

Community Empowerment (Scotland) Act 2015

Asset Transfer Request Form

**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

Alloa Community Shed

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

Postal address:

Unit 5

8 Ward Street

Alloa

Postcode:FK10 1ER

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: Kenny Quinn

Postal address:

Email:

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	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC048701
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

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.

Marshall House,

Marshall,

Alloa

FK10 1AB

Grid Ref :Map Eastings 288432 Map Northing 692983

Full Marshall House Building and associated green space at the rear of the house, open to discussions about potential ownership or management options.

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: £120,000 (valuation £150,000 with 20% discount)

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?

N/A

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

Proposed rent: £ N/A

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?

n/a

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

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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.

Forth Valley Men's Shed was initially established in 2015 with the aim of improving the health, wellbeing and needs of older men in the area. Since opening, the Shed has gone from strength to strength, growing its core membership and service offerings and expanding its beneficiary range. To reflect its more inclusive approach, Forth Valley Men's Shed transitioned to become Alloa Community Shed in 2024, open to all - regardless of age, gender or background.

In 2018, Forth Valley Men's Shed took a lease on their first premises in an industrial estate on the outskirts of the town. As the rent now makes up almost 40% of the Shed's outgoing expenses, trustees carefully considered the sustainability of the organisation, found ways to generate income and have continued to review income sources. Using these policies and with careful management, the Shed's trustees have maintained a sustainable organisation.

With the future sustainability of the organisation in mind, alongside increasing need in the community, trustees decided to investigate the possibility of purchasing a local, centrally located building, Marshill House, to help give them more control over their future. The Shed's current rented premises presents a number of barriers to participation including its location on the outskirts of the town, which is hard to reach, the building's size and layout which prohibits the Shed from expanding its membership or developing any new activities.

In 2023, trustees formed a subcommittee to explore the possibilities and a Stage 1 application to the Scottish Land Fund was submitted to support the development of a Feasibility Study and Business Plan for the acquisition of Marshill House in Alloa Town Centre. After securing Stage 1 development funding, consultants were commissioned and extensive work was undertaken to carry out community-based research, consult with members and the wider community to shape this Business Plan. Evaluation(s) of the building were also undertaken to get a better understanding of its condition and what repairs and improvements might need to be factored in to make the building habitable and fit for purpose over the coming years.

A key driver of the asset transfer and building purchase is to secure the continuation of the Shed's existing offer and impact, but also to offer a wider range of services and activities to the whole community of Alloa where there are significant and diverse needs. We will continue to focus on delivering social and practical opportunities for older men, but we also want to use this as an opportunity to deliver on the 'Community Shed' model and extend our work to include the whole community.

Alloa has consistently been recognised as an area of significant need, particularly in its town centre, where complex and deep-rooted levels of deprivation persist. Alloa South and East rank among the most deprived areas in Scotland, falling within the 5% of the most disadvantaged data zones according to the SIMD 2020 report. This deprivation has led to poor health outcomes, with mental ill health and overall wellbeing emerging as major challenges. Consequently, these issues contribute to economic inactivity, perpetuating a cycle of disadvantage.

Stakeholders have highlighted the urgent need for holistic mental health support and informal assistance to enhance community wellbeing. Many older residents, rooted in a traditional industrial background, often find it difficult to discuss their mental health with professionals.

Instead, they prefer to connect informally with others in the community who share similar experiences and can offer understanding and support.

For young people, statistics show a lower-than-average uptake of higher education. Stakeholders told us that there is a need for more and better options for school leavers to learn skills, explore their interests and alternative employment options.

Alloa Town Centre itself has suffered from high levels of deprivation, a lack of investment, and the presence of derelict buildings. Community feedback indicates a pressing need for safe, warm spaces where residents can gather. This situation is exacerbated by challenges such as anti-social behaviour, drug use, and crime, which leave many feeling unsafe in their own neighbourhoods. The absence of informal spaces for connection and purposeful activities has led to increased social isolation, as individuals tend to stay at home.

