

£1 MILLION INVESTMENT INTO LOCHEE



ABOUT DRYBURGH ATHLETIC COMMUNITY CLUB

Dryburgh Athletic Community Club (SC045585) is a registered Scottish charity leading the development of this project and committed to improving health, wellbeing, and community cohesion through accessible sport and physical activity. Working across Dundee, and operating from Beechwood in Lochee, the charity engages a wide range of participants from grassroots youth football through to adult teams, providing structured opportunities that promote participation, inclusion, and personal development.

The charity operates in partnership with Dryburgh Harp Community Partnership which operates and manages the facility from which activity is delivered, and Lochee Harp FC. This established relationship provides a stable and secure base for both current provision and future development, ensuring continuity of use and long-term community benefit.

Through its ongoing delivery, Dryburgh Athletic Community Club has identified a clear and pressing need for improved facilities. While participation continues to grow, existing infrastructure limits the ability to expand programmes, enhance the participant experience, and deliver wider community-based activity. This is particularly relevant within Lochee and the surrounding areas, which continue to face socio-economic challenges, including higher levels of deprivation, health inequalities, and barriers to accessing safe, high-quality recreational spaces.

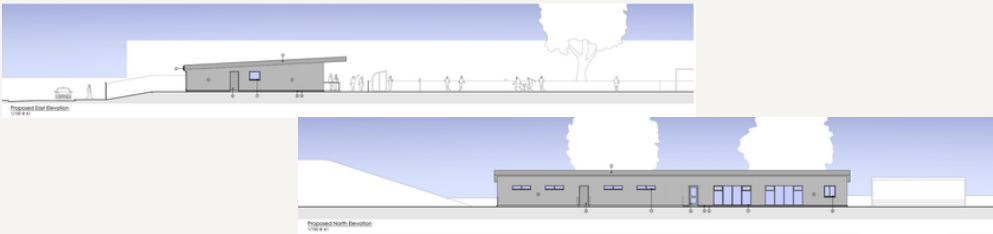
In response, Dryburgh Athletic Community Club along with its partners is progressing plans to develop a new purpose-built community pavilion and football facility. The project will provide modern changing facilities, accessible amenities, and a flexible community space designed to support both matchday activity and wider community use throughout the week.

Dryburgh Athletic Community Club (SC045585), as the lead charitable body, will receive and manage all funding and retain full responsibility for the delivery of the project. This ensures that all investment is applied in line with charitable purposes and directly benefits the community.

This development represents a strategic investment in both sport and community infrastructure. While football remains a key driver, the facility has been intentionally designed to function as a multi-use hub-supporting health and wellbeing programmes, youth engagement initiatives, community events, and partnership delivery with local organisations. By aligning the project through the charitable structure, the investment ensures that all benefits are reinvested directly into community provision, maximising long-term impact.

The development is supported by Dryburgh Harp Community Partnership by an established partnership between both clubs, ensuring long-term access, stability, and continuity of community use. This approach combines secure infrastructure with a strong, charity-led delivery model.

Ultimately, this project is about more than infrastructure. It is about creating a sustainable, inclusive, and high-quality environment that enables the charity to grow its reach, respond to local need, and deliver lasting outcomes for individuals and the wider community across Dundee.



IMPACT & NEED

Dryburgh Athletic Community Club operates at Beechwood in Lochee, an area that continues to experience significant socio-economic challenges. According to the Scottish Index of Multiple Deprivation (SIMD), parts of Lochee fall within the most deprived 5–10% of areas in Scotland, highlighting the structural barriers faced by many individuals and families within the community.

These challenges are reflected across a number of key indicators. Levels of physical inactivity remain above the national average, contributing to long-term health inequalities, including higher rates of obesity, cardiovascular disease, and poor mental health. At the same time, communities continue to experience issues linked to social isolation, limited access to positive recreational opportunities, and reduced provision of safe, inclusive environments for young people.

Football plays a critical role in addressing these challenges. As one of the most accessible and widely participated sports, it provides a proven platform to engage individuals who may otherwise face barriers to participation. Through structured activity, individuals benefit not only from improved physical health, but also enhanced confidence, discipline, and social connection.

