



Community Empowerment (Scotland) Act 2015

Asset Transfer Request Form

IMPORTANT NOTES:

Please make sure that you have read the asset transfer guidance provided by the Scottish Government and by Clackmannanshire Council before completing this Asset Transfer Request Form.

You do not need to use this form but using it will help you to make sure you include all the information required under the legislation.

We welcome the opportunity to discuss your proposals with you informally before you make a formal asset transfer request. If you have not already made an Expression of Interest, we recommend you do that first by contacting the Asset Transfer point of contact using the telephone number or the email address below, or by completing and submitting an Expression of Interest from which you can find on our website.

When completed, return this form using the Asset Transfer email address assettransfer@clacks.gov.uk or by handing it in to us at Kilncraigs.

Asset Transfer point of contact
Kilncraigs, Greenside Street, Alloa, FK10 1EB
Tel: 01259 452012/450000
Email: assettransfer@clacks.gov.uk



**This is an asset transfer request made under Part 5 of the
Community Empowerment (Scotland) Act 2015.**

**Section 1: Information about the community transfer body (CTB)
making the request**




1.1 Name of the CTB making the asset transfer request

Tullibody St. Serf's Football Club

1.2 CTB address. This should be the registered address, if you have one.

Postal address:	 Tullibody, Clackmannanshire
Postcode:	

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name:	Derek Robertson
Postal address:	
Postcode:	
Email:	tullibodystserfs@gmail.com
Telephone:	

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement)*

You can ask us to stop sending correspondence by email, or change the email address, by telling us at any time, as long as 5 working days' notice is given.

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	X

Please attach a copy of the CTB's constitution, articles of association or registered rules.

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No Yes

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No Yes

If yes what class of bodies does it fall within?

Section 2: Information about the land and rights requested

2.1 Please identify the land /buildings to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land/buildings on our asset register or on our register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.

This relates to land known locally as "The Coosie", or Banchory Park as the council term it. We have attached an indicative drawing created as a response to our initial expression of interest (Green showing the initial "available" area, Red showing the approximate area of our request) as well as an example of what a finished facility could look like using this area of land.

We decided on this boundary after considering the potential need for the church graveyard to expand in future, leaving a suitable area of land for this purpose.

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN:

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) - go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the land requested? :

Proposed price: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – request for lease

What is the length of lease you are requesting?

An initial 25 year lease

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £ 1450 per year (based on EoI answers)

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £ per

Please attach a note setting out any other terms and conditions you wish to apply to the request.

- 1) As indicated in the initial Expression of Interest, confirmation that the council will be responsible for adequate pitch maintenance should we be successful.

- 2) By taking on responsibility for this land, Clackmannanshire Council also allows Tullibody St. Serf's Football Club to proceed with our plans to install & build a community facility as detailed in our attached proposal document, including one permanent structure (changing facilities with toilets, showers and multi-use room).

- 3) As a partnership, we agree that the club can look into a Request For Ownership at any point during this initial agreement should circumstances warrant. Ideally, any future agreed "purchase price" valuation should not include improvements made to the land via funding achieved by the club.

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

(Please see attached proposal document)

Clackmannanshire suffers from a severe lack of suitable, available to all artificial sporting surfaces. These facilities become key in inclement weather & winter months when sporting and other pursuits can unfortunately come to a standstill. Tullibody unfortunately has no available access to such a facility at this time, with Lornshill Academy being the only bookable all-weather surface in the local area.

The 'Coosie' has lain unused for years, with the existing football goals removed before the pandemic. We are offering an opportunity to take this land from the council and to build up a proper community hub, which while based around football will also offer other sporting & alternative pursuits (eg educational via Saltire Awards).

This facility will always be available to book and to use for people in the local community. Additionally, we commit to hosting free open-to-all sessions such as 5-a-side football. As part of a Community Sports Hub, we will be the cornerstone of a local sports club & other community organisation collective that will come together to improve the contribution that sport & physical activity has on Tullibody.

In our attached document, we list some anticipated facility developments. This can be completed gradually, starting with a grass pitch if needed as initial improvements are made (specifically the permanent building of changing facilities & toilets).

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.

(Please see attached proposal document)

It is generally accepted that participation in sport provides an extensive range of benefits to individuals and the collective community. Participating in sport and recreation contributes to: community health and wellbeing; confidence-building and empowerment; social integration and cohesion; national and cultural identity; and a potential reduction in crime and vandalism.

Local businesses should see benefits from the 'Coosie' being a more active part of community life once more. Ladywell Lodge will be more likely to obtain related bookings for hospitality/private use, more footfall through the town will hopefully see a positive impact to shops in Tron Court and the surrounding streets, while football matches will bring fans/supporters/players of other sides to town spending money.