Despite these challenges, Alloa boasts an active community dedicated to improving the lives of its residents. However, there is a clear need for these groups to collaborate more effectively, developing partnership projects and referral networks to maximise their impact.

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.

The primary outcome of the Community Shed will be the reduction of social isolation and loneliness. This will contribute to improved wellbeing, both mentally and physically, as a result of making friends, engaging in social activity, doing something different and worthwhile and staying active. The Shed provides people with the opportunity to build motivation, confidence, self-esteem, physical fitness and quality of life. The Shed also strives to support the community and voluntary sector in Alloa to thrive by working in partnership, joint projects and supporting groups using space.

Outcomes

- Reduction in social isolation and loneliness
- Increased mental wellbeing
- Increased physical wellbeing
- Improved quality of life and relationships
- Creation of a vibrant local community with opportunities for all
- Community groups and organisations working together to improve the lives of people living in Alloa

Indicators

- Creating new friendships
- A sense of belonging and contributing to a community
- Increased self-esteem and confidence
- Increased physical activity levels and fitness
- Improved mental health

- Number of volunteer hours
- Number of community groups provided with facilities to hire at a low cost
- Number of partnerships developed with community groups and organisations

Please see attached document for social value calculations attached to these outcomes. We have also included a detailed outcomes section within our Business Plan.

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.

Marshall House has B-listed building status but we are not intending to make any changes to the outside or fabric building.

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.

As a part of the Business Planning process, we have carefully considered the risks associated with the project and any negative consequences that may occur as a result of the asset transfer. One key concern could be the under utilisation of space, however as we propose to change our focus from men exclusively to the whole community we will be able to deliver a diverse programme of activities that attract diverse groups. We will also hire space out to other community groups at a low cost, increasing the use of the building for the benefit of the community.

We will establish a clear maintenance plan and budget for the building (our cash flow sets aside an annual pot for ongoing maintenance) to avoid the Shed trustees from becoming overwhelmed by the responsibility for maintaining the building. Our Business Plan includes diverse funding streams and reduces overall reliance on grants.

One issue that has been raised during the consultation is safety and security issues, given the issue in the town centre with anti-social behaviour and drug use. We will install a secure door entry system and CCTV to create a safe environment for all.

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.

The Community Shed currently has 9 elected directors to meet its statutory obligations, provide leadership and direction and oversee operations. The current board is comprised mainly of retired men who come from professional backgrounds. However we are expanding our board and now have a local young person, who is also the Vice Chair of Alloa Community Council and we now have two female trustees. Our trustees are well connected in the community and active with other groups besides the Shed. For example, the Chair is a board member of Clackmannanshire Third Sector Interface (CTSI) which provides an effective link to other community groups and organisations operating in the area.

The results of the skills audit indicate that the board has a significant and relevant range of skills and experience covering several skill sets including project planning and management, business planning, governance and marketing. Relevant skills on our board include:

- Our Chair has worked in community education, and has professional experience in logistics, operations management, tendering and budget management.
- One board member with a HNC in Accountancy and is a certified bookkeeper and has plenty of experience dealing with accounts, which is a valuable skill set to be utilised as the Shed continues to grow. Another member is self employed as a Financial Advisor and is skilled in financial planning, budget control, project management and planning.
- Board member currently the Chair of a local veteran's group and has acted as Treasurer for other various community and voluntary groups.
- Our board members are involved in various other community groups as board members including Clackmannanshire TSI, Alloa Hub, Forth Valley Sensory Centre, Clackmannanshire Camera Club. Our board of trustees includes a member who is registered blind, who links us to the Disability Access Panel.
- All of our trustees are local and have a deep understanding of the community of Alloa and it's needs. One of our trustees spent 35 years living in the local area and working as a Community Police Officer.
- Our two female trustees bring a range of practical skills to share with our community including craft work, knitting/crocheting, laser, 3D and vinyl printing and metal detecting.

