

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

Lochaber Rugby Football Club

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

Postal address The Clubhouse,

Banavie,

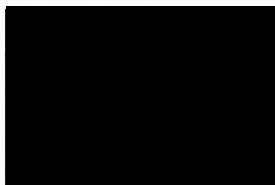
FORT WILLIAM

Postcode: PH33 7LY

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: Donald Young (Club Secretary)

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 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.

X	Company, and its company number is	517055
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	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?

Currently a constituted group working toward becoming a SCIO
--

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.

The asset we are requesting transfer of is the old play area, at the south end of our rugby pitch. The rugby pitch and the car park

Play Area Grid Ref: NN112 770. Eastings 211295, Northings 777051

Rugby Pitch: Eastings: 211338 Northings: 777132

Car Park : Eastings: 2112389 Northings: 777186

Maps attached.

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

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

UPRN: HC05460A: Banavie Locks Play Area. HC05461A: Banavie Rugby Pitch

No Ref Available: Rugby Club Car Park

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.

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?

None

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. Pp pp

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.

Old Play Area

We would wish to use this area to erect a shed to store equipment for maintaining the pitch.

We would have to remove all the overgrown trees and bushes, clearing the area for storage shed for grass cutting equipment. SSE access will retained to gain access to the substation.

Pitch

We would be able to expand our usage of the pitch for community events. At present we are restricted in the times we can use the pitch

Due to depleting budgets and resources the Council can only provide grass cutting services to the pitch. They are no longer able to provide the maintenance services and materials required to ensure the pitch is kept to an acceptable playing standard.

They informally approached us to consider taking the pitch and maintenance over into our control. If successful, we would purchase all the necessary equipment to carry out the maintenance of the pitch and surrounding area.

Car Park

Currently no maintenance is carried out by the Council to the Car Park. It is in poor condition with uneven surfaces and potholes. Future surface improvements will be carried out as and when required and funding is secured.

NB. Clubhouse

We own our clubhouse and the ground it sits on (purchased from Lochiel Estates).

For this reason we feel that it makes sense for us to apply for transfer of the areas above. Also it would assist us if we were to apply for any Grants we may need later

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.

At present we only have access to the pitch on Tuesday and Thursday evenings and on Saturdays for Youth rugby and senior matches. If we are successful in our bid we would be able to use the pitch as and when we require it, and also to make it available to others in our Community as a whole albeit under our control

We would be able to cut the grass to our specification and be able to look after and improve the pitch as and when required. At present we have to fertilize the grass and carry out any drainage repairs at our own expense

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.

Dog Fouling Act (Scotland) 2003

For Health & Safety reasons we would prohibit any dog fouling on the rugby pitch. The nature of the game of rugby is ground based.

Dog mess is also unhygienic and a health hazard . Our players could pick up diseases such as Toxocariasis that can cause serious illness, and can even lead to blindness. Toxocariasis has been reported in people of all ages, and so everybody is potentially at risk from it.

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 do not envisage any negative consequences to the transfer of the land from The Highland Council to Lochaber Rugby Football Club.

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.

Our club members and players built our first Clubhouse, which opened in 1987. This was constructed from portakabin type units that we got from British Alcan Smelter

and this continued to be maintained by willing volunteers of our club from various trades, but our aim to develop our club and rugby in Lochaber led us to sourcing funding for a Clubhouse more fit for purpose to take us forward into the 21st Century. This was designed by one of our members and opened in 1979. Apart from services that require certification our current clubhouse continues to be maintained by volunteers from the club.

The Clubhouse is maintained by qualified members

Key Skills held by members

Qualified Architect, Chartered Surveyor and Chartered Civil Engineer

Tree Surgeons – clearing the old play area site

JCB qualified operator- for any excavation works required

At least 4 Joiners to construct storage shed

At least 2 Painters

A Plumber and an Electrician

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.

We have had discussions with the local Primary and High Schools many of whose pupils are Junior members and play mini, midi or senior rugby and attend our Annual Inter School Tag Rugby Tournament (for boys and girls) which is a firm fixture in the diary of all schools in the Lochaber Area. The tournament provides children of all abilities a great fun day out away from day to day classroom stresses, which benefits them all physically and mentally. We also have support from 2 of our local Community Councils

We have had no adverse comments from our neighbours bar one who raised points regarding dog walking on the park and us possibly stopping him using the car park for his own use.

There was an article in our local press about us intending to apply for the transfer, but we have only had good verbal comments – no adverse ones

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.

We propose to apply for funding and use some of our own money for:-

Old Play Area

Scrub/Tree Clearing. We aim to achieve the tree and bush clearing works of the site by volunteers from the Club and transporting the trees/scrub to a suitable recycling point

Electrical Services for the storage shed - Services- strip excavated by qualified volunteer, cable laid by qualified electrical company and connected by SSE.

Storage shed constructed by club members who are qualified joiners – and painted on completion by qualified club members. In addition club members and the Committee intend to hold fundraising events to raise sufficient funds for the project.

Pitch

We will need to purchase all the necessary equipment for cutting and maintaining the pitch and surrounding areas. We will apply for a grant for this.

Car Park

Requires repairs to potholes – can the council make good before handing over as part of the conditions?

We currently run a 50/50 club and are in the throes of setting up a weekly lottery The Scottish Rugby Union has an annual grant to each club, providing they can prove that they abide with their rules and regulations

Signature

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 Charlie Donaldson

Address

[Redacted Address]

Date 23rd December 2020

Position Club President

Signature

[Redacted Signature]

Name Donald Young

Address

[Redacted Address]

Date 23rd December 2020

Position Club Secretary

Signature

[Redacted 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:

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:

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:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached:

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