Following on from the prior answer, there are tangible benefits from this proposal:

- An always available, all-weather outdoor facility capable of hosting sporting pursuits as well as other community event such as charitable fun days or live music
- Provision of free sporting classes and sessions to improve health & well-being
- As part of a Community Sports Hub, a local sports club & other community organisation collective that will come together to improve the contribution that sport & physical activity has on Tullibody

If fully successful this project could grow the local economy, provide future jobs and purpose, integrate different groups, help tackle antisocial behaviour, respond to the threat of climate change (use of environmentally friendly construction) and save public expenditure.

Restrictions on use of the land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

After consultation with the council's asset transfer team, sports development and local elected officials, we have elected to install only one permanent structure. All other aspects of the facility will be classed as temporary in nature (for example, any spectator stands would be built from converted shipping containers and be portable, while portacabins can be used to expand available interior space). This alleviates pressure on planning restrictions etc.

Negative consequences

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

The main potential negative consequences would be to the residents of Banchory Place and those using the Ladywell Lodge - noise, lighting and car parking.

To minimise these potential consequences, we will subject users of our facility to a 9pm curfew, at which time we will lock up and close. Should floodlighting be used in future (either temporary or permanent in nature), this will be subject to a guaranteed latest 9pm switch-off. The earliest we would be able to operate in the morning would be 10am.

With regards cars, we will enter dialogue with the Lodge to discuss use of the available parking area and would anticipate a mutually beneficial agreement.

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

We have an experienced committee, with several years of running community sports clubs and working with local communities behind us. Club chair Derek Robertson has been involved in the running of sports clubs for a decade (Aberdeen Roughnecks AFC, BSC Glasgow FC becoming Broomhill FC) and has brought this committee & behind-the-scenes knowledge to Tullibody St Serf's. Club secretary Lauren Arthur works as part of the National Lottery Heritage Fund, with extensive experience of supporting ambitious community organisations like our own with funding and developing their wide-ranging plans to benefit their local communities.

Additionally, we benefit from our membership of the Sported network of sporting clubs, providing us with access to professional advisers in all aspects of running a community sports organisation and managing community asset transfer projects. Sported have supported our proposal to this stage by offering help & guidance.

Despite our club being relatively new, we have already obtained the Scottish Football Association's Bronze Quality Mark award. Designed to recognise the hard work and dedication of member clubs and teams, the Quality Mark Award scheme aims to reward those who have a desire to be the very best they can be. Aimed at improving or supporting management, development structures, administration, planning and welfare, these criteria help each club as they strive to improve. as part of this, the SFA have assigned us a regional Club Development Manager to aid our progress.

With this strong foundation, we are well placed to take on the responsibility of leasing the 'Coosie' and developing it's potential for the people of Tullibody.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

Community feedback for our initial proposal has been universally positive.

As well as word-of-mouth and more traditional means of spreading the word, we have leveraged our YouTube channel, sharing monthly updates on the club as a whole with details of our future plans. Our social channels are growing quickly with local residents following our progress, while several are now attending our matches.

Currently, we have over 40 community members, all of whom play the sport (we will offer non-playing community membership from June at a reduced cost). These players pay £10 a month in membership fees, contributing to two mens teams and a newly formed womens team. This number is constantly growing and having these teams already set-up shows the demand for organised football provision in the town.

The Tullibody Community Development Trust, who run the Civic Centre, would be most likely to be affected by our proposal given that they offer football pitches for hire with changing facilities. However, they have been unequivocally supportive and wish to see this lease be agreed, offering further benefits to the town - their football facilities are already extremely busy and very prone to damage/waterlogging. We have agreed to work together where possible for mutual community benefit.

We have had dialogue with ~~the community~~ (Community Sports Hub/Club Officer) with regards this new facility becoming part of a Community Sports Hub. As part of this, we will ensure the 'Coosie' is open to all local residents to use at an affordable cost - additionally, we commit to run free 5-a-side sessions every week to promote general fitness & wellbeing.

Finally, we have been fortunate to have gained initial support from local councillors and other elected politicians, who can see the potential benefit offered via our plans.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land/building, and your proposed use of the land/building.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

We can comfortably fund the annual rental cost suggested via membership fees (£10 each from players), sponsorship (circa £2k raised since February) and other general fundraising/grant applications.

However, we anticipate the overall cost of our desired improvements to come to between £250k & £500k. This will be generated via specific funding opportunities - the sportscotland Sports Facilities Fund and the Scottish FA Grassroots Pitch & Facilities Fund. Both funds can offer up to 100% of the required funding due to Tullibody's position in the SIMD (Scottish Index of Multiple Deprivation), while only SFA Quality Mark clubs can make use of the latter government-backed fund.

Additionally, with our intent to use temporary and environmentally friendly options where available (e.g. potentially obtaining Stenhousemuir's pre-used astroturf carpet, using converted container stands) we fully satisfy the requirements for both.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name

Address

Date

Position

Signature

Name

Address

Date

Position

Signature

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of document attached:

Section 2 – any maps, drawings or description of the land requested

Documents attached:

Section 3 – note of any terms and conditions that are to apply to the request

Documents attached:

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached: