

# OFFICIAL

<b>SECTION C: YOUR PROPOSAL</b>		
<b>Name of building / venue / facility</b>		
Netherton Community Centre		
<b>Name of your organisation</b>		
Antonine Court Limited		
<b>Please provide details of the legal status of your organisation</b>		
Charity <i>(please provide Charity No if applicable)</i>	<input checked="" type="checkbox"/>	
Scottish Charitable Incorporated Organisation (SCIO)	<input type="checkbox"/>	
Company Ltd by Guarantee	<input checked="" type="checkbox"/>	
Community Club/ Sports Club	<input type="checkbox"/>	
Other <i>(please specify)</i>		
<b>Do you have a formal constitution/ governance documents?</b> <i>(please provide a copy)</i>		<b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>
<b>Tell us about your proposal for the building/ venue/ facility and how you see this operating</b> <b>Provide some detail as to why your organisation is well placed to deliver the benefits that will flow from the proposal.</b>		
<p>Antonine Court provides day support, activities, and care for, predominantly, adults with physical disabilities, learning disabilities and complex needs including ASD.</p> <p>We provide activities which meet their designated outcomes in a safe environment, through providing the correct support from our fully trained and checked staff to be able to meet these.</p> <p>Our main are both indoor and outdoor: we offer classroom-based activities with excursions and activities to become part of the local community such as gardening, cycling and coffee mornings.</p>		

OFFICIAL

## OFFICIAL

Antonine's plans for the use of the building are fluid at present. We require information from Glasgow Life/Glasgow City Council to model our plans, run financial projections and complete our due diligence but we cannot receive this information until we complete and submit an application form. This question is, therefore, answered on the basis of incomplete information.

The building is **PARTIALLY** suitable for Antonine's own needs.

This answer is based on Antonine using the upper floor for itself.

As an organisation working with those with learning difficulties and disabilities, Antonine needs appropriate adaptations to fully service our service users.

Identified extra improvements needed are:

- Hoists and handling systems
- Fully accessible bath and shower rooms
- More fully accessible and wheelchair accessible toilets
- A commercial kitchen to provide meals for service users and staff
- A domestic kitchen to assist service users to move towards independent living
- Potentially, an extra lift
- Fire safe areas for wheelchair users.

Until we receive data from GL/GCC, we cannot fully comment on the uses for the lower floor and the hall/stage.

Antonine would be proposing to use the upper floor or the building for its own use.

It is understood, and Antonine is in dialogue with, another long-term user who may require space on the ground floor.

It is further understood that there is a long-term user for the gym hall. Dialogue is also taking place.

Beyond that, no other tenants have been identified and no public programme for the remaining spaces developed.

Until we receive data from GL/GCC, we cannot fully comment on the uses for the lower floor and the hall/stage.

If it were to become the managing body of the Netherton Community Centre, Antonine would need to confirm (through modelling) whether or not it needs to set up a separate body with charitable status to manage Netherton. Antonine would then be a tenant of that management organisation.

Until we have worked out our usage model, and spoken to and received commitments from other potential users, and examined the impact of managing the building on the current Antonine structure, we cannot provide a structure or a management model.

Antonine has successfully run a building for 30+ years.

## OFFICIAL

OFFICIAL

Tell us about the benefits that you expect to generate from this proposal and how these might meet an existing need. Will your proposal benefit the local community, a community of interest or both?

OFFICIAL

OFFICIAL

*(see guidance notes for details)*

Antonine's own service users will benefit from being in spaces which are better adapted to their particular needs. Our current building is 30 years old and is increasingly becoming unfit for purpose.

The upstairs is the part of the building that interests us the most: once it has had the proper adaptations and decoration to meet the particular needs of Antonine's own service users.

Currently in operation in Antonine from 7.30am until 6pm daily to provide services, we are likely to mirror this, although services may be open longer. Providing group activities for social, emotional, and educational learning will form the core of our work.

We would also expect to interact with other tenants to benefit our service users.

The building of Netherton has recently been upgraded to a very high standard, so much so, that Antonine Court could almost move in immediately. However, as an organisation working with those with disabilities (some very profound), Antonine would need to install the appropriate adaptations: we have identified the following work as being necessary: upgrade the toilet facilities for adults with additional needs, adding in tracking hoists, showers and bathing facilities.

These adapted facilities are not only used by Antonine service users, but also by people of the local community who are no longer able to utilise their own bathroom facilities and are waiting for funded upgrades.

Antonine often has social evenings for its users, their carers, and the wider community to allow all to let their hair down, socialise, have raffles, disco, Karaoke and food in a safe environment – there are very few opportunities otherwise.

**What are your plans to generate sufficient income/ grants to be able to sustain the ongoing operating costs of the building/ venue/ facility?**

**OFFICIAL**

Funding will come from both Antonine's reserves and from grants applied for by Antonine.

Antonine has a successful track record in applying for funding for its service users' needs.

However, we are making these statements in advance of completing our due diligence.

We require information from Glasgow Life/Glasgow City Council to model our plans and complete our due diligence but we cannot receive this information until we complete and submit an application form.

Antonine trades successfully and generates a financial surplus. More service users can be accommodated at Netherton which should generate a surplus.

However, Antonine cannot subsidise other building users and the building will have to either break even or generate a small surplus itself.

Our research shows few community centres ever break even so we will be financially modelling a number of income/occupancy scenarios to ascertain where the gaps are and how large they may be.

It should be noted, though, that we are making these statements in advance of completing our due diligence.

We require information from Glasgow Life/Glasgow City Council to model our plans and complete our due diligence but we cannot receive this information until we complete and submit an application form.

**Tell us about any experience you have in managing a building/ venue/ facility.**

Formally Drumchapel Disabled Action, Antonine Court Limited has successfully managed the building of Antonine Court since its opening in 1993.

The building was commissioned to meet Antonine's particular needs and stands on Glasgow City Council (GCC) owned land. Antonine Court Limited has leased the land and the building from GCC since 1993.

On behalf of Glasgow City Council, Antonine Court has overseen the management and upkeep of the building as well as running a safe and well-respected community organisation.

**Please provide us with any other information that you feel is relevant to your proposal.**

**OFFICIAL**

**OFFICIAL**

--

**OFFICIAL**