

Item: 14

Policy and Resources Committee: 22 September 2026.

Kirkwall Grammar School Spectator Stand and Dugouts.

Report by Director of Education, Communities and Housing.

1. Overview

- 1.1. This report advises of an addition to the capital programme of a fully funded project, namely the spectator stand and dugouts at Kirkwall Grammar School.
- 1.2. The Sport and Leisure service, in partnership with Orkney Football Hub constituted group made up of representatives from Local Football Organisations – Orkney FC, Orkney Amateur Football Association, Orkney Women's Football Club, Orkney Youth Development Group and Scottish Football Association, developed the proposal to establish a spectator stand and dugouts located at Kirkwall Grammar School, which will be a first for this type of structure in Orkney.
- 1.3. The capital project will see the development of a spectator stand with a seating capacity of 214 including an additional space for 11 wheelchairs and two dugouts.
- 1.4. The Head Teacher and the Principal Teacher for PE of Kirkwall Grammar School have been involved from the initial stages and have confirmed their support of the project.
- 1.5. The project will be of a wider benefit than just to football, potentially being used as an outdoor covered educational setting and for multiple other outdoor activities, events, and sports, creating a permanent infrastructure that is a fully inclusive, comfortable and sociable outdoor venue within the community that will also include storage provision.
- 1.6. Total project costs are £260,681, made up of construction costs, including fees and contingency, of £249,017, and building warrant costs, production of structural drawings and production of a feasibility study costing £11,664.
- 1.7. The project is fully funded by Scottish Football Association funding - £167,942 from the Pitching in Fund and £123,006 received for the development of football.
- 1.8. The project was approved via the exceptional circumstances route of the Capital Projects Appraisal due to the low value, low complexity, and low risks associated with the project.

- 1.9. Section 7.1.2 of the Financial Regulations states that, in exceptional circumstances, the Head of Finance may, after consultation with the Leader, the Depute Leader and the Chief Executive, approve any capital expenditure he/she considers is in the interest of the Council and which is fully funded. The Head of Finance may require a report detailing the action taken to be presented to the next scheduled meeting of the Policy and Resources Committee.
- 1.10. Building warrant approval was received on 25 May 2026.
- 1.11. Construction works commenced on 13 July 2026, and it is estimated that the project will take 20 weeks to complete.
- 1.12. For the 12 months following completion, the Sport and Leisure service will have responsibility for the stand and dugouts.
- 1.13. After the initial 12 months following completion, the Orkney Football Hub have agreed to lease the stand and dug outs and in doing so will assume full responsibility for the maintenance of the facilities.
- 1.14. Football is well supported in Orkney and will be ideally placed to raise funds for the upkeep of the facilities both from supporters and from the business community.

2. Recommendations

- 2.1. It is recommended that members of the Committee:
 - i. Note the addition of the Kirkwall Grammar School spectator stand and dugouts to the capital programme for 2026/27 onwards, at a total cost of £260,681, funded by grant funding from the Scottish Football Association.

For Further Information please contact:

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Implications of Report

1. **Financial** - During the initial 12 months, following completion, the structures will require minimal repairs and maintenance. There will be some resource requirement, for inspection and cleaning for example which will be required to be covered from existing service budgets. Any lease needs to be robust to protect the Council's assets, and risks surrounding this asset. It is unclear what the Non-Domestic Rates impact of this structure on the rateable value of KGS, or whether the structure can be rated separately. In respect of the rent, a peppercorn rent is suggested, noting the

opportunity to rent this structure to another body is limited, and a commercial market would be unlikely to exist. Noting also the partnership approach to securing the projects full funding from the Scottish Football Association.

2. **Legal** – There are no legal implications arising directly from the recommendation in this report. However, there will be legal implications arising from any lease or other agreement with a third party for use of the stand and dug outs. Any such agreement will require to include any terms necessary to protect the Council’s position.

3. **Corporate Governance** – The project has followed the Capital Project Appraisal process.

As set out in section 1.9 of the report, Financial Regulations state that the Head of Finance can add fully funded capital projects to the capital programme and request that a report be submitted to the next scheduled meeting of the Policy and Resources Committee.

4. **Human Resources** – Not applicable.

5. **Equalities** – An equality impact assessment is not required.

6. **Island Communities Impact** – An Island Communities Impact Assessment is not required.

7. **Links to Council Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:

- ☐ Growing our economy.
- ☒ Strengthening our Communities.
- ☒ Developing our Infrastructure.
- ☐ Transforming our Council.

8. **Links to Local Outcomes Improvement Plan:** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:

- ☐ Cost of Living.
- ☐ Sustainable Development.
- ☐ Local Equality.
- ☒ Improving Population Health.

9. **Environmental and Climate Risk** – Not applicable.

10. **Risk** – Not applicable.

11. **Procurement** – Not applicable.

12. **Health and Safety** – Not applicable.

13. **Property and Assets** – Not applicable.

14. **Information Technology** – Not applicable.

15. **Cost of Living** – Not applicable.

List of Background Papers

Feasibility study report

Approved Structural design drawing

Business Justification Case

Letter from Orkney Football Hub

Draft lease proposal