

Highland Council Asset Transfer Request Approach 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

Inverness Rowing Club

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

Postal address:

126 Culduthel Road

Inverness

Postcode: IV2 4EE

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: David Rothwell

Postal address:

126 Culduthel Road

Inverness

Postcode: IV2 4EE

Email: president@invernessrowingclub.org.uk

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	SC046612
	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:

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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?

Scottish Charitable Incorporated Organisation

Section 2: Information about the asset requested

2.1 Please identify the asset - land or building(s) - 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 attach a map and 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.

Part of the land released by the move of the Torvean Golf Course as part of Highland Council's West Link project.

A map is attached in the file "CATLayout.pdf". The area this request relates to is outlined in red and is adjacent to land currently leased by the club from Scottish Canals (outlined in blue).

It has been amended since registering our initial Expression of Interest to take account of discussions with Highland Council's officials during their consultation on the Torvean and Ness-side development brief and the need to include a SUDS area now that raising the land to be level with the canal bank looks to be feasible.

Ordnance Survey co-ordinates of the main points describing this area are:-

NH 65349 43542

NH 65408 43526

NH 65371 43487

NH 65331 43449

NH 65321 43441

NH 65316 43434

NH 65302 43424

NH 65309 43451

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

This should be given in the relevant authority's register of land

UPRN: 130112520

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 asset requested? :

Proposed price: £ 1

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

It is requested that both parties pay their own legal costs in relation to the transfer of this asset.

3B – Request for lease

What is the length of lease you are requesting?

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

Proposed rent: £ per

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 – separate applications for planning permission will be made for the building(s) to be located on the site and for raising the land level to that of the canal bank

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.

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.

Inverness Rowing Club was established in March 1988 and moved into its current boathouse in 1992. The club currently has approximately 50 active members (out of a total of 75), ranging in age from 12 to 76.

We are not able to grow our membership numbers as the boathouse is full to capacity and our facilities do not fit for modern expectations or purpose (one WC, no hot water or heating; land training not possible).

The club has wanted to expand its boathouse and provide adequate facilities for its members since 2001. In 2004 funding was secured for a new boathouse on the canal bank just south of our current location. A planning application was lodged in 2004 but the uncertainty over the route of the West Link caused the abandonment of this project.

The land we are requesting would allow us to build a larger boathouse with facilities that would develop the social interaction between crews and club members by providing dry/warm space for athlete rest/recovery. It will also provide more space for the storage of boats and allow the club to provide land training facilities. Provision of these additional services will allow the club to increase its membership numbers and provide more opportunities for people to row on the Caledonian Canal.

Our vision is to provide the opportunity for anyone to experience and enjoy a lifetime of social and personal development through participating in the sport of rowing. This can be through rowing recreationally or to compete at a club, national or international level.

Our goal is to increase the use of the facilities by the current membership, grow to 150 active members over the 3 to 5 year period starting in 2021 and aim for 200 active members by the end of the 2020s.

Inverness Rowing Club will also support the development of separate RAF/UHI and schools clubs if interest in the sport of rowing in the Inverness area grows at a rate where creation of such separate clubs becomes a realistic option.

We note that Inverness Rowing Club has not received any financial support as a result of the West Link project and our plans are necessarily more modest than the recent developments at Inverness Rugby Club and the Kings Golf Club.

Benefits of the proposal

- 4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. This should include:- economic, regeneration, health, social wellbeing, environmental benefits; or how this will tackle inequalities.

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 project will bring the following benefits to Inverness and the wider Highland communities:-

Inclusion:

A fit for purpose building that is warm, dry and welcoming and is an attractive venue for all people in society not just those who can tolerate a "Spartan" environment.

The club is open to all, the only requirement being age (approx. 12+ to be able to handle the equipment). There is no upper age limit and several active members are in their 70s.

It will provide a base from which Scottish Rowing can deliver their youth development project that has proven to be very successful in the Firhill area of Glasgow. This will bring the club closer to some communities where the club has not found many members in the past.

Health and Wellbeing:

Rowing is a non-impact sport that provides the opportunity for a lifetime's involvement to get and keep fit. Specific benefits of rowing are cardiovascular fitness, building core strength plus maintenance of flexibility and balance as we get older.

Increased membership and greater use of the facilities by members will have a direct impact in physical and mental health improvements from young people through to senior citizens. This project will allow us to develop the social as well as physical side of this outdoor, team sport and move the club more towards supporting members overall wellbeing as well as their physical fitness.

Opportunities will be provided for anyone to develop their coaching skills and organisational skills in addition to the technical skills needed for crew rowing.

Economic and Regeneration:

The project will make use of land that may otherwise become wasteland. It will support the development of our regattas that currently bring over 600 people to Inverness on two weekends (February and November) each year and allow the establishment of training camps for visiting rowers throughout the year to enjoy "the best rowing water in Scotland".

