

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	10 February 2026
EXEMPT	The report and pages 1 - 42 of Appendix A are public Pages 43 – end of Appendix A are exempt (paragraph 8)
CONFIDENTIAL	No
REPORT TITLE	Kincorth Cruyff Court OBC
REPORT NUMBER	CR&E/26/026
EXECUTIVE DIRECTOR	David Dunne
CHIEF OFFICER	Alan McKay
REPORT AUTHOR	Scott Whitelaw
TERMS OF REFERENCE	1.1.4

1. PURPOSE OF REPORT

- 1.1 The Committee is requested to consider an Outline Business Case for a Cruyff Court located in Kincorth.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Note the contents of the Outline Business Case including the options appraisal and community engagement (Appendix A) for the Kincorth Cruyff Court project;
- 2.2 Approve the Outline Business Case including recommendations (Option 2b) for the Kincorth Cruyff Court project;
- 2.3 Instruct the Chief Officer – Capital to progress all necessary designs, procurements, approvals, permissions, licenses, agreements and consents required to develop and implement the Kincorth Cruyff Court project;
- 2.4 Instruct the Chief Officer – Capital to report project progress through the regular capital programme monitoring reports to this committee;
- 2.5 Instruct the Chief Officer Finance to include the revenue costs for the Kincorth Cruyff Court onto the draft budget for 2026/27; and
- 2.6 Instruct Chief Officer Governance to enter into legal agreement with the parties drafted by the Commercial Legal Team for construction and Operation & Maintenance of Kincorth Cruyff Court project.

3. CURRENT SITUATION

- 3.1 Following the installation of Cruyff Courts throughout the city; Cruyff Court Willie Miller in Tillydrone, Cruyff Court Neale Cooper in Tullos and Cruyff Court Denis

Law in Catherine Street, Kincorth was identified as a preferred location for the city's fourth Cruyff Court as part of the 2025/26 budget process.

- 3.2 The three existing facilities include the installation of flood lighting and a multi games hardstanding area for sports which enhance the Cruyff Court playing facility by catering for a wide, diverse range of sports which in turn increases community participation. This arrangement also enables StreetSport, a Denis Law Legacy Trusts flagship programme to run their free, weekly sports sessions throughout the year, including winter months.
- 3.3 At the Aberdeen City Council Budget meeting held on 5th March 2025, funding was allocated to progress the delivery the city's fourth Cruyff Court in partnership with Denis Law Legacy Trust, to be constructed in the Kincorth area of Aberdeen. As part of project development an assessment of available sites in Kincorth was undertaken and these options have been considered within the options appraisal.
- 3.4 The considered sites included various locations around Kincorth Circle next to the play park and existing playing fields, the bowling green at Get Active @ Kincorth and the east playground at Abbotswell Primary School.
- 3.5 A number of local, community engagement sessions have been held with community at various stages as part of the options appraisal.
- 3.6 Community feedback strongly supports the development of a Cruyff Court in Kincorth. There is not a consensus within the community on its location, however, there is a clear preference for Kincorth Circle location. It is appreciated that regardless of the site chosen, there may be some level of impact to a small number of existing properties. Where possible, these impacts should be mitigated as far as possible.

4. FINANCIAL IMPLICATIONS

- 4.1 The project cost of establishing a Cruyff Court on the Kincorth Circle site has been estimated at £750,000. This will be funded from the General Fund Capital budget approved by Committee in March 2025 along with the £50,000 contribution from the Johan Cruyff Foundation.
- 4.2 There will be annual revenue costs associated with this project in the form of routine maintenance and lighting energy costs. These have been estimated at £10,000 per year to cover both ongoing maintenance and lighting costs.
- 4.3 Assuming agreement of the business case to proceed with the Kincorth Cruyff Court, funding of the on-going revenue costs will require to be included as part of the 2026/27 budget setting process.
- 4.4 In line with previous projects it is anticipated that the turf will last the duration of the 10-year legal agreement providing the necessary annual maintenance to

ensure the court remains in sound technical, practical and visual condition is carried out. Any non-repair and maintenance requirements would be non-routine and funded by the existing Corporate Routine and Maintenance budget.

5. LEGAL IMPLICATIONS

5.1 A legal agreement will be required between Aberdeen City Council, the Johan Cruyff Foundation and the Denis Law Legacy Trust for the construction and maintenance and service delivery of this project. A draft agreement consistent with the original agreement for the previous courts should be reviewed by the Councils Commercial Legal Services team.

