

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

St Fergus Bowling Club

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

Postal address:

Northcote Street

Wick

Postcode: KW1 5QP

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: Colin Stewart

Postal address:

[REDACTED]

Wick

Postcode: KW1 [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	SC705948
	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?

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.

Garage site located in Loch Street Wick, Garage numbers 13-24 including the forecourt as per the attached site plan.

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: We will pay all legal and conveyancing costs.

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?

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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
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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.

St Fergus Bowling Club has been part of the community since 1892 and provides social and sporting facilities for the purpose of lawn bowls for the town of Wick. It currently operates on a summer only basis from the months of April until September. The club operates a very successful social club and caters for all ages of players from the age of 5 through to players still active in their 80s and 90s. The club currently has around 100 active outdoor members.

In the winter months there has been a very successful indoor short carpet bowling fraternity allowing players to remain active over the long winter months. However, Wick has lost three venues over the last 20 years, (Dounreay Social Club, Town and County Club and Francis Street Club). The remaining venue of the Assembly Rooms is only available on two days a week and has limited availability for weekend use.

This project is aimed at providing a short carpet bowling hall that will be available 7 days a week and will provide up to 4 carpets going some way to replacing the lost venues of the past 20 years. It will also provide a year-round facility linking indoor and outdoor bowling to what has been a very successfully run bowling club. It is also anticipated that the venue can be used for other activities such as darts tournaments and other suitable activities that could use the location.

Some of the activities that could be possible are.

- Short Carpet bowling.*
- Darts tournaments*
- Exercise classes*
- Social evenings*
- Dance classes*

The above list is by no means exhaustive but indicates what could be achieved by a privately-run club operated by its members.

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.

Benefit to the community

New purpose-built indoor bowling area replacing three venues lost to the area in the last 20 years. Will provide wellbeing for a large section of the community who have limited access to facilities in the area.

Capacity to deliver

St Fergus Bowling Club has over 125 years' experience in running a successful club for its members. It is a committee run club with excellent governance and always operates within its financial limits. It always operates with a surplus of funds and does not borrow to finance its operations. Over the last 10 years the club has developed its club house venue and now operates a full liquor licence which has added to the viability of the running of the club. It has continually upgraded its facilities with regular capital investment in its premises

Level of Community Support

The club held an EGM and gained unanimous support to apply for the asset transfer of the garage site to develop its proposals. Other bowling clubs have been contacted and have given their support to the proposals which will be to the benefit of all bowlers in the County and for further South.

Wick High School has shown interest in using the facility as an extra facility to develop other activities especially with children with special needs who could partake in an activity in a quiet zone away from the main school.

Sustainability

The club has demonstrated over the years its effective management of its existing premises. By careful management and allowing a diverse use of the facility the club is confident it can operate and run the facility under its own steam. Maximising rentals from other uses will enhance the overall running of the facility.

Resourcing

The club intends to resource the building of the facility from the various funding bodies that currently exist in the county such as Beatrice Offshore, DNSF, and various other wind farm funds in the surrounding area. Initial contacts have been

very positive. The club will also undertake a member fund raising programmes and seek local sponsorship for businesses who have regular works days at the club.

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 land is in an enclosed area and the club would seek to gain planning approval for the project. The existing garages are dilapidated, and the proposal would clean up and enhance the area. It is intended to ensure the building has a minimal impact on the neighbouring residential properties keeping a low profile and the eaves away from any buildings.

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.

As the property was part of the Housing property it is intended to offer council house tenant a reduced membership of the indoor facility. The main access for the facility would still be from the Northcote Street end thereby minimises traffic impacts on the Loch Street end.

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.

St Fergus Bowling Club has undertaken a number of large-scale redevelopments at its outdoor facility. These have included

1980 Built new club house.

1984 Installed floodlights

1990 Built clubhouse extension to form locker area.

2000 Built further extension to enlarge clubhouse and form licensed bar

2017 Enlarged licenced bar.

2018 Replaced flood lights with LED

The club have a number of skills and professions with its membership including

Architectural.

Project management

Electrical

Joiners

Builder

Painters

Finance

It is intended that members form the core of its working group but will seek advice externally 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.

Engagement with and letters of support from

St Fergus Club Members

Other bowling clubs including

Rosebank Bowling Club

Watten Bowling Club

Keiss Bowling Club

Lybster Bowling Club

Dunbeath Bowling Club

Caithness Indoor Bowling Association.

Wick High School

Royal Burgh of Wick Community Council

Tannach Community Council

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.

Estimated costs of building

Legal fees (Highland Council) £8000

Planning and Building warrant fees £7,000

Architects and engineers fees £10,000

Demolition of existing garages £15,000

Erection of Building £120,000

Alterations of existing building to link to new building £20,000

Contingency 210,000

Total project cost £200,000

Funding

External grants £150,000 (75% of project)

Club funds to meet legal costs and planning fees £20,000

Members contribution in kind £25,000 (alterations and demolitions)

Fund raising to meet budget gap £10,000

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 Colin Stewart

Address [REDACTED] KW1 [REDACTED]

Date 15th November 2021

Position President

Signature [REDACTED]

Name George More

Address [REDACTED] KW1 [REDACTED]

Date 15th November 2021

Position Vice 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

Constitution attached

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

Plans 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.

Section 5 – evidence of community support

Documents attached: Ongoing EGM held,

Section 6 – funding

On going have held talks with SSE who are supportive

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