

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	SCO 54570
	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?

Scottish Charitable Incorporated Organisation

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 shinty playing area of Braeview Park, Beauly, IV4 7ED and the small parking area adjacent to the Paterson Pavilion changing rooms.

The boundaries of the two areas are shown in the maps in Appendix 1:

1. The shinty playing area boundary follows the fence along the public right of way, the fence of the school playing fields but when the school fence stops adjacent to the touchline nearest Cnoc na Rath the boundary will continue in a straight line to the Braeview Park road fence, then down the Braeview Park road fence back to the public footpath fence.

2. The small parking area next to the Paterson Pavilion changing rooms formed by the public footpath, the kerb of the car park, the fence of Chrialdon Guest House and then a straight line at 90 degrees from the end of Chrialdon fence to the public footpath. The latter line cuts through the final two metres of the Paterson Pavilion. This is because The Highland Council built the basketball hoop on land belonging to the Beauly Sports Association without permission prior to 2005. When it became obvious this impacted on the planning permission to build the Paterson Pavilion an agreement was reached informally with The Highland Council and Councillor Alastair Sellars (who was also Beauly Shinty Club President) that the clubhouse would move about two metres west.

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: 130112381

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: £0 (ideally)

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.

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.

Shinty has been a cornerstone of the Beauly community for over a millennium, with the current club established in 1892. Despite our longstanding presence, we've historically depended on the goodwill of others for access to playing fields. After relocating from The Ferry Park to Braeview Park in 1986, a site owned by Highland Council, we've continued to serve the community without formal security of tenure.

Recent developments, particularly discussions surrounding a new Beauly Primary School, underscored our lack of formal land rights. This highlighted the need for a secure and sustainable future for the club, prompting our decision to pursue a Community Asset Transfer (CAT) under the Community Empowerment (Scotland) Act 2015. This Act empowers community bodies to request ownership or other rights over publicly owned land or buildings, aiming to enable communities to make better use of assets and deliver local benefits.

Since establishing ourselves at Braeview Park, we've made significant investments to improve the facilities, including upgrading the Beauly Sports Association Pavilion, constructing the Paterson Pavilion changing rooms in 2005, installing floodlighting, erecting spectator barriers, and ball retention nets, enhancing drainage, and installing perimeter fencing. However, despite these efforts, Highland Council has not made substantial improvements or provided additional facilities, relying on the club to maintain the site.

We also seek to address a minor anomaly where approximately a two-metre strip of the Paterson Pavilion extends onto Highland Council land due to a historical mapping error. Ownership of this pavilion will be transferred to our newly formed SCIO, as the Beauly Sports Association has now been dissolved. In conjunction with this transfer, we also seek ownership of the small stone-chip parking area to provide space for our minibus, pick-ups, and visiting teams.

Upon acquiring the shinty pitch, we plan to implement further enhancements to improve accessibility, safety, and community use. These include introducing hard-standing areas for mobility-impaired supporters, completing perimeter fencing for controlled access on match days, planting native trees in consultation with neighbouring parks, and developing a hospitality and meeting space adjacent to the pitch for use by local community groups.

Our club provides significant community benefits, which we estimate to exceed £340,000 per annum. We offer training, coaching, and competitive opportunities across multiple age groups (U12, U14, U17, junior, and senior) and have recently established girls' and women's teams. Our facilities are shared with local groups, including Beaully Primary School, the Men's Shed, and Beaully Gala Week.

We maintain a strong presence within the local community through annual events such as our Coffee Morning and Sale of Work, supporting the Highland Cross charity by providing facilities and participating teams, and raising over £15,000 in the last decade. To engage former players and older residents, we host quarterly Shinty Memories Meetings, annual archiving sessions, Burns Night celebrations, and a Christmas Pensioners Concert. Additionally, we partner with the local Free Church Minister through Chaplaincy Scotland to provide a Chaplaincy Service for all club members.

This proposal aligns with several key Scottish policies:

- Community Empowerment (Scotland) Act 2015: This Act facilitates the transfer of publicly owned land and buildings to community bodies, empowering them to manage assets in a way that benefits the local community.

- National Planning Framework 4 (NPF4): NPF4 supports the development of community, sport, and cultural facilities, emphasising the importance of accessible and inclusive spaces for local communities

- Scottish Planning Policy (SPP): Paragraph 226 of the SPP states that local development plans should identify sites for new indoor or outdoor sports, recreation, or play facilities where a need has been identified, underscoring the importance of planning for community sports infrastructure

- Sportscotland's Facilities Planning Model: This model provides guidance on the effective planning of sports facilities, ensuring that provision meets the needs of the community and supports active lifestyles

Through this Community Asset Transfer, Beaully Shinty Club seeks to secure its long-term future, continue developing shinty at all levels, and enhance the social and recreational life of the local community for generations to come.

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.

Benefits expected:

Economic Impact

Owning Braeview Park will enable Beauly Shinty Club to host higher-profile events, including semi-finals and finals, potentially attracting visitors from outside the region. This aligns with findings that sports events can significantly boost local economies. For instance, Scottish Rugby's activities generated £120.4 million in economic impact, with over a third from visitors outside Scotland. Additionally, the creation of a hospitality and meeting space will facilitate the reconfiguration of the Paterson Pavilion, adding two changing rooms to accommodate our expanding women's and girls' teams.

Regeneration and Facility Enhancement

Our proposal ensures the continued improvement of Braeview Park, enhancing its offerings for future generations. Ownership of the adjacent parking area will allow us to maintain and develop the existing pavilion, ensuring it meets the needs of our growing membership.

