

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

Kingussie Camanachd Club

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

Postal address:

c/o 16 Royal Court, 29 High Street,

Kingussie

Postcode: PH21 1LW

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: John Robertson

Postal address:

16 Royal Court, 29 High Street,

Kingussie.

Postcode: PH21 1LW

Email: [REDACTED]

Telephone: [REDACTED]

Yes ☐ 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	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is SC048864	X
	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. Yes will do.

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

No ☐ 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 ☐ Yes

If yes what class of bodies does it fall within?

Scottish Charitable Incorporated Organisation.
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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.

Market Stance Playing Field, Ruthven Road, Kingussie.

Postcode: PH21 1EP. O.S. Grid reference NH75732 00248

Maps will be attached to the application. The playing field is currently part of the facilities leased to Highlife Highland.

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:

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: n/a

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?

25 years

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

Proposed rent: £1 per year

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?

The right to upgrade the facility. (in line with the Planning Permission that we are going to apply for). The upgrade consists of; groundworks, equipment such as portable goalposts, fencing and floodlights.

Do you propose to make any payment for these rights?

Yes ☐

No ☐ **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.

The Market Stance Playing Field used to be a quality playing surface used by several sports. For example, Kingussie Football team played their home matches there. For more than a decade the Playing Field has fallen in to a state of disrepair and has not been used. It is a community Playing Field for use by everyone in Kingussie.

The Kingussie Camanachd Club would like to lead a project, on behalf of the entire community, to upgrade the Field to a high standard so that it will be used again. Although Kingussie Camanachd Club would like to lead the project, it will be supported by many other community groups and letters of support will be submitted with this application.

We believe that if it was restored to its former standard and also upgraded then it would be extremely well used by a number of sports. The vision for the upgrade is that it will consist of; ground works, new equipment such as portable goalposts, high fencing and floodlights.

Kingussie Camanachd Club is also prepared to co-ordinate all the maintenance of the Playing Field and provide a mower. To achieve all this, the Club would have to have a lease of a minimum of 25 years for a number of reasons including obtaining funding.

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.

The Market Stance Playing Field is the recreation area for the whole Kingussie community. Our proposal has many benefits which are both health related and social. There is also the benefit of regenerating a disused Playing Field in to a modern day high standard facility. The proposal is to make the Playing Field available to everyone in the Community. A sketch of the proposed layout is attached to this application.

In terms of health benefits, the Playing Field will mainly be used for organised sports training and coaching, as well as competitive games for some teams. When there is not organised sport taking place then any community member will be able to use the pitch. Having the facility available will encourage people and clubs to get involved in Sport. For example, Kingussie Football Club would start up again. Also, the reaction from the nearby High School and Primary School is extremely positive and it is anticipated they would use the Playing Field a great deal.

There is also a huge social benefit of starting training for sports clubs including new teams and new clubs. As well as sport, the Playing Field would be used for Social occasions. For example, Cycle Friendly Kingussie would use it for events, and Kingussie Business Forum would use it for the Hogmanay celebrations.

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.

The only restriction we are aware of on the land is that it is to be used for community recreation. This restriction matches exactly our proposal and our vision is entirely to create a modern recreation facility, for use by the whole community.

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.

We are not aware of any negative consequences for anyone, as this is not a new idea for the area of land. Since 1947, it has been used for recreation purposes. It has fallen into a state of disrepair and our proposal is to lease it so that we can reinstate it to its former condition and then upgrade it to modern standards.

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.

Club trustees and office bearers for 2021:

Chieftain - Joe Taylor	President - Russell Jones
Treasurer - Lorna McGregor	Past President - John Robertson
Media Officer - Fiona Young	Lottery convener - Leona Taylor
Child Protection Officer - Ronald Ross	Simon Lieper
Lee Bain	Michael Thain
Davie Anderson	Craig Dawson
Chris Donald	

Club coaches for 2021:

1st team - John Gibson

2nd team Chris Donald, assistant Simon Leiper

Under 17 Dallas Young, assistant Simon Leiper

Under 14 Robbie Macpherson

Primary - Russell Jones, assistants Rory MacEachan, Paul Gow, Jeanette McGregor.

The Club has several Golf Green Keepers within its membership, so most of the professional assistance will be for the ground works and pitch maintenance. The Club's solicitors are at Innes & MacKay from Inverness, so if required we will get legal advice regarding the lease.

Several of the Club's Trustees were involved in the successful 2017 project to upgrade the Dell Shinty pitch and surround to a high standard shinty playing surface and venue. The Club's Trustees have the ability to project manage the Market Stance project from both the financial aspect and also the construction side.

The Club is a robust, thriving organisation that has existed since 1890, and currently has over 100 members.

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.

There is a huge level of support from within the community, and all the letters of support are included along with this application. Key links have been established with the schools and also with the other sports clubs.

There is confirmed support from the four local Highland Councillors for Badenoch & Strathspey.

We are issuing a press release in December 2020 in conjunction with Highland Council.

We also have a letter of support from the National Governing Body for Shinty, the Camanachd Association.

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.

All quotations below include VAT

Set up Costs for phase 1

Allow £1k for legal costs for a lease (£1k seller)	... 1,000
Planning Permission fees	... 400
Groundworks £3k quotation from Simon Leslie	... 3,000
Rabbit Fence	... 3,000
Electric Cabling for Floodlights from Shinty Clubhouse	... 1,500
Floodlights (quotation from Finlay Binnie)	... 36,600
Portable goalposts for football plus nets	... 3,000

Phase 2 (once phase 1 is complete)

High Fencing around boundary (quote from HFBC for chainlink) ... 46,000

Future Project

Consideration in the future of a phase 3 project to convert the surface in to either Astroturf or a hybrid surface

On Going annul maintenance

Annual maintenance and mower and fuel estimate ... 1,500

Income

The Club has already contacted several funders to investigate the possibility of applying for funding for this project. The project will develop as and when funding becomes available. The basic idea of the Club taking over the maintenance of the pitch from early in 2021 can happen with very little initial funding. The potential funders for Phase 1 such as Sportscotland and the Postcode Lottery have said that we should apply to them after we have a lease in place and also once we have Planning Permission.

Regarding the maintenance income required, it will come out of Kingussie Camanachd Club sponsorship money and we will provide the Council with a set of our annual accounts along with this application.

The Club does not intend to charge local groups for using the pitch but any income generated by other organisations using it will go towards the on-going maintenance. Local groups using the pitch regularly will be expected to assist voluntarily with things like grass cutting.

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 John Robertson

Address [REDACTED]

Date 9.12.20

Position Past-President

Signature [REDACTED]

Name Russell Jones

Address [REDACTED]

Date 9.12.20

Position President

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: 4 KCC SCIO Constitution and 4 KCC SCIO Constitution Signed.

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

Documents attached: 1 Market Stance Location Plan, 1 Market Stance Pitch Detail

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: N/A

Section 5 – evidence of community support

Documents attached: 9 separate letters all starting with the words “Letter of Support”

Section 6 – funding

Documents attached: N/A

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