However, despite increasing demand and strong community engagement, the current facilities available to Dryburgh Athletic Community Club are limited and no longer sufficient to meet the need of the charity and community. The absence of modern changing provision, accessible amenities, and flexible indoor space restricts the charity's ability to:

- Expand participation across youth, women and girls, and adult football
- Deliver year-round programmes beyond matchdays
- Provide inclusive access for individuals with additional needs
- Support wider community activity, including health and wellbeing programmes

The lack of appropriate infrastructure also impacts the overall quality of delivery, participant experience, and the ability to attract and retain new users. Without investment, there is a clear risk that opportunities for engagement, development, and community benefit will be constrained at a time when demand continues to grow.

This project directly responds to that need. By developing a modern, accessible, and multi-use facility, Dryburgh Athletic Community Club will be able to significantly increase capacity, improve quality of provision, and create a safe, welcoming environment that supports both football and wider community activity.

In doing so, the project aligns with national and local priorities focused on reducing health inequalities, increasing physical activity, and strengthening community resilience. It represents a targeted and evidence-based response to the challenges facing the local area, ensuring that individuals and families have access to the facilities, support, and opportunities required to lead healthier, more connected lives.



USERS & COMMUNITY ENGAGEMENT

Dryburgh Athletic Community Club operates with a clear focus on improving quality of life through accessible sport and community activity, advancing participation and creating opportunities for individuals from all backgrounds to engage in positive, structured environments. The charity works in close partnership with local organisations, community groups, and sports clubs, ensuring that its provision reflects the needs and diversity of the community it serves.

The development of the new pavilion will significantly expand the range and scale of users able to access the facility. Current and projected users span a broad cross-section of the community, reflecting both established participation and clear demand for increased provision. Engagement begins at a young age, with children aged 5 to 12 participating in structured football and activity sessions, supporting early development, confidence building, and healthy lifestyles. This continues through youth provision for those aged 12 to 18, where participation supports not only physical activity but also social development, discipline, and positive engagement.

Adult participation forms a core part of delivery, including local amateur and junior football teams, alongside growing opportunities within the women's game. Provision also extends to older age groups, including over-35s football and walking football sessions, ensuring that opportunities to remain active and socially connected are available across all stages of life. In addition, the charity delivers inclusive programmes such as football therapy sessions, providing accessible support for individuals experiencing mental health challenges, reinforcing the role of sport as a tool for wellbeing and recovery.

Beyond football, the facility is designed to operate as a wider community hub, supporting a diverse programme of activity delivered in partnership with local groups. This includes fitness sessions, informal recreational activity, community meetings, and social programmes such as coffee mornings and group-based engagement initiatives. Local schools are also engaged, with the facility providing opportunities for structured activity, performance pathways, and partnership working with education providers and governing bodies.

Importantly, demand for the facility extends beyond current users. Community groups and organisations within the local area have already expressed interest in accessing and utilising the space, highlighting a clear gap in provision and reinforcing the need for a flexible, accessible, and high-quality community environment. Ongoing engagement with partners, including national governing bodies such as the Scottish Football Association, will ensure that future programming aligns with wider development strategies and continues to meet the needs of the community. The breadth of users reflects the inclusive and community-led nature of the project. By creating a facility that is accessible, welcoming, and adaptable, Dryburgh Athletic Community Club will be able to support increased participation across all ages and backgrounds, ensuring that the impact of the project is both wide-reaching and sustained over the long term.



THE PROJECT

Dryburgh Athletic Community Club (SC045585) is progressing the development of a new purpose-built community pavilion and football facility, representing a significant capital investment £1 million into the Lochee area. Delivered through the charity, the project is focused on creating a high-quality, accessible, and sustainable facility that will serve both sporting and wider community needs across Dundee.

The development will provide a modern, single-storey pavilion designed to support grassroots football while also operating as a flexible community hub. At its core, the facility will deliver upgraded changing provision, including dedicated spaces for home teams, away teams, and match officials, all built to modern standards with appropriate shower and welfare facilities. This will ensure that players, coaches, and officials have access to safe, compliant, and high-quality environments that enhance both performance and experience.

