
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

The Place Youth Club

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

Postal address:

The Place Youth Club

SITE 4

RIVER DRIVE

TEANINICH INDUSTRIAL ESTATE

ALNESS

Postcode: IV170PG

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: Janette Douglas

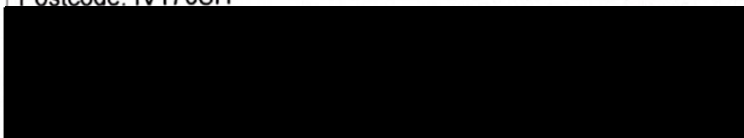
Postal address:

The Place Youth Club

63 High Street

Alness

Postcode: IV170SH



✓ 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 SC018055	X Registered charity and working towards being a SCIO
	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.

THE FIELD
SITE 4
RIVER DRIVE
TEANINICH INDUSTRIAL ESTATE
ALNESS
IV170PG
GRID REF – NH65176928

We have been leasing the full 2.4 acres and wish for this to continue so that shows the whole area identified in the map.

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: HC00813

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? :

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?

99yrs

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 Lease currently held is a commercial lease but although the field sits within the local industrial estate the property is adjacent on three sides by residential areas/buildings with the remaining side being the main road into Teaninich Estate. The Place are requesting that the council view this land as exceptional in that it has lain vacant without services for over 35 years. The charity has sourced and spent a substantial amount of money clearing it, installing services and providing many hours of activities for youngsters in an area of deprivation whilst being charged £10,000 per year for that provision. In addition, as the project has developed, it has been providing food to the local much needed pop up shops.

The rights requested are that the Charity have full control of the space to develop as they see fit but obviously complying with any regulations around planning, health and safety.

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 year

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 Place Youth Club has been established for over 33 years. The aim of The Place is;

"To provide a safe environment to allow our members to have fun. To help young people to achieve their potential in all aspects of life so that they become successful learners, confident individuals, responsible citizens and effective contributors to society"

The Place is a recognised charity and has been the leading organisation in delivering youth work in the town for over thirty years. The charity were based in the Town Hall however Highland Council ended this agreement after thirty years. The Place underwent a huge period of challenges and change which led to delivering youth work in the heart of community but without actually having a base when COVID struck. The Place Management Committee, staff and young people reviewed their services during the first Lockdown and as a result decided to think outside of the box and explored the possibility of developing The Field.

The Field is a piece of land owned by The Highland Council. It has been lying empty for over thirty five years and was a completely overgrown, inaccessible piece of land. Some people thought The Place were mad undertaking such a huge project but concern for local young people meant the charity felt it had little option. With emphasis on safety and being outside, The Place saw the potential to develop a huge project that could offer not only a safe environment to deliver youth work but also opportunities to upskill young people and develop an enterprise. Subsequently the charity entered into a 99-year lease for the land which has now been developed not only into a youth enterprise project but also a huge community resource.

Alness sits on the Scottish Index of Multiple Deprivation and has a much higher than average number of people on medication for mental health. The Place were worried about the impact of the pandemic on young people and families. The school had seen 8 Rectors in little over a four-year period which led to a lack of consistency or leadership. Young people were suffering and struggling with different aspects of their lives.

The Place were keen to get something up and running and quickly. Despite some local political obstacles led by the councillor instrumental in the previous eviction, a decision was made to take on The Field, and the Management Committee signed the lease quickly in an effort to commence work with local young people as soon as possible.

After securing the lease the initial plan had been to just have a safe place for young people to come together under the leased stretch tent. The longer the charity was there the more they realised the importance of having services on site. A number of partnership meetings were held in the tent and then the field started to be used by other partner agencies. The Place offered a space free of charge to Blooming Gardeners who are a charity that works with adults with additional support needs. They applied for planning to place a polytunnel and The Place saw it as a win win as they could tap into their horticultural skills and knowledge.

In the last two years The Field has naturally evolved into the thriving space it is today. In 2021, which was the first full year of holding the lease, it had 341 sessions delivered in The Field with 6526 youngsters attend events. This figure does not include all those from the community that attended events such as family fun days and Christmas events.