6. ENVIRONMENTAL IMPLICATIONS

6.1 Environmental implications have been considered as part of the options appraisal and will be further considered as part of statutory applications.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) <small>*taking into account controls/control actions</small>	*Does Target Risk Level Match Appetite Set?
Strategic Risk	No significant or usual risk			
Compliance	Compliance with statutory applications	Experienced officers overseeing deliver of the project	L	Yes
Operational	Integration within the community	The partnership have extensive experience in the successful delivery and post occupation of Cruyff Courts	L	Yes
Financial	Project exceeds budgets	Detailed budget tracking is undertaken throughout all RIBA stages to included budgets cost analysis, pre-tender estimate and due diligence undertaken on tender returns	M	Yes
Reputational	The project isn't delivered in	Timeous delivery of projects on the capital plan	L	Yes

	a timeous manner			
Environment / Climate	The facility may have a negative impact on local residents – noise and light pollution	Extensive community engagement took place prior to this site being selected as the preferred location.	M	Yes

8. OUTCOMES

COUNCIL DELIVERY PLAN 2025-26	
	Impact of Report
Aberdeen City Council Policy Statement	The proposals within this report support the delivery of Aberdeen being an active city by exploring opportunities and delivering new sporting facilities for young people,
Local Outcome Improvement Plan	
Prosperous Economy Stretch Outcomes	16. 50% of people report they feel able to participate in decisions that help change things for the better by 2026. On completion, the delivery of the project will present opportunities for volunteering and developing life and employability skills through part of the weekly sports sessions.
Prosperous People Stretch Outcomes	The proposals within this report support the delivery of aspects of Children & Young People Stretch Outcome 8 in the LOIP. The paper seeks approval for a new, free to use community facility which in other areas of the city has actively tackled antisocial behaviour with new Cruyff Courts acting as appropriate and effective interventions.
Prosperous Place Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome by providing a community asset that can benefit people by spending time outdoors and contribute to the appearance and maintenance of neighbourhoods which is a key theme from public engagement.
Community Empowerment Stretch Outcomes	The proposals within this report support the delivery of LOIP Stretch Outcome 16 – 50% of people report

	<p>they feel able to participate in decisions that help change things for the better by 2026.</p> <p>The extensive community engagement carried out as part of this report and options appraisal have drawn on various formats of engaging with children, young people and adults on their views. This will help contribute to LOIP Improvement Project Aim 16.1 '100% of decisions which impact on children and young people are informed by them by 2026.</p>
<p>Regional and City Strategies</p>	<p>Community Planning Aberdeen facilitated workshops on the LOIP themes of: People (Adults), People (Children and Young People), Place, and Economy. Locality data was shared and people were asked what the priorities should be and potential ideas for action. This project will support the delivery of the following areas of Aberdeen's South Locality Plan 2021–2026:</p> <p>Our Economy:</p> <p>Priority 2: Improve and create employment opportunities; Develop skills, training and support for young people and businesses</p> <ul style="list-style-type: none"> • Develop locally available employability support and training <p><i>(links to LOIP Stretch Outcome 6: Positive Destinations. Improvement Projects)</i></p> <p>Our People:</p> <p>Priority 3: Support children and young people to achieve their maximum potential</p> <ul style="list-style-type: none"> • More freely available/low cost facilities for children and young people, including sports facilities • Identify and develop actions to address the mental wellbeing of young people <p><i>(links to LOIP Stretch Outcome 4: Children's Mental Wellbeing Improvement)</i></p> <p>Our Place:</p> <p>Priority 5: Identify and maximise use of green space:</p> <ul style="list-style-type: none"> • Encourage the use of green spaces for healthy benefits

	<ul style="list-style-type: none"> • Develop opportunities/spaces for more physical activity in the area <p><i>(links to LOIP Stretch Outcome 15: Open Space and Built Environment Improvement Projects)</i></p>
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9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	New Integrated Impact Assessment has been completed.
Data Protection Impact Assessment	Not required Privacy statement was development for gathering data as part of the community engagement; https://www.aberdeencity.gov.uk/your-data/why-and-how-we-use-your-data/your-data-kincorth-cruyff-court-site-consultation
Other	N/A

10. BACKGROUND PAPERS

10.1 None

11. APPENDICES

11.1 Outline Business Case inc Appendix A – Kincorth Cruyff Court Options Appraisal

12. REPORT AUTHOR CONTACT DETAILS

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