



From mountain to sea

Asset Transfer Request

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015. **Please read the applicant notes before completing this form.**

Section 1: Information about the community transfer body (CTB) making the request

- 1.1 Name and address of the CTB making the request. This should be the registered address, if you have one.

Name:	The Garioch Partnership
Postal address:	First Floor, Wyness Hall, Jackson Street, Inverurie, Aberdeenshire
Postcode:	AB51 3QB

- 1.2 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name:	
Position in CTB:	Chairperson
Postal address:	
Postcode:	
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.*



From mountain to sea

1.3 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 SC043548	X
	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.

1.4 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:

1.5 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?

charity, constituted with membership of over 20.



From mountain to sea

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.

Name of Asset: **Market Place Primary School**

Address of Asset: **Market Place,
Inverurie,
Aberdeenshire**

Postcode of Asset: **AB51 3XN**



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: **151086081**



From mountain to sea

Section 3: Type of request, payment and conditions

3.1 Please mark what type of request is being made (mark one only):

- 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: £ **5,000**

Please give information setting out any other terms and conditions you wish to apply to the request. (continue on a separate sheet if necessary)



From mountain to sea

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 give information 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.



From mountain to sea

3C – Request for other rights

What are the rights you are requesting?

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.



From mountain to sea

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.

We wish to take on Market Place Primary School to develop it as a third sector hub, to enable community groups, local people and local small social enterprises to all have a common space to work together.

There is a need for this in Inverurie as community space is at a premium, and is often unaffordable or inaccessible to many within our community, and across wider Garioch as we would be open to anyone from within the area.

We would not be planning to make any structural changes to the building, as we see the space as fit for purpose as it is, but we would plan to upgrade as and when it was necessary for our user groups.

We want a wide range of activities to happen within the building, from developing a social enterprise nursery school, to community space for the Syrian New Scots, women's groups, peer support networks and many other groups within our community.



From mountain to sea

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, public health, social wellbeing, environmental benefits; or how this will reduce inequalities.

This section should explain how the project will benefit your community, and others. Please refer to the applicant notes on how the relevant authority will consider the benefits of a request.

This project will keep Market Place in public use.

Economically, we will be supporting the provision of new jobs for the centre, as well as supporting small social enterprises to have start up space.

In terms of social wellbeing, isolation has been identified as being as bad for your health as smoking is, so we will be a space that is open and accessible for people to come together for a wide range of activities, from music and arts, to mental health support projects, and offering a way to access services that is not identifiable, therefore removing stigma.

It will reduce inequalities as it will be affordable, and very much a centre for the community to gather, offering training, advice, information and opportunities.



From mountain to sea

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.

Risk Analysis

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.



From mountain to sea

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 of TGP have a wide range of skills, having already delivered many successful community projects, such as the Axis Centre in Newmachar, and the Garioch Sports Trust in Inverurie.

We also have access to DTAS (development trust association of Scotland) advisors and COSS (Community Ownership Support Service)



From mountain to sea

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, their response and how the community have contributed to the design of the project. You should also show how you have engaged with any other communities that may be affected by your proposals.

We have engaged with a wide range of groups within the area to discuss our proposals.

Our membership unanimously voted to support the project going forward.

Many people have told us of their concerns over the difficulties in accessing affordable space within Garioch, both for normal club meetings and larger events.

We have taken on board the feedback from people and built this in to our plans for the project, with groups already being eager to book space with us!



From mountain to sea

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 are hopeful that the asset could be transferred for a minimal peppercorn amount. We are a new group and this is an opportunity for us to develop as well as the Community we serve, however can offer £5,000 rather than peppercorn amount of £1 for previous transfers in the past.

The building is fit for purpose, so any upgrade and improvements would be done in a planned manner, but we can start from day one to rent out the space and to make it work.

We have already has discussions with the grant giving bodies, such as the Scottish Land Fund, Robertson Trust, and the Tudor trust to ensure that we fit their current funding guidelines.

We'd also be looking for donations and time from local companies, many of whom are interested in local corporate social responsibility opportunities.

We have also made contact with groups like Norton Park in Edinburgh who have a similar development already up and running.



From mountain to sea

Section 7: Business Plan including a 3-year financial forecast

7.1 Please give details of your Business Plan

You should include a statement of your goals, reasons they are attainable, plans for reaching them and a forecast of future revenues and expenses.



From mountain to sea

Signatures

Two authorised signatories (e.g. manager, 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

Address

Date **15th June 2018**

Position **Chairperson**

Signature

Name

Address

Date **16th June 2018**

Position **Development Worker**

Signature



From mountain to sea

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:

SCIO Constitution (Current) & New Constitution (awaiting adoption)

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:

TGP Business Plan

Section 5 – evidence of community support

Documents attached:



From mountain to sea

Section 6 – funding

Documents attached:

Section 7 – business plan including a 3-year financial forecast

Documents attached:

Projected 3 Year.pdf

Completed applications should be sent to your **local Area Manager** and marked '**Asset Transfer**'. **Contact addresses are listed below:**

<p>BANFF & BUCHAN</p> <p>Area Manager Town House 34 Low Street Banff AB45 1AY</p> <p>Tel. no: 01467 537131 Email: banffandbuchanamo@aberdeenshire.gov.uk</p>	<p>BUCHAN</p> <p>Chris White Area Manager Buchan House St Peter Street Peterhead AB42 1QF</p> <p>Tel. no: 01467 537634 Email: buchanareaoffice@aberdeenshire.gov.uk</p>
<p>FORMARTINE</p> <p>Elaine Brown Area Manger Formartine Area Office 29 Bridge Street Ellon AB41 9AA</p> <p>Tel. no: 01467 538439 Email: formartineareaoffice@aberdeenshire.gov.uk</p>	<p>GARIOCH</p> <p>Margaret-Jane Cardno Area Manager Gordon House Blackhall Road Inverurie AB51 3WA</p> <p>Tel. no: 01467 539371 Email: garioch@aberdeenshire.gov.uk</p>
<p>KINCARDINE & MEARNES</p> <p>William Munro Area Manager Viewmount Arduthie Road Stonehaven AB39 2DQ</p> <p>Tel. no: 01467 534684 Email: kincardine&mearnsareaoffice@aberdeenshire.gov.uk</p>	<p>MARR</p> <p>Janelle Clark Area Manager Alford Area Office School Road Alford AB33 8TY</p> <p>Tel. no: 01467 536421 Email: marrareaoffice@aberdeenshire.gov.uk</p>