Last year The Place entered into a partnership with the Dandelion project, led by Feis Ross and this was for the group to deliver an "unexpected garden". This was a National initiative to encourage youngsters to grow things and in effect the Dandelion Project took over a portion of The Field and developed a huge growing area. They also held a number of community festivals and used the field produce to offer soup and snacks to the local community. They also held local workshops which benefitted many groups with some of them still continuing within the community.

These projects demonstrate the versatility of the project and how the community have embraced it. Partners use local youth workers as the bridging gap to develop relationships with hard-to-reach youngsters

The Place charity despite not receiving statutory funding has shown huge growth.

[REDACTED] This funding reflects on the number of paid opportunities for staff within our community and money spent of the health and wellbeing of our youngsters. They have recognised safe spaces.

In year 2022 The Place worked with 1050 unique participants. These sessions included offering fun days, workshops, festivals, playschemes, groupwork, drop ins, 1-1's but the strength of The Place is the level of partnership working delivered.

The Field was developed as a result of identifying the need and filling the gap. Those needs have changed and The Field has evolved and changed accordingly.

The primary aim is to reduce mental health concerns and improve the health and wellbeing of all those taking part. There are no plans to make any major changes to

what has already been delivered for the last two years but the project will evolve naturally to meet the needs of the community. These plans will not include any structural changes or any radical projects as the primary aim is to improve the environment and support the community. All efforts will be made to move away from it being primarily a youth resource to it being more widely recognised as a community asset.

The Place receives no statutory funding. All funding is secured from external funders to enable the charity to work with young people in the community. It is difficult to secure funding to cover the £850 per month rent commitment to Highland Council. This is a space that has laid empty for more than 30 years. This is crippling the work being delivered and is felt all that money could be better spent on the deprived community it serves.

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.

Having to budget for a large monthly rent affects The Place ability to provide learning and activity programmes and events for children and young people in a community which is recognised as a SAC priority area and as an area with multiple deprivation indicators. It does not seem right that the charity are having to pay out large amounts to the Local Authority whilst delivering measurable positive outcomes which feature as priorities in multiple local, regional and national plans as priority areas for improvement.

In light of a recent job advert which advertises the Councils approach to supporting food growing initiatives across Highland as required under the Community Empowerment (Scotland) Act 2015: The Place is developing community capacity and providing an employability venue. They are improving "community resilience whilst also building community capacity through active engagement with a range of bodies including community and public sector organisations". The charity believes it is already following the Councils "Placed Based approach" including developing local relationships and networks with community bodies, encouraging participation and involvement, with an emphasis on improving food growing outcomes and healthy lives across the region.

The Place have taken an empty overgrown field and using a CLD approach have developed a resource that meets the needs of the community by involving the community in its development. It's not rocket science that if you use grass roots involvement what you end up with is a project/product that has evolved and grown as the needs within your community become clear and the gaps are identified.

"economic, regeneration, health, social wellbeing, environmental benefits; or how this will tackle inequalities."

Economic – by growing their own produce The Place will be able to help families struggling to cope with the current energy/food crisis by supplying produce to local pop up shops and also ready meals

Regeneration/environmental benefits – taking an overgrown, unused piece of land and turning it into a productive multi-functional community asset. Encouraging the groups to recycle and generate a small income with their social enterprise.

Planting fruit trees, having chickens and hosting family sessions to educate youngsters and the wider community as to the benefits of reduce, reuse and recycle.

Having outdoor classroom areas to deliver workshops which will include being delivered in the Geodesic Dome

Health/social wellbeing – all involvement in The Field improves health and social wellbeing. Being outdoors and in a safe, comfortable environment benefits people of all ages and improves mental health.

Tackle inequalities – the work being done with young people on wider achievement and enabling them to gain recognised qualifications is helping close the attainment gap which in turn is tackling inequalities

As all of the activities in The Field delivered by The Place are free of charge or donations only, means that there is no stigma to being involved in the activities on offer.