Alongside this, the project will introduce a significant expansion in community infrastructure. A large multi-use space will be created, capable of accommodating a wide range of activities beyond football. This includes health and wellbeing programmes, youth engagement initiatives, fitness sessions, community meetings, and partnership-led delivery. The inclusion of this flexible space is central to the project, ensuring that the facility is in continuous use throughout the week and maximising its value to the wider community.

Supporting amenities will include a café-style hospitality area with kitchen provision, reception and administrative space, accessible toilet facilities, and secure storage areas. These elements will enable the building to operate effectively on a day-to-day basis while also supporting events and larger-scale community use.

Accessibility and inclusion are fundamental to the design. The facility will provide step-free access throughout, accessible toilet provision, and inclusive circulation routes, ensuring that individuals of all abilities can engage fully with both sporting and community activities. This reflects the charity's commitment to removing barriers to participation and creating a welcoming, inclusive environment for all.

Externally, the development will enhance the overall site through improved access, spectator areas, and appropriate parking provision, ensuring a safe and functional layout for players, spectators, and community users alike. The design has been carefully considered to integrate with existing infrastructure while improving the overall quality and usability of the site.

Sustainability and long-term viability are key considerations within the project. The building will utilise durable, low-maintenance materials and energy-efficient systems, with the potential for future enhancements such as renewable energy solutions. This ensures that the facility remains both financially and operationally sustainable over time.

This project is not solely about improving football facilities. It is a strategic investment in community infrastructure that will enable Dryburgh Athletic Community Club, alongside its partners, to significantly expand its social impact work. By providing high-quality community space and modern changing facilities, the development will support increased participation, improved health and wellbeing outcomes, and stronger community engagement.

As a charity-led investment, all benefits generated through the facility will be reinvested directly into community provision. The project will create a long-term, sustainable asset that strengthens local delivery, supports partnership working, and provides lasting value for individuals and families across Dundee.

COMMUNITY IMPACT

The development of the new pavilion will deliver significant and measurable benefits for individuals and the wider community across Dundee. By creating a modern, accessible, and multi-use facility, Dryburgh Athletic Community Club (SC045585) will be able to expand its reach, increase participation, and deliver a broader range of programmes that respond directly to local need.

At its core, the project will increase opportunities for participation in sport and physical activity. By providing high-quality facilities, the charity will be able to grow its football provision across all age groups, with a particular focus on increasing engagement among children and young people, as well as expanding opportunities for women and girls. This will help address ongoing challenges around physical inactivity, while promoting healthier lifestyles and long-term behavioural change.

The facility will also play a key role in supporting health and wellbeing. Regular participation in sport and structured activity is proven to improve both physical and mental health, reducing stress, anxiety, and social isolation. Through the introduction of dedicated community space, the charity and its partners will be able to deliver targeted health and wellbeing programmes, including fitness sessions, group activities, and support-based initiatives that contribute to improved outcomes for participants. Beyond health, the project will strengthen community cohesion. The new pavilion will act as a focal point for the local area, bringing together individuals from different backgrounds through shared activities and events. By providing a safe, welcoming, and inclusive environment, the facility will help reduce isolation, build relationships, and foster a stronger sense of belonging within the community.

The development will also create opportunities for personal development and progression. Through expanded delivery, the charity will be able to support volunteering pathways, coaching opportunities, and potential employment roles linked to the operation of the facility and its programmes. This will provide individuals with valuable skills, experience, and routes into further education, training, or employment.

Importantly, the project will enable stronger partnership working. With access to a dedicated, flexible space, Dryburgh Athletic Community Club will be able to collaborate more effectively with local organisations, schools, and service providers to deliver joint initiatives that address key community priorities. This includes youth engagement, diversionary activities, and programmes aimed at reducing anti-social behaviour and improving community safety.

The impact of the project will be both immediate and long-term. In the short term, the facility will increase capacity, improve the quality of delivery, and enhance the overall participant experience. Over the longer term, it will contribute to sustained improvements in health outcomes, increased participation in sport, and stronger, more resilient communities.

As a charity-led initiative, all outcomes generated through the project will be reinvested directly into community provision. This ensures that the impact of the investment is maximised and sustained, creating lasting value for individuals, families, and the wider Dundee community.



STRATEGIC ALIGNMENT & POLICY

The development of the Dryburgh Athletic Community Club pavilion is closely aligned with national and local strategic priorities focused on improving health, reducing inequalities, and strengthening communities through accessible infrastructure and inclusive activity.

At a national level, the project directly supports the Scottish Government's ambition to create a more active and healthier population. Through increased access to high-quality sporting and community facilities, the development contributes to the objectives set out within the Active Scotland Delivery Plan, which aims to reduce physical inactivity and improve overall health outcomes. By expanding opportunities for participation across all age groups, the project will play a role in addressing long-standing inequalities in access to sport and physical activity.

The project also aligns with Public Health Scotland priorities, particularly in relation to preventative health. Evidence consistently shows that investment in physical activity and community-based provision reduces long-term pressure on health services. By providing a space for structured activity, wellbeing programmes, and community engagement, the facility supports early intervention approaches that improve both physical and mental health outcomes.

At a local level, the project responds directly to priorities within Dundee City Council and the Community Planning Partnership, including the need to tackle deprivation, improve health, and increase opportunities for children and young people. With parts of Lochee identified within the most deprived areas in Scotland, there is a clear need for targeted investment that creates accessible, high-quality community infrastructure. This development provides a practical and deliverable response to those challenges.

The project also supports national planning policy, including the National Planning Framework 4 (NPF4), which emphasises the importance of creating sustainable, place-based community assets that promote health, wellbeing, and social interaction. By transforming existing space into a modern, multi-use facility, the development contributes to the creation of an active, inclusive, and resilient community environment.

In addition, the facility has been designed with consideration to relevant football and safety standards, ensuring compliance with Scottish FA guidance and best practice in relation to changing provision, accessibility, and spectator facilities. This ensures that the project not only meets community needs but also delivers a facility that is fit for purpose within a regulated sporting environment. Crucially, the project reflects a shift towards integrated community delivery. By combining sport, health, and community provision within a single facility, it aligns with a cross-sector approach increasingly prioritised by government, funders, and public bodies. This approach maximises impact, improves efficiency, and ensures that investment delivers multiple outcomes across health, education, and community development.

Overall, the project is strongly positioned within the current policy landscape. It represents a strategic, evidence-based investment that aligns with national ambition and local need, ensuring that funding will deliver meaningful, measurable, and long-term impact.

SUSTAINABILITY AND FINANCIAL MODEL

The long-term sustainability of the Dryburgh Athletic Community Club pavilion has been a central consideration in the design and development of the project. As a charity-led initiative, the facility will operate on a not-for-profit basis, with all income generated reinvested directly into the delivery of sport, community programmes, and ongoing facility management.

The financial model is built around a diversified income approach, ensuring that the project is not reliant on any single funding stream. Core revenue will be generated through football-related activity, including pitch usage, team contributions, and matchday operations. The introduction of modern, fit-for-purpose changing facilities will enable the charity to increase participation and expand its football provision, directly strengthening this income stream.

In addition to football activity, the new pavilion will unlock significant opportunities for community-based income. The multi-use space will be available for hire by local groups, organisations, and partners, supporting activities such as fitness classes, meetings, youth programmes, and community events. This flexible approach ensures that the facility is utilised throughout the week, maximising both impact and revenue generation.

The inclusion of a café-style hospitality area further enhances the financial sustainability of the project. This space will provide modest but consistent income through matchday use and community activity, while also enhancing the overall user experience and encouraging longer engagement within the facility.

Partnership working will also play a key role in sustainability. By collaborating with local organisations, schools, and service providers, the charity will be able to deliver funded programmes and initiatives aligned with shared priorities. This creates additional revenue opportunities while ensuring that the facility remains active, relevant, and responsive to community need.

