

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

North Lanarkshire Council

This Community Asset Transfer request form must be completed to make a formal request. This form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. The council may also provide additional guidance on scheme.

You are strongly advised to contact the council and discuss your proposals before making an asset transfer request.

When completed, this form and supporting documentation should be sent to communitymatters@northlan.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

BANNAN FITNESS CLUB SCIO

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

Postal address: [REDACTED]
Postcode: [REDACTED]

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: [REDACTED]
Postal address: [REDACTED]
Postcode: [REDACTED]
Email: [REDACTED]
Telephone: [REDACTED]

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 the relevant authority to stop sending correspondence by email, or change the email address, by telling them 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	N/A
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SCIO SC052959
	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?

Per community empowerment(Scotland) Act 2015, part 5 S80 1(a)

Information about the land and rights requested

1.7 Please identify the land 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 on the relevant authority's 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.

THE JANET HAMILTON CENTRE

LANGLOAN ST

COATBRIDGE

ML5 1HH

SEE APPENDIX ARIEL VIEW – MARKED WITH RED “X” , CAR PARK OUTSIDE BUILDING AND CAR PARK ON THE PERIMETER.

1.8 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:000118182517, register of Scotland (SASINE), Deed Ref: 95178

Section 2: Type of request, payment, and conditions

2.1 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?

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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?

120 months – 10 years

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

Proposed rent: £ 700 per calendar month (negotiable)
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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?

Access to the enclosed land and building and parking at the entrance to the right side of the gate. Parking rights external to the grounds and internal to the enclosed grounds. There is parking for approximately 5 vehicles at the entrance to the building. We generally use this area for trainers bringing in kit or those with mobility issues. We require parking rights in the area to the left of the entrance to the grounds at the right of the secured iron gates at the Langloan main entrance.

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: £ N/A per

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

Section 3: Community Proposal (Attached)

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

Please read this document in conjunction with the Business Plan and all other accompanying appendices and documentation.

Bannan Fitness is a non profit charitable organisation, fitness for all, inclusive, health and well being club.

We have been established 8yrs at Langloan and have been active for over 15 years with surrounding communities throughout Coatbridge. [REDACTED] (Chair) has been in the boxing fitness industry for well over 45 years.

We have grown from strength to strength offering not just boxing classes but Clubbercise Dance & Fitness. We also have FREE confidence classes for young adults that are disabled and/or have special needs, which unfortunately in the area are very few and far between. (See Appendix)

We continued to train throughout COVID (when possible) outside and all NHS protocols were followed with sanitation stations, registers and correct protocols put in place, therefore some of the land surrounding the building may also be of use, especially in the summer. We would seek to discuss the specifics of this should this aim be realised.

Boxercise is one of the key training areas we offer and we require our own heavy steel frames in the building to support hanging bags and such like, which it crucial to this location. We have a full sized boxing ring which also makes other locations possibly not be suitable for this type or exercise.

In 2019 The Janet Hamilton Centre was subject to arson and vandalism and eventually NLC shut our doors in Jan 2023 due to the building not being safe at that point. We continued to train where we can to keep the Bannan Spirit alive by hiring church halls, halls and dance studios that had spare days that could assist us. Some hires were financially discounted to help our community fitness stay alive as long as possible. We are currently on an NLC let at Shawhead which is booked until July 2024.

We continue to keep going as long as our members wish this and we have a great following,, especially social media. (see Appendix-FB)

We will deliver where the community needs it most:

<https://www.alcohol-focus-scotland.org.uk/media/440254/north-lanarkshire-.pdf#:~:text=In%202020%2C%20101%20people%20died%20in%20North%20Lanarkshire,eve r%20had%20an%20alcoholic%20drink%20in%20North%20Lanarkshire.>

And drug addiction:

<https://www.gov.scot/binaries/content/documents/govscot/publications/statistics/2019/11/scottish-schools-adolescent-lifestyle-substance-use-survey-salsus-national-overview-2018/documents/summary-findings-north-lanarkshire-council/summary-findings-north-lanarkshire-council/govscot%3Adocument/summary-findings-north-lanarkshire-council.pdf>