We are also undergoing a board recruitment process, as we are aware of the need to build the capacity and diversity of the trustee group in preparation for the acquisition of Marshall House. At our upcoming AGM (November 2024, the first as Alloa Community Shed) we will endeavour to ensure our trustee group represents all the Shed's beneficiary groups, present and future.

The research report and the subsequent business plan prepared for the acquisition of Marshall House sets out the need to implement a volunteer and 'shed supervisor'/mentor volunteer structure

(based on the successful implementation of this model in case study examples- see Westhill Men's Shed), to manage the needs of an increased membership operating across a larger premises.

While the Shed is currently volunteer led organisation, in the future as activity and membership grows, it has been acknowledged by trustees that there is a need to ensure that increased activity is supported by a staff member (initially part time). This staff member will lead on the development of the Community Shed model, supporting by the board of trustees to build and nurture the project, fostering positive community connections, and ensuring sustainability.

Development Worker post responsibilities will include:

- Working in the community to identify groups and individuals who are interested in getting involved in the Shed programme,
- Programme and support regular workshops, activities and events as required, or support local people and volunteers to do this,
- Develop and manage a volunteering programme including the introduction of the 'Shed Supervisor' and peer mentoring model,
- Undertake monitoring and evaluation activities including recording outcome feedback, writing case examples, keeping statistics,
- Support the Shed Trustee team with Facilities Management, including the management of bookings,
- Lead the marketing and promotional activities to raise the profile of the Shed locally and reach new groups.

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.

Our board and volunteers have put a huge amount of effort into the community consultation process for this project, and we have had a great response and a lot of support from our members, the wider community and local groups and organisations throughout the process. Throughout the consultation process we have engaged over 300 people, many of whom have expressed an interest in becoming members once we move to Marshill House.

We have used a range of consultation methods to consult with our community. We used a community survey (offering online and hard copy options) which had 111 responses and complemented this with consultation sessions at local supermarkets where we informally consulted with around 100 people over a four-week period. A range of stakeholders and potential partner organisations were consulted, and all were extremely supportive and enthusiastic about the prospect of Marshill House being brought back into use for the benefit of the community.

In November, we held a very successful Shed open day at our current premises which was attended by around 100 local people and various stakeholders. We used this as an opportunity to share our draft plans and gather feedback, alongside showcasing the work we do (we held metal working, 3D printing, crafting, and art displays) to drive up membership. The Open Day was well attended by both men and women, and a range of different age groups, many of whom had never been to the Shed before.

98% of survey respondents supported the Shed's move to Marshall House and 80% of survey respondents strongly agreed that the move would help to improve the local health and wellbeing of the population. Those who expressed concerns wanted to see the Shed retain some men's only sessions, which has been built into our plans.

Stakeholders and third sector organisations working locally in Alloa and across the local authority were strongly in support of the Shed expanding its activity and becoming accessible to a range of new beneficiaries.

Refer to section 1.3 Methodology and section 4.8 Communities will have a stronger role in their own development.

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 are applying to the Scottish Land Fund to acquire stage 2 funding which will cover the full purchase price of the building, providing we secure a 20% discount on the valuation figure. We intend to pay legal fees from our own reserves.

We will approach funders for essential upgrades (including fire register/doors, kitchen upgrades, asbestos survey) required in the first year. As a part of the business planning process we identified a range of suitable funds but in the first instance we will approach Lottery (Awards for All), Screwfix Foundation. We will also be able to use some of our own income generated from contracts, sales and donations to contribute towards building renovations over time.

As we are Men's Shed, we are fortunate that we will be able to do a great deal of minor repair work required ourselves.

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 Kenny Quinn

Address 

Date 15/11/24

Position Chairman

Signature 

Name Dave Tilling

Address 

Date 15/11/24

Position Secretary

Signature 