

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.

You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a 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. Relevant authorities may also provide additional guidance on their schemes.

You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.

When completed, this form must be sent to the relevant authority which owns or leases the land your request relates to.

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

Fir Park Corner FC

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

Postal address:

[REDACTED]

[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:

As above

Postcode:

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	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC051821
	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?

A Community of Interest

Section 2: Information about the land and rights requested.

2.1 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.



56-58 Castlehill Road

Overtown

Wishaw

ML2 0QS

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:	CSN 22/315552	3165/244
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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: £17,500.00 (Seventeen Thousand, Five Hundred Pounds only)

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

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.

There has been a shortage of adequate football pitches in North Lanarkshire for a considerable length of time, and the recent closure announcements, albeit subsequently reversed, suggest that this situation is likely to get worse over the coming years. This is threatening the future of our club (and others) and we have felt for a significant period that we are well-equipped to take over a site to help grow our club and engage the local community.

The strength of our financial position will enable us to renovate and regenerate the site as well as manage it on an ongoing basis, starting with an extensive four-stage project to almost rebuild the existing structure fully, repair the perimeters and groundwork and regenerate the surrounding greenspace.

The project will include, but not be limited to, the replacement of the roof and guttering, full new plumbing system (7 showers, 3 toilets, 3 sinks, 1 boiler and extensive pipework), all internal and external doors replaced, internal joinery work, ground excavation and rebuilding perimeter walls. We have already engaged several local businesses and obtained quotes for all four stages of our project. These are available on request if required.

As the project is completed, it will become a base for our football teams to train and play matches and host events for the wider local community. We have already had discussions with OneWishaw Development Trust and the Overtown & Waterloo Community Council about how we can collaborate to host free events for a diverse group of people across the local area and all parties are keen to progress this as soon as possible.

At present, we have an amateur team, an over 35s team, and four children's teams. Acquiring this site will not only benefit all members of these teams but will also allow us to add further teams to our club and further increase the number of local people of all ages to become involved in sport. At present, each of these teams must book various pitches individually for training and matches so all the costs involved with that would be immediately saved and transferred to the account specifically opened for the maintenance and upkeep of the site.

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.

It will benefit not only our club but other clubs who are also currently suffering with the shortage of available pitches as we will no longer have to postpone games & would allow some other clubs to use it when we have away matches. Wishaw Wycombe Wanderers expressed an interest in one of their girls' teams using it regularly on a Sunday during our consultation with them and we would be happy to support this as they are currently feeling the same frustration as us at the lack of suitable pitches available nearby. Further to this, it will also benefit local children as it will facilitate us to fulfil our ambitions of adding further age group teams to our club. The IFA League, the Scottish Amateur Football Association and the Scottish Youth Football Association have all expressed their support to our project as it would offer them additional assurances that their member clubs will be able to honour scheduled fixtures as planned.

The local area currently has no football teams for any age group nearby and approximately 12,000 people live in the area partially due to recent housing regeneration. There are also roughly 600 pupils at the school on the same road who currently must travel out-with Overtown if they want to become involved in organised sport. We would offer them a convenient route into a healthy, low-cost activity with endless physical, social, and mental health benefits. When we met with the Community Council, several members commented on how they have missed having a local team to follow in the area and would enjoy the opportunity to do so again. We would relish the opportunity to meet this gap in demand. The expansion of our club that the CAT would enable us to deliver would directly result in more members (existing and new) obtaining professional qualifications including coaching badges specific to children and first aid certifications which would not only benefit the individuals but also allow them to support others with their newly-acquired skills.

Businesses in the area will also see a rise in footfall with regular visitors to the site. We have been in touch with a number of these during our preparation and they would welcome the increase in visitors, as well as some care finally being taken over a site that has become derelict over the past decade.

Furthermore, we would like to turn the current eyesore into a welcoming space for all members of the community to visit and spend time, and we have already been in touch with a local gardening club who are delighted that we suggested investing in them to do some work bringing some natural beauty to a central space in their community that has been neglected for too long. As a show of faith, we have already sponsored them to place some planters with flowers around the village to back up our commitment to being a healthy contributor to the local area.

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.

There are currently no known restrictions on the use or development of the land, but it would be retained only for Community and Sports purposes and will not be repurposed or sold for commercial activity.

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.

There are literally no negative consequences to our proposal. We have met with residents' groups, local businesses, MSPs, councillors and other football clubs who have offered us their support, as well as having received an overwhelmingly positive response from local people via our survey.

The only reservation we had raised to us was around car parking and how this could impact the adjoining café, but we have reassured the owner that we plan to invest in the carpark at the back to have it resurfaced and that signs will be erected to indicate that visitors to our site should only park there and not in front of her shop as it may deter customers. We have also given her our contact details and encouraged ongoing dialogue on how we can work together moving forward. We have also spoken directly to the homeowner from the adjoining property at the opposite side who was very positive about our plans to improve the area.