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.

We are not aware of any restrictions on the use of this land.

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.

This project makes use of land that may otherwise become wasteland and does not detract from or affect any other activity.

We are not aware of any other group or project that could make use of this land that may well become hidden wasteland once the hotel and mixed use developments envisaged in the Torvean and Ness-side design brief are established.

There may be some occasional minor disturbance to canal users during construction of the new boathouse. Steel buildings are quick to construct and any disruption is expected to be minimal as the work would take place on the land that is the subject of this Community Asset Transfer application. There might be some inconvenience to walkers / cyclists on the days that materials are delivered to site as lorries would need to drive down the canal bank to reach their offloading sites.

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.

Inverness Rowing Club has been in existence for over 30 years and has produced two World Champions and one Olympian, several World Masters Champions, British Junior and Masters Champions and many Scottish Champions.

We run the largest and most successful "Head" Races in Scotland in November and February each year. In November 2019 this event comprised a total of 570 boats (an increase of 70 compared to 2018) racing over 4.5km from Dochgarroch to Inverness over 4 divisions and 2 days and bringing 600+ visitors to Inverness for the weekend. This is a major organisational challenge and the continued growth in competitors over the past 10 years is a testament to the club's project planning and delivery ability.

The governance of the club is the responsibility of a board comprising six trustees including a director of a transport company, a solicitor, a chartered surveyor and a retired commercial director. Two members of the board have professional experience of fundraising for charities,

A separate project team (which includes a retired quantity surveyor and a director of a tourism company with an engineering background) are responsible for the design and build of the new project (subject to frequent review and approval of the board for any commercial and financial decisions). This approach will ensure that ideas are independently tested with appropriate scrutiny and challenge of the key decisions.

As far as practical, our approach will be to use Commercial Off The Shelf ("COTS") buildings to minimise the design risk and ensure we have a fixed and firm price for all work before contracts are agreed. Such contracts will be entered into as external funding is assured.

Once the building work is complete, the growth of the membership numbers will be achieved by following the set of activities set out in the attached development plan

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.

Please see section 10 ("Consultation") of the Business Plan for additional detail.

In brief, we have discussed our plans and taken advice from the following people and organisations

- i) our members in a series of workshops and opinion surveys*
- ii) Highland Council and RJ McLeod (the West Link Phase 2 contractor)*
- iii) Ballifeary community council*
- iv) Highlife Highland*
- v) Inverness Area Sports Council*
- vi) Scottish Rowing*
- vii) **sportscotland***
- viii) Scottish Canals*

The presentation used for the consultations with the Ballifeary Community Council, Highlife Highland and the Inverness Area Sports Council is attached. Note that this presentation uses a different design as a better design option is now available as the West Link Phase 2 project looks to be able provide sufficient material to raise the land we wish to own to the level of the canal bank.

Section 6: Funding

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

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.

This project requires a total investment of around £395k over 5 years, £240k being the cost of the building and the remaining £155k the cost of boats that will need to be purchased as the club membership numbers grow.

*The club is in a strong financial position and expects to be able to fund £240k from its own reserves and expected future income over the next 5 years. That leaves around £130k to be raised in 2020 (buildings) and £25k in 2021 (equipment). Fundraising will start in earnest in 2020 but we have already been in contact with **sportscotland** to ensure that our proposals are aligned with their objectives. **sportscotland's** support will be key to unlocking funding from other sources in 2020.*

Failure to achieve this support in 2020 will delay rather than force the cancellation of our growth plans.

2018/19 Financial Summary

Annual Revenue:		£35k
Membership fees	11k	
Sponsorship	£1k	
Race fees	£2k	
Fundraising	£21k	
Annual Expenses:		£18k
Rent/affiliations	£1k	
Insurance	£3.75k	
Coaching	£2k	
Race fees	£2k	
Repairs/equipment	£2.25k	
Event costs	£7k	
Current Reserves:		£125k

Please see the attached business plan for detailed costings and financial projections.

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 David Rothwell

Address

Date

1 December 2019

Position

President

Signature

Name HAZEL GEODES

Address

Date

1/12/2019

Position

TREASURER

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:
IRCConstitutionMar2016_12Mar16Final.pdf

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

Documents attached:
CATLayout.pdf

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 asset or potential negative consequences, and your organisation's capacity to deliver.

Documents attached:
IRCBusinessPlan_26XI19.pdf, IRCDdevelopmentPlan_26XI19.pdf,
IRCProjectPlan_26X19.pdf

Section 5 – evidence of community support

Documents attached:
IRCBusinessPlan_26XI19.pdf, CommunityCouncil_19Aug19.pptx

Section 6 – funding

Documents attached:
IRCBusinessPlan_26XI19.pdf

Search "Privacy Notices" on the Highland Council website to read our Privacy Statement in regards to Asset Transfer Request forms.