From a cost perspective, the building has been designed with long-term efficiency in mind. The use of durable, low-maintenance materials, alongside energy-efficient systems, will minimise ongoing operational costs. Consideration has also been given to future sustainability measures, including the potential integration of renewable energy solutions, further reducing long-term expenditure. The charity has a strong track record of delivery and financial management, and will implement appropriate governance structures to oversee the operation of the facility. This includes clear financial controls, regular monitoring of income and expenditure, and forward planning to ensure ongoing viability.

Importantly, the scale of investment of £1 million - represents not only a capital build, but the creation of a long-term community asset. The financial model has been developed to ensure that this asset remains sustainable, active, and impactful for years to come.

By combining multiple income streams, strong governance, and a clear focus on community delivery, the project is well-positioned to achieve both financial sustainability and long-term social impact

WHY THIS PROJECT, WHY NOW

The need for investment in community infrastructure within areas such as Lochee has never been more pressing. The area continues to experience a lack of accessible, high-quality community facilities, limiting opportunities for individuals and families to engage in positive activity, improve their health, and connect with others. This gap in provision is reflected not only in data, but in direct experience, with local community groups and organisations actively reaching out to Dryburgh Athletic Community Club to explore opportunities to utilise and support the development of this project.

Rising levels of physical inactivity, ongoing health inequalities, and increasing pressure on community services continue to impact the local population. At the same time, demand for safe, inclusive, and flexible spaces is growing, particularly for young people, women and girls, and those who face barriers to participation in traditional environments. Without appropriate infrastructure, there is a clear risk that these needs will remain unmet, and opportunities to improve outcomes will be lost.

Dryburgh Athletic Community Club is already responding to this demand through its existing programmes and community engagement, but the limitations of current facilities are now restricting both growth and impact. The inability to expand provision, deliver year-round activity, and support wider community use highlights the urgent need for investment.

This project represents a timely and targeted response to these challenges. It is not based on future ambition alone, but on a clear and evidenced gap in provision within the local area. The development of a modern, multi-use facility will enable immediate expansion in activity while also creating the infrastructure required to sustain long-term impact. By investing now, there is an opportunity to unlock this demand and provide a facility that reflects the needs of the community it serves.

The project is also positioned within a wider context of national and local priorities focused on prevention, health improvement, and community resilience. Investment at this stage will support a shift towards early intervention, reducing long-term pressures on services while improving quality of life for individuals and families.

Ultimately, this is a moment of opportunity. The need is clear, the demand is evidenced, and the pathway to delivery is defined. Investment now will ensure that this project moves forward, transforming a recognised gap in provision into a lasting community asset for Lochee and the wider Dundee community.



PROCESS

The development of the new pavilion at Dryburgh Athletic Community Club represents a structured and carefully managed process, progressing from clear strategic planning through to funding, delivery, and long-term community impact. The project has been shaped by direct experience on the ground, with need identified through ongoing programme delivery and engagement with participants, local stakeholders, and partner organisations. This has ensured that the design and purpose of the facility are rooted in real demand, responding to the social, health, and participation challenges within Lochee and the wider Dundee area.

The project has been developed in alignment with local and national priorities, with a strong governance framework in place through the charity to ensure that all activity, decision-making, and delivery remain focused on community benefit.

A clear and structured fundraising strategy and timeline has been established to guide the next phase of the project, positioning this document as the starting point for formal engagement with funders. The approach is built around a blended funding model, targeting national, local authority, and charitable investment streams, alongside partnership opportunities that will strengthen both delivery and long-term sustainability. This strategy has been carefully developed to ensure that the project is presented in a consistent, credible, and funder-ready manner, with a phased approach that enables momentum to build as support is secured. The intention is to move at pace, engaging with aligned funders who prioritise community infrastructure, health, and participation outcomes, while maintaining a disciplined and coordinated approach to applications and relationship management. With planning and design work progressed, the project is positioned to move efficiently into the build phase once funding is secured.