Health and Wellbeing

The club currently provides physical fitness opportunities for approximately 150 members. Owning the facility will allow us to expand our programs, attracting more individuals from Beauly and surrounding areas. The establishment of women's and girls' teams presents a significant opportunity for growth, promoting inclusivity and physical activity among underrepresented groups.

Social Wellbeing and Community Engagement

Improved facilities will support increased membership and provide opportunities for volunteering and social inclusion through community events. In the short to medium term, we aim to enhance access for mobility-impaired supporters. Long-term plans include developing a hospitality and meeting space to host club social events and provide a venue for other community organizations, fostering stronger community ties.

Environmental Stewardship

As custodians of a significant green space in the heart of Beauly for over 40 years, we have maintained open access to the public, even as we have fenced the shinty area. Upon acquiring ownership, we plan to collaborate with our neighbours in Croyard Park and Braeview Park to explore opportunities for sympathetic native tree planting, enhancing the local environment and biodiversity.

Tackling Inequality

Ownership will enable us to create additional, more comfortable, and private changing facilities, particularly benefiting our women's and girls' teams. We are committed to removing barriers to participation in shinty, ensuring that individuals from lower-income backgrounds have access to the sport. Our ongoing efforts to engage older members of the community through events like Shinty Memories Meetings and the Christmas Pensioners Concert will be further supported by the development of our own hospitality and meeting space, allowing us to host more inclusive events.

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.

There are no restrictions we are aware of.

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 can not see any negative consequences as we will maintain existing access and improve the facility in the medium to long term. We can only see benefits for the local community and the local community would seem to agree as we have had no negative feedback despite an extensive consultation exercise.

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.

Beaully Shinty Club has been the primary organisation responsible for developing and maintaining Braeview Park for over 40 years. During this time, we have demonstrated the expertise, commitment, and organisational capacity to manage significant projects and improvements. Our achievements include constructing the Paterson Pavilion, installing floodlighting for training areas, erecting spectator barriers and ball retention nets, and completing perimeter fencing—all delivered successfully by our volunteer-led committees.

The club is run by a dedicated team of over 20 committee members across our senior and junior committees. Together, they bring a wide range of skills, including project management, fundraising, facilities maintenance, coaching, and community engagement. Beyond the committee, the club can draw on the extensive talent, experience, and goodwill of our players, supporters, sponsors, and wider community. This collective capacity ensures that projects are well-supported and sustainable.

Operationally, we already manage multiple complex activities:

- Providing competitive opportunities for seven teams across age groups and genders;*
- Maintaining a high-quality pitch, widely recognised as one of Scotland's best shinty facilities;*
- Operating and maintaining transport assets including a minibus and a pick-up;*
- Managing essential groundskeeping equipment and responsibilities.*

Financially, Beaully Shinty Club is highly competent, generating approximately £80,000 per year to cover running costs. This demonstrates our ability to manage budgets, plan strategically, and allocate resources effectively to deliver both day-to-day operations and long-term improvements.

Where specialist advice is required, the club has a track record of engaging professional advisers and contractors, ensuring projects are delivered safely, to a high standard, and within budget. Combined with our history of successful development projects, strong governance, and deep community support, Beaully Shinty Club has the proven capacity to manage Braeview Park effectively and achieve the objectives outlined in this proposal.

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 carried out an extensive consultation exercise with the local community.

We have letters of support from:

- The three feeder Primary Schools (Beauly, Tarradale Teanassie).*
- The two feeder secondary schools (Charleston Academy and Dingwall Academy).*
- Beauly Community Council*
- Beauly Cares*
- Beauly Mens Shed*
- Beauly Gala Week*
- Inverness Caledonian Thistle Community Trust*
- The Camanachd Association*
- High Life Highland Community Leisure Trust*
- Kate Forbes, Constituency MSP and Deputy First Minister*
- Angus MacDonald, Constituency MP*
- David Fraser, Chris Balance and Emma Knox (Ward Councillors)*
- Eight sponsors*

In addition, we have presented our plans with no negative feedback to:

- A public meeting hosted by Beauly Community Council on 21/05/25 attended by approximately 100 individuals.*
- Posted letters to the fifteen properties immediately adjacent to the shinty pitch. Two neighbours asked for a meeting to discuss our proposals and gave us their full support after we explained our plans.*

There have been no objections to our plans.

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.

There are three distinct strands to our finance plans.

Ownership – *we believe the Community Benefits we detail in our Facilities Plan justify the transfer of the asset to Beauly Shinty Club at zero cost.*

Maintaining the facility – *we already maintain the pitch and facilities within our existing funding arrangements. The only income we will lose is the fee paid by The Highland Council for the grass-cutting of the pitch. We would aim to replace the lost funding of £3.7k through a combination of increased membership fees and increased sponsorship revenue.*

Improvements – *we will seek grant funding for our improvement initiatives. As a SCIO we believe we will be able to access a wide variety of funding bodies. Initial discussions have identified the Highland Council, sportscotland, Scottish and Southern Energy Networks (SSEN), Beauly and Kilmorack Community Trust and the Highland Cross Charity.*

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 Steven MacKenzie

Address

[REDACTED]

Date 10.10.25

Position Vice-President

Name Iain Petrie

Address

[REDACTED]

Date 10.10.25

Position President

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:

Beaully Shinty Club 2025 (SCIO) Final Constitution

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

Documents attached:

Appendix 1 – Map of CAT Application

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:

Beaully Shinty Club 10 Year Plan v2

Section 5 – evidence of community support

Documents attached:

CAT Letters of Support

Section 6 – funding

Documents attached:

Beaully Shinty Club Accounts 30.09.24

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