



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: | Banff, Macduff and District Mes's Shed |
| Postal address: | Unit 5b 83 North Castle Street, Banff, Banffshire |
| Postcode: | AB45 1JJ |

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: | John Bloor |
| Position in CTB: | Secretary |
| Postal address: | [REDACTED] |
| Postcode: | [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.*



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1.3 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

| | | |
|-------------------------------------|---|----------|
| <input checked="" type="checkbox"/> | Company, and its company number is | CS00371 |
| <input checked="" type="checkbox"/> | Scottish Charitable Incorporated Organisation (SCIO), and its charity number is | SC048855 |
| <input type="checkbox"/> | Community Benefit Society (BenCom), and its registered number is | |
| <input type="checkbox"/> | 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?

Community Controlled Body



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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:

Address of Asset:

108 Fife Street
Macduff
Banffshire

Postcode of Asset: AB44 1NT

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:



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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: £

Please give information setting out any other terms and conditions you wish to apply to the request.

N/A



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3B – Request for lease

What is the length of lease you are requesting?

99 Years

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

Proposed rent:

£ 100 per Annum

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.

To Include any associated land



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3C – Request for other rights

What are the rights you are requesting?

No rights requested

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.

N/A



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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.

After nearly 4 years specifically searching for a suitable premises for the Banff Macduff and District Men's Shed, this Business Plan has been compiled to support our application for an 'Asset Transfer' of the former Fife Street School building in Macduff.

Our Business Plan seeks to detail the positive case, as there are little apparent negatives, for Asset Transfer of the building from Aberdeenshire Council to the Banff, Macduff and District Men's Shed. The Plan highlights the suitability and sustainability to and by the Men's Shed and seeks to illustrate further examples of the benefits this transfer could practically provide to our wider local Community.



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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.

Men's Sheds are a community-based, non-profit, non-commercial organization accessible to all, providing a proven safe, friendly and healing environment where people are able to work on meaningful projects at their own pace in their own time in the company of others. It provides a supportive inclusive environment for people to gather, volunteer, work, teach, learn and seek fellowship with other like-minded people, to assist promote and stabilize the mental, physical, emotional and economic wellbeing of people in our community.

Men's Sheds can be likened to garden sheds – a place to pursue practical interests at leisure, to practice skills and enjoy making, mending & re-cycling. The difference is that garden sheds and their activities are often solitary in nature while Men's Sheds are the opposite. They are about inclusivity and mutual support, regardless of gender, age, ethnicity, political or religious persuasion. Men Sheds are about connections, social interaction, friendship building, support in health matters and wellbeing, sharing knowledge and skills, of course, a lot of laughter.

Long established research has shown the negative impact of loneliness and isolation on a person's health and wellbeing. Recently we have seen more evidence come to light that shows loneliness and isolation can be as hazardous to our health as obesity and excessive smoking. Surveys from mental health charities are confirming the reality of growing sections of our population reporting feelings of continual isolation, exclusion and loneliness within our own communities.



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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.

So far as we are aware there are no restrictions in force.

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.

So far as we can ascertain there should not be any negative consequences for the local economy, there will be a small impact locally in that there may be a little more traffic on the road however there is plenty of room for parking on the land surrounding the building our use should not impact the environment any more than when the property was used as a school. The neighbouring properties are far enough away from the building for our activities not to cause any complaints and we do not envisage that any of our activities should impact upon them. Economically we do not engage in any activities that would take work from local trades.



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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.

As members of the Scottish Men's Shed Association to whom we will be looking for assistance. We will be operating in the same manner as other Men's Sheds and take our lead from the other established sheds in the area i.e. Aberchirder Men's Shed (Who recently won Scottish Men's Shed of the year), Turriff Men's Shed, and Ellon Men's Shed.

Our members come from all walks of life and have a wide range of skills from practical skills Boat Building, Wood Working, Farming, and Forestry through Information Technology to Management skills and have experience capable of tackling most issues that may crop up.



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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 currently have in excess of 40 signed up members with an elected committee of 5 and also Trustees. We have been in touch with or approached by numerous other local organisations all of whom are keen for this application to be successful.

Included with this application we attach letters of support from:-

Banff & Buchan Community Council
Deveron District Age Concern
Deveron Singers
Banff Primary School
Deveron FM
Deveron Producers Direct Macduff Market
Doodle Bugs Macduff Under 5's



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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.

Please see our "Running Costs" and "Scenarios" documents

We currently lease 1 industrial unit and until the lockdown 1 "office" Unit at 83, North Castle Street at a