In the short term, the surface in the access road and car park can be repaired relatively cheaply (circa £400) but in the longer term it can be milled out to a 50mm depth and resurfaced completely for £30 per square metre. This is work we will look to undertake when the rest of the project is complete and may coincide with the existing car park being slightly extended.

From a total of 350 people who answered our Community Engagement survey, we received five 'unsure' and one 'no' response to our question of "Would you be supportive of Fir Park Corner FC taking ownership of the (Castlehill Road) site?". We proactively reached out to these six people to offer further dialogue to allay any doubts they may have. Two of those people responded to our offer and we have provided them with more details of what we are trying to achieve. One of the initial objections was that the person didn't realise we were a local club, so we made them aware that we were the last team to hold a block booking on the pitch over a decade ago and explained some of the work we have already done to support Overtown and its inhabitants.

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 a seven-person club committee that boasts a long track record of project management, and a sub-committee set up specifically for this project which encompasses a painter/decorator, a joiner, and a plumber, all of whom will be undertaking work on the site themselves and have regular contracts in building development.

Details of each individual committee member, along with their contact details are attached in the documents supporting this application. Further information is available upon request if required.

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.

As mentioned previously, we have engaged with a wide variety of stakeholders while preparing our project, and all have given us their support. To date, we have had overwhelming backing from an extensive collection of individuals, businesses and community groups.

[REDACTED] have an in-depth knowledge of our club and our plans, so have been very supportive in communicating with the local council on our behalf to progress our application. Further to this, we have spoken to the most prominent multi-age group football clubs in the surrounding area who have all offered to assist where required. Craigneuk Amateurs and Motherwell Phoenix both offered to share resources during both the renovation and ongoing upkeep as they have successfully used the skills and expertise of several local people and businesses while undertaking similar projects in the past. Furthermore, Wishaw Fat 2 Fit are a charity football club who support mental and physical wellbeing and we have provisionally agreed to enter a partnership which allows them to use the site for their members throughout the year in exchange for some support with the upkeep and maintenance.

More locally to the site, we have engaged with businesses such as Tom, Dick & Harrys Café, The Clydesdale Bar and G4 Claims who have all welcomed our plans and are looking to support our involvement in their neighbourhood going forward, and we have met with the Overtown & Waterloo Community Council and Cllr [REDACTED] who are keen to work with us going forward, both for consultation on the redevelopment of the site and for ongoing community events.

Finally, we met with the OneWishaw Development Trust steering group recently which included a wide variety of clubs and community groups from the ML2 post code area and all attendees were enthusiastic about our plans so we can state with confidence that we have universal support for what we are trying to achieve.

On a more individual basis, we conducted an online survey which was promoted in the local press and received 350 responses, with 98% of respondents in favour of us taking over the site. More specific details of the survey are within the accompanying documents.

Section 6: Funding

6.1 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.

The site is currently derelict, unsafe, and unsanitary so we would hope that the council would be agreeable to transferring the ownership to us for a reasonable fee to allow us to put a more significant portion of funds raised for the project into improving it for their residents. We would also like it to be noted that the figure offered reflects almost our entire present cash reserve, with only a modest amount retained for ongoing running of the club and costs associated with the CAT transaction. Upon submission of this request, we will begin a period of extensive fund-raising which will continue beyond the application being accepted.

As of today's date, (11/06/2024) we have over £30k across our various bank accounts, with over £20k of that ring-fenced for this project, plus significant fund-raising efforts confirmed before the end of the calendar year which should take us to at least £25k for the project. Phase 1 is expected to cost approximately £15k, and upon completion of phase 1 we can start earning a small internal revenue from the site which will help fund future phases. We have also had positive funding discussions with the National Lottery with a view to obtaining a grant for the second phase of work, but this could not proceed before we had the Asset Transfer completed. Our audited accounts and past twelve months bank statements of our main operational account are attached.

We have detailed with the attached pack how our funds are generated, what we will be apportioning to the acquisition, renovation and ongoing upkeep of the site and have thoroughly investigated all costs so we can be confident that we will comfortably be able to meet all cost obligations in the short, medium and long term.

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]
Date 29/09/2023
Signature xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Name [REDACTED]
Address [REDACTED]
Date 29/09/2023
Signature xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

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: FPC SCIO Constitution v1.5 181122

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: N/A

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: CAT Application v0.1 displays the contents of this application in a format that allows for some expansion.

Section 5 – evidence of community support

Documents attached: Contained within the above-mentioned CAT Application v.01

Section 6 – funding

Documents attached: Audited accounts and 12 months bank statements. Total balance in club bank accounts at 11/06/2024 £28398.13 with £19,587.94 ring-fenced for the project and significant fundraising planned in the near future.