All elements of the development have been considered to ensure compliance with relevant standards, including accessibility, safety, and sporting requirements. The delivery approach will be managed through a structured procurement and construction process, supported by appropriate oversight and governance to ensure that the project is delivered on time, within budget, and to the required quality. This reflects a commitment not only to completing the build, but to delivering a facility that is sustainable, durable, and fit for long-term community use.

Beyond construction, the focus of the project is on creating lasting impact. The new facility will significantly increase capacity for football and community activity, enabling the charity to expand its reach and deliver a wider range of programmes that improve health, wellbeing, and social connection. It will provide a safe, inclusive, and accessible environment that supports individuals of all ages and backgrounds, while also strengthening partnerships with local organisations to deliver targeted initiatives. As a charity-led development, all income generated through the facility will be reinvested directly into community provision, ensuring that the benefits of the investment are sustained over the long term.

This document represents the starting point for investment into a project that has been carefully planned, is strategically aligned, and is ready to progress. It is not simply a proposal, but the foundation for delivering a £1 million community asset that will serve Dundee for years to come, providing meaningful, measurable, and lasting impact.

DELIVERABILITY & READINESS

The Dryburgh Athletic Community Club pavilion project has been developed to a stage where it is both strategically aligned and deliverable, with a clear pathway from investment to completion. Significant work has already been undertaken to ensure that the project is grounded in evidence, shaped by community need, and supported by a robust governance structure. The charity operates with established financial controls, experienced leadership, and a clear commitment to transparency, ensuring that all funding received is managed effectively and applied directly to community benefit. The proposed development has progressed through detailed planning and design considerations, ensuring that the facility is fit for purpose, compliant with relevant standards, and capable of delivering long-term value. The design reflects both current and future needs, incorporating accessibility, sustainability, and flexibility to support a wide range of activity. This forward-thinking approach reduces the need for future adaptation and ensures that the investment delivers maximum impact over time.

The project also benefits from a stable and established operating base through its partnership with Lochee Harp Football Club, providing long-term access to the site and continuity of delivery. This arrangement ensures that the facility will be embedded within an active and well-used environment from day one, removing uncertainty around utilisation and strengthening the long-term sustainability of the project.

A clear and structured delivery approach is in place, with defined roles and responsibilities to oversee the progression from funding through to construction and operation. Appropriate professional support will be engaged throughout the build process to ensure quality, compliance, and effective project management, while the charity will retain overall accountability for delivery. This ensures that the project is not only well designed, but also well governed and controlled throughout its lifecycle. Importantly, the scale and ambition of the project is matched by a realistic and achievable delivery model. The development has been carefully scoped to ensure that it can be delivered efficiently once funding is secured, without unnecessary complexity or risk. This balance between ambition and deliverability provides confidence that the project can move forward at pace, while maintaining the quality and integrity required for a long-term community asset.

Taken together, these elements demonstrate that the project is not at concept stage, but is a well-developed, funder-ready investment opportunity. It combines strong strategic foundations with practical deliverability, ensuring that investment can be translated quickly and effectively into a high-quality facility that will deliver lasting benefit for the community.

CALL FOR ACTION

Craig Fyall - Chairman Dryburgh Athletic "This project represents a huge step forward for Dryburgh Athletic and for the wider Lochee Community. For many years, the club has worked hard to provide opportunities for local people through football, participation, and community activity with extremely limited facilities and resources. This investment gives us the opportunity to build something lasting - and a modern, inclusive community hub that can support not only our players and teams but people of all ages across the wider Lochee area"

Mike Kelly - Chairman Lochee Harp "We see this development as an exciting new era for Beechwood Park as the facility is much more than just a football pitch, rather it's a space in the heart of the community which brings people of all ages, skills, abilities and backgrounds together, and as such we are committed to assisting with the development of the facility to ensure it continues to serve and expand as a hub for both football and community activity and for wider community life, for many years to come."

Cllr Lynne Short "The pull of sport, especially football is second to none in this city and I'm delighted to hear that this ambitious project is coming together To have facilities that don't just concentrate on the game but also allow communities to gather, learn, engage and support each other is huge."



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KEY PARTNERS

