

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

Bonar Bridge Football Club

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

Postal address:

Bonar Bridge Football Club
Migdale Playing Fields
Bonar Bridge
Sutherland

Postcode: IV24 3AS

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: Scott Veters

Postal address:

[REDACTED]
[REDACTED]

Bonar Bridge
Sutherland

[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	
x	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:

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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?

Community Controlled Body

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.

Migdale Playing Field
Migdale Road
Bonar Bridge
Sutherland
IV24 3EJ

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: £1 we have already invested in remedial maintenance and the area is going to need in excess of £100k to rectify years of neglect

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?

N/A

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

Proposed rent: £ per N/A

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?

Full transfer of ownership

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: £ 1 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.

Bonar Bridge Football Club (BBFC) was originally founded in 1968. Registered as a Scottish Charitable Incorporated Organisation (SCIO) in 2019, the club is managed by a dedicated voluntary board of trustees with assistance from general volunteers. The original club ceased in 2010 after 35 years of participating in the North Caledonian league. Providing the villages of the Kyle of Sutherland with a much-loved team to participate in, support, develop friendships and create valuable memories. The club's cessation left a void for our remote rural communities. In 2018 the club was reformed by a group of volunteers with a vision to create a holistic sporting and social opportunity for our communities, that would support all ages and abilities with clear development paths and long-term sustainability as a youth, league club, and community resource.

BBFC is more than just football; health, citizenship and community development are at the core of our aims. In just a few short years of reforming the club, so much has been achieved, however, to move forward and attract, apply, and secure the investment (£100k plus) to realise the potential of the playing fields as a fit for purpose recreational area the club needs ownership. The land is for most of the year unable to be used as the drainage is poor and the area floods, there is no monitoring or encouragement to promote responsible dog walking or maintenance of the perimeter making this a risk to all users including the local school who try to use it for sports and outdoor play. The club currently runs junior, primary, secondary, and senior football clubs with the senior team being affiliated to the North Caledonian league. During our first year we were fortunate with the weather, and a lack of rain meant we were able to host some home games on the field and this drew large numbers of community residents to spectate and enjoy the social benefits and community cohesion that comes with supporting a local team. Since then, we have only been able to host a small number. Our clubs currently attract over 100 participants per week from ages 5+ and we also run a geriatric fun session. We are currently in the process of the clubhouse being refurbished and this has generated a large community interest in the club and the support of it and our plans to improve it. This will include improved drainage, improved playing, walking surface, and fitness opportunities through the installation of an outdoor gym. Essentially the proposed use of the land will not change but will become more usable, a greater community asset and attraction to the area.

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 playing field will be usable all year round irrespective of weather
- The improved access will improve community access and outdoor social opportunities
- The school will have access to a better maintained area to promote health and well-being to their pupils
- Supporters from other clubs will spend money in the local businesses
- The community will be more resilient through increased cohesion
- Over 100 people will be able to continue to benefit from a more consistent club that doesn't have to cancel training sessions and matches due to flooding
- More community members will have access to fitness opportunities irrespective of circumstance
- It will assist the club in being a long-term sustainable project and achieve its pathways and promote the club at all levels as a site to host tournaments
- More community members will be encouraged to be environmentally responsible through awareness raising.
- It will support other community groups who will have full access to the 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.

As the use of the land is not changing but improving there is no restrictions applicable. The land is to be for recreational purposes only.

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 really are no negative consequences of this request.

There will be no restrictions on public use

There will be no restrictions on community group use

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.

The Board is experienced in overseeing project management

The Board has skills in overseeing groundworks and procurement

We will use professional advisors for major works

The Board is experienced in consulting with the community

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.

We have received in excess of 120 letters of support from the community, including the local school, other community groups and people residing in nearby residential properties

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.

Own funds

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 Scott Veters

Address ██████████

Date 22.07.21

Position Secretary

Signature ██████████

Name David Anderson

Address ██████████

Date 22.07.21

Position Chairman

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.