	£0.00	£0.00	Gas	£0.00	£0.00
Gift Aid	£0.00	£0.00	Broadband	£450.00	£950.00
Investment Income	£0.00	£0.00	Telephone	£0.00	£0.00
			Alarm Monitoring	£0.00	£0.00
<b>£34,280.00</b>	<b>£48,586.00</b>		Insurance - MS-SC provided	£1,116.00	£1,127.00
			Insurance - Non MS-SC provided	£575.00	£600.00
			Roadside assistance	£0.00	£0.00
			Certification	£0.00	£0.00
			<b>Fees Charges</b>	<b>£3,500.00</b>	<b>£0.00</b>
			Audit/Accountancy fees	£0.00	£0.00
			Legal fees	£0.00	£0.00
<b>Actual Surplus / Deficit 1st April 2021 to 31st March 2022</b>			Other professional fees	£3,500.00	£0.00
			Other revenue costs	£0.00	£0.00
			Bank charges	£0.00	£0.00

Current Surplus / Deficit 1st April 2022 to 31st March 2023

**£18,507.00**

£66,592.00      £30,079.00





### Projection Forecast Year 3 2023/2024

In this 3<sup>rd</sup> year of projections, it is clear that there is sufficient scope to invest further in the facility, support 3<sup>rd</sup> party users and the community. The Sea Cadets and subsequently Grampian House, will be financially stable, regardless of the income from 3<sup>rd</sup> party users. The facility will be developed as we see fit with the funds available, supported by grants where necessary. The users will be involved in the development of the property through collaborative meeting.

The figures for income are all based around year 2, with slight inflation applied to fundraising. As the facility becomes established in the community, the support will continue to grow.

In the Grants – External restricted and Operating costs, Building maintenance, we have shown £12,000. This is a planned grant towards the development of Grampian House, the grants and the facility upgrades are detailed for this forecast in the Business Plan.

This third year, again shows that the facility/Sea Cadets are not reliant on 3<sup>rd</sup> party hire to remain financially viable. The funds raised in this third year, will be in line with our constitution, be reinvested in the charity, its facilities and the community.

Closing balance on 31 March 2024 is projected to be £36,899.



The Community Supporting The Sea Cadet Fun Day, Stalls from both Sea Cadets and Community Shed were well supported



## Fraserburgh (419)

Financial Year 1st April 2023 to 31st March 2024

### Detail Report

	2022 - 2023	2023 - 2024		2022 - 2023	2023 - 2024
<b>Receipts</b>			<b>Payments</b>		
<b>Donations</b>	<b>£13,500.00</b>	<b>£13,500.00</b>	<b>Charitable Activity</b>	<b>£2,400.00</b>	<b>£2,500.00</b>
Bursaries - restricted	£0.00	£0.00	Competition Fees - external provider	£0.00	£0.00
Bursaries - unrestricted	£0.00	£0.00	Competition Fees - internal provider	£0.00	£0.00
Cadet	£12,000.00	£12,000.00	Course Fees - external provider	£0.00	£0.00
P&SA	£0.00	£0.00	Course Fees - internal provider	£0.00	£0.00
Third party - restricted	£0.00	£0.00	Training Materials	£0.00	£0.00
Third party - unrestricted	£1,500.00	£1,500.00	Fuel	£2,200.00	£2,300.00
Ward Room	£0.00	£0.00	3rd Party travel	£0.00	£0.00
			MSSC Travel Refund (enter as credit)	-£1,600.00	-£1,600.00
<b>Fundraising</b>	<b>£9,260.00</b>	<b>£9,353.00</b>	Catering	£0.00	£0.00
Bag packs	£2,100.00	£2,133.00	Fundraising Costs	£1,500.00	£1,500.00
Flag week	£0.00	£0.00	Special Events	£300.00	£300.00
Social events	£3,360.00	£3,390.00			
Community events	£3,150.00	£3,180.00	<b>Operating</b>	<b>£18,850.00</b>	<b>£14,950.00</b>
Other	£650.00	£650.00	Unit Health, Hygiene & Well-being	£300.00	£300.00
			Office Equipment <£250.00	£0.00	£0.00
<b>Generated</b>	<b>£9,826.00</b>	<b>£9,852.00</b>	Office Stationery, Printing & Postage	£0.00	£0.00
Property Rental	£7,200.00	£7,200.00	IT Consumables	£0.00	£0.00
Sale of Assets	£0.00	£0.00	Building maintenance	£16,000.00	£12,000.00
Sale of Goods	£2,626.00	£2,652.00	Grounds maintenance	£0.00	£0.00
SCAVA	£0.00	£0.00	Boat maintenance	£600.00	£600.00
			Vehicle maintenance, MOT & RFT	£800.00	£900.00
<b>Grants</b>	<b>£16,000.00</b>	<b>£12,000.00</b>	Other maintenance	£0.00	£0.00
External - restricted	£16,000.00	£12,000.00	Goods for resale	£150.00	£150.00
External - unrestricted	£0.00	£0.00	PPE & Branded clothing	£0.00	£0.00
MS-SC Restricted Grant	£0.00	£0.00	Various Unit Assets	£1,000.00	£1,000.00
<b>Training</b>	<b>£0.00</b>	<b>£0.00</b>	<b>Overheads</b>	<b>£8,829.00</b>	<b>£8,837.00</b>
Competition Fees - external provider	£0.00	£0.00	Rent	£0.00	£0.00
Competition Fees - internal provider	£0.00	£0.00	Rates	£2,152.00	£2,174.00
Course Fees - external provider	£0.00	£0.00	Lease Fees	£0.00	£0.00
Course Fees - internal provider	£0.00	£0.00	Water Rates	£0.00	£0.00
			Sewage Rates	£0.00	£0.00
<b>Unearned</b>	<b>£0.00</b>	<b>£0.00</b>	Electricity	£4,000.00	£4,000.00
Bank Interest	£0.00	£0.00	Gas	£0.00	£0.00
Gift Aid	£0.00	£0.00	Broadband	£950.00	£900.00
Investment Income	£0.00	£0.00	Telephone	£0.00	£0.00
			Alarm Monitoring	£0.00	£0.00
<b>£48,586.00</b>	<b>£44,705.00</b>		Insurance - MS-SC provided	£1,127.00	£1,138.00
			Insurance - Non MS-SC provided	£600.00	£625.00
			Roadside assistance	£0.00	£0.00
			Certification	£0.00	£0.00
			<b>Fees Charges</b>	<b>£0.00</b>	<b>£0.00</b>
			Audit/Accountancy fees	£0.00	£0.00
			Legal fees	£0.00	£0.00
			Other professional fees	£0.00	£0.00
			Other revenue costs	£0.00	£0.00
			Bank charges	£0.00	£0.00
<b>Actual Surplus / Deficit 1st April 2022 to 31st March 2023</b>					
<b>£18,507.00</b>					
<b>Current Surplus / Deficit 1st April 2023 to 31st March 2024</b>					
<b>£18,418.00</b>					
				<b>£30,079.00</b>	<b>£26,287.00</b>



**All The Organisations In This  
Plan Need This Opportunity  
To Come To Fruition**

**Our Future  
Depends On It**