And cancer, and deaths associated with poverty and poor life choices. In addition NLC area is 15% Higher than the Scottish average for health loss:

<https://www.scotpho.org.uk/media/2099/2021-09-21-scottishburdenofdisease-north-lanarkshire.pdf#:~:text=The%20figures%20below%20illustrate%20how%20health%20loss%20is,the%20population%2C%20but%20this%20does%20vary%20with%20age.>

And lower life expectancy:

<https://www.northlanarkshire.gov.uk/your-council/facts-and-figures/life-expectancy>

Benefits of the proposal

3.2 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.

This is set out extensively in the accompanying Business Plan.

Bannan Fitness provides a safe haven, family environment which is much needed with hope and direction, for not only these groups of men, women and children who attend but for those who have disabilities. Hundreds attend our club which positively impacts thousands in NLC, predominantly Coatbridge as well as other areas such as Airdrie, Bellshill and further afield as you will see on our Facebook Page.

We provide a range of different classes for all ages and abilities such as our confidence classes that are free or charge for young to older adults who are autistic, disabled or have special needs and require more one to one time with our trainers, in a quieter environment. These boxing classes are not available in mainstream gyms (see appendix).

This also may be linked to lack of opportunity, poverty, issues with mental health, role models, poor diet and lifestyle choices. Coatbridge is one of the highest areas in Scotland for deprivation.(see appendix) and below:

And

<https://www.gov.scot/binaries/content/documents/govscot/publications/statistics/2019/11/scottish-schools-adolescent-lifestyle-substance-use-survey-salsus-national-overview-2018/documents/summary-findings-north-lanarkshire-council/summary-findings-north-lanarkshire-council/govscot%3Adocument/summary-findings-north-lanarkshire-council.pdf>

And

<https://www.scotpho.org.uk/media/2099/2021-09-21-scottishburdenofdisease-north-lanarkshire.pdf#:~:text=The%20figures%20below%20illustrate%20how%20health%20loss%20is,the%20population%2C%20but%20this%20does%20vary%20with%20age.>

And

<https://www.northlanarkshire.gov.uk/your-council/facts-and-figures/life-expectancy>

[And](https://simd.scot/#/simd2020/BTTTT/9/-4.0000/55.9000/)

<https://simd.scot/#/simd2020/BTTTT/9/-4.0000/55.9000/>

Bannan Fitness can offer, especially with our confidence classes whether in a small group setting or 1 to 1 health and well being for our community which is paramount.

Restrictions on use of the land

3.3 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.

No restrictions known that would affect the delivery of our services.

Bannan has almost NIL environmental impact and its participants and trainers (all volunteers) regularly maintain the area in and around the building.

Negative consequences

3.4 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.

If we receive any negative feedback we propose to meet with the appropriate party and endeavour to alleviate any concerns, issues that they may have. Be confident in explaining and demonstrating the benefit, hoping the concern will subside and that all parties are content and satisfied with the outcome. We also have our safeguarding policy and parent consent form for children under 16.(see appendix SG Policy and Parent Consent Form)

Capacity to deliver

3.5 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.

BFC whilst a fully long established club, we continue to exhibit and manifest our knowledge and expertise which is forever changing in the world we live in today.

We have a strong board of committee members and trustees, Chair being over 45 years in boxing industry in different environments which were sometimes challenging but still being able to facilitate a strong and effective brand of Bannan.

Our committee members along with our ambassadors and all our 36 qualified trainers who have recognised Fitness accreditation, PVG/Disclosures where appropriate are all advocates and champion our cause.

Some of our trainers are First Aiders (also Naloxone trained) We also have extra certified trainers for our special need members These specific confidence classes are free as we are a non profit charity giving back to the community.(see appendix)

Some of which our members and trainers include Doctors, Nurses, Police, Engineers, Opticians, Teachers, Lawyers, Social Workers, Fire Warden. With this vast level of expertise

and skill set this is used to help deliver our project in the safest and untroubled environment. We also have 2 certified IOSH officers.

We try to help alleviate some conditions that our 200+ members have such as mental health & additional support needs to escalate their well being through fitness and exercise, bringing out their happy endorphins in a safe family environment. We also have our own fitness and Well being specialist trainers.(see appendix)

Some local schools in NL have asked us to demonstrate fun through fitness for young adult which we have attended and both parties thoroughly enjoy.

We are constantly giving back to charities with over 100 events completed throughout the year and tens of thousands of pounds raised for other community charities.(see appendix)

Section 4: Level and nature of support

4.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others. (Attached)

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.

Consultation, is part of our process plan through community engagement and residents meetings that we have attended. Local police generally attend along with some MSP's, who has visited our club numerous times supporting our cause.(see appendix) We have to tailor the consultations as we have a wide spectrum of participants, also within the community who have disabilities and normal protocols may not be suitable for their abilities. Safeguarding public health is paramount to our club

Media such as Glasgow Times, STV News and Daily Record recently gained interest due to the closure of the Janet Hamilton Centre. We were amazed by the support and the outstanding passion that this community has for Bannan Fitness.(see appendix)

We also have the support of many celebrity friends such as MARVEL writer [REDACTED] along with [REDACTED], champion boxer who trained with Bannan(see appendix)

We had an amazing attendance on 19th February 2023 when members, supporters including some MSP's and trainers all protested in against the closure of The Janet Hamilton Centre.and marched through the streets of our local community which had more than 21,000 online views.(see appendix)

On 4th February 2024 we continued with our community engagement with another rally in support of us returning to our base at Langloan.

Below is some amazing comments from all our participants and friends of Bannan

<https://www.facebook.com/groups/191847592113961/permalink/956638645634848/>

Section 5: Funding

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

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 generate funding to pay all bills through class tariffs and any fundraising as appropriate.

Our funding is ongoing and currently we have applications in with North Lanarkshire Gap Funding, Aldi Sports funds and Scottish Land Funding. We have also had successful funding granted track record in the past with a board member experienced in core funding, regeneration funding and trust and external funding applications. In addition, we have a fundraising team for community events.

As we are a charity we are entitled to water rebate and rent rebate. (See Appendix)

Our mission statement is to make the surrounding community healthier and happier.

Bannan Fitness Club is an OSCR registered, Non Profit Charity ran by volunteers who give up their time to help not just our team, but every member new and old.

One of the reasons why we have such a big following is due to our “family run club”. Where mums and dads can still enjoy exercise and bring their kids to join in. Not many gyms in the area have this facility. (see appendix JD Sports)

Our pricing is not designed to make profit but to provide an affordable alternative to mainstream gyms. Which has proven challenging even in lockdown, however Bannan has still to this day paid rent to NL for 8 years and has NEVER missed a single payment.

We have also just recently been asked to train a few football teams, such as Larkhall Thistle which they thoroughly enjoyed.(see Appendix)

We don't have a membership as classes are based on “pay as you go” to make it cost effective for all people to participate and the unemployed/special needs are free of charge. Deprivation in Coatbridge is one of the highest in Scotland. We deliver where it's needed most.

This is why Bannan is different. Its not a gym it's a lifestyle choice not just to come and get fit, it's a “new family” that you never knew you had.

Tariff per class:

Adult, £2, Children 50p, Unemployed/Special Needs FREE

Class sizes can vary, from 20-30 in a class which run morning and evenings and weekends. We normally have 15 members per class which accumulates to £25, £375 weekly,£1500 pcm,

Costs: Bannan would meet rent, utility costs, and general maintenance through available funding and committee and participants who have specific skill sets. Also fund raising events that we have previously executed and grants which are available.(eg NLC, external fundraising events and Scottish Land Fund if appropriate)

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 [REDACTED]

Address [REDACTED]

[REDACTED]

Date 22 04 24

Position Chair

Signature [REDACTED]

Name [REDACTED]

Address [REDACTED]

Date 22 04 24

Position Trustee

Signature [REDACTED]

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: Constitution, OSC Reg, Business Plan and Appendices, Finances – Latest accounts. Safeguarding Policy, Parent Consent, Independent Valuation by DM Hall

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

Documents attached: Drawing Attached – Map with bounding and aerial view with red outline on intended area

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

Parking requested both internal and external to the closed grounds perimeter fence.
10 year lease

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

See Business plan

Section 5 – evidence of community support

Documents attached: Advertiser – Front Page, STV Evening News. Rallys 2023,2024
See Business Plan and appendices.

Section 6 – funding

Documents attached:
Business Plan, evidence of successful fundraising events.

Appendix

Section 1.4

Section 1.6

Community Empowerment (Scotland) Act 2015 -
<https://www.legislation.gov.uk/asp/2015/6/section/80>

Section 1.7

Outline of intended area of building and adjoining ancillary car park.

Section 3.1

Scottish Disability Sport – No Boxing, Clubhub UK – No Boxing, Disability Freedom – No Boxing

<https://www.scottishdisabilitysport.com/scottish-disability-sport-events-page/>

<https://disabilityfreedom.org.uk/281/Scotland>

https://clubhubuk.co.uk/club-search/?search_location_static=glasgow&search_location=glasgow&advanced_lat=55.86167039999999&advanced_lng=-4.2583345&search_age=12&category=disabled-and-special-needs&check_in=&quest_no=

FB Following- over 5,000, Celebrity's

https://www.facebook.com/BannanFitness/?locale=en_GB

Section 3.2

https://www.facebook.com/BannanFitness/?locale=en_GB

JD SPORTS GYM, OVER 16 ONLY

The screenshot shows a document titled "JD SPORTS GYM, OVER 16 ONLY". At the top, there is a navigation bar with "jdgym.co.uk / JDGyms_ms110723" and a "Save" button. The document is divided into several sections:

- ABOUT US:** We are JD Sports Gyms Limited, a company registered in England and Wales. Our company number is 08770057 and our VAT number is 787440102. Our registered office address is Edinburgh House, Hollinsbrook Way, Pilsworth, Bury, Lancashire, BL9 8FR. If you would like to contact us, for example if you have any questions about your membership, you should write to us at www.jdgym.co.uk/contact-us.
- DEFINITIONS:** The following definitions shall apply to these Terms:
 - Access Code:** means the numerical code or QR code which grants you access to your Branch.
 - Branch:** means the particular branch of Gyms that you sign up to as a member.
 - Direct Debit:** means a regular payment made from your bank account to pay for your membership.
- PLUS+ Membership:** means a membership charged at a higher rate which grants access to multiple Branches across the UK as detailed in paragraph 8.
- Promotional Code:** means any promotional or introductory rate which we agree can be applied to your Membership.
- Rules:** means the Gym's rules found clearly displayed in the Branch and also located at [HERE](#).
- JOINING:**
 - 3.1 You can complete the sign up process either online (at www.jdgym.co.uk) or at a Branch. Please make sure that the details that you provide to us about yourself are complete and accurate.
 - 3.2 You must choose whether to become either a Fixed Member or a Monthly Member at sign up. You will agree to pay the Joining Fee and any Promotional Code must be applied at this point. It is at the point where you pay the Joining Fee that a contract is formed between you and us ("Contract").
 - 3.3 You must confirm that you are at least 16 years old and you have read, and will abide by, the Rules and Health Declaration. We reserve the right to amend the Rules at any time but will post updated Rules online and prominently at Branches.
 - 3.4 Upon completion of your sign up process, you will receive a confirmation email from us, containing information on how to download our App to obtain your QR Access Code and your Membership starts immediately.
 - 3.5 You must ensure that all the details provided when you

Deprivation

Deprivation Information – 2nd Highest Deprivation in Scotland. CB Population over 50,000, North Lanarkshire over 340,000

<https://www.northlanarkshire.gov.uk/your-council/facts-and-figures/scottish-index-multiple-deprivation-simd-2020>

<https://datamap-scotland.co.uk/2020/03/population-in-scotlands-deprived-zones/>

Council	20% Deprivation	Percent Depr.	Total Population
Glasgow City	268,207	43%	621,020
North Lanarkshire	111,702	33%	339,960
Fife	73,754	20%	371,410
South Lanarkshire	62,915	20%	318,170
City of Edinburgh	58,332	11%	513,210
North Ayrshire	55,951	41%	135,790
Dundee City	55,840	38%	148,710
Renfrewshire	41,373	23%	176,830
East Ayrshire	36,610	30%	121,940
West Dunbartonshire	35,640	40%	89,610
Inverclyde	34,177	43%	78,760
West Lothian	28,475	16%	181,310
Falkirk	24,575	15%	160,130
Aberdeen City	23,034	10%	228,800
Highland	22,185	9%	235,180
South Ayrshire	18,633	17%	112,680
Dumfries and Galloway	14,054	9%	149,200
Clackmannanshire	13,426	26%	51,450
Stirling	11,110	12%	94,000
Angus	9,291	8%	116,280
Perth and Kinross	8,508	6%	151,100
Aberdeenshire	7,753	3%	261,800
Midlothian	7,693	9%	90,090

Coatbridge Population 2019

Age group	Females	Males	Persons
0 - 4	1,303	1,379	2,682
5 - 9	1,559	1,451	3,010
10 - 15	1,766	2,013	3,779
16 - 19	1,204	1,096	2,300
20 - 24	1,508	1,544	3,052
25 - 29	1,626	1,649	3,275
30 - 34	1,691	1,510	3,201
35 - 39	1,762	1,579	3,341
40 - 44	1,604	1,589	3,193
45 - 49	1,890	1,769	3,659
50 - 54	2,007	1,911	3,918
55 - 59	1,931	1,837	3,768
60 - 64	1,618	1,482	3,100
65 - 69	1,300	1,257	2,557
70 - 74	1,077	964	2,041
75 - 79	922	707	1,629
80 - 84	701	479	1,180
85 - 89	429	218	647
90+	302	102	404
Total population	26,200	24,536	50,736

Section 3.5

First Aid Certificates, Mental Health & WellBeing,Austism,etc

XXXXXXXXXX

3.5 cntd...Giving back to charity

XXXXXXXXXXXXXX

Section 4.1 PRESS RELEASES

Glasgow Times

https://www.facebook.com/BannanFitness/videos/1646860222378998/?ref=embed_video&t=21

STV News

<https://news.stv.tv/west-central/north-lanarkshire-protests-against-closure-of-bannan-fitness-club-in-coatbridge-over-fire-safety-concerns>

Airdrie-Coatbridge Advertiser

<https://www.pressreader.com/uk/airdrie-coatbridge-advertiser/20180912/282514364428720>

Celebrity's Supporting Bannan Fitness- such as [REDACTED] writer for Marvel and [REDACTED]

XXXXXXXXXXXXXX

[REDACTED]

Medal/Belt winning club

Xxxxxxxxxx

Above Bannan Fitness Rally, 21K Views online, 14.2.23 we had 25.4K views on our plead for support!

https://www.facebook.com/BannanFitness/videos/1646860222378998?locale=en_GB

Rallys – also 4.2.2024

Section 5.1

Water Rebate, Full exemption – Non Profit Charity

Contact details for the Revenues Team are

Telephone: 01698 403213

Email: businessrates@northlan.gov.uk

Sports, Theatre, Arts, Clubs etc.

Relief of rates up to a maximum of 100% of rate liability. Licensed Sports clubs are able to claim for discretionary relief and any relief granted will be based on the turnover of the club.

XXXXXXXXXXXX

Larkhall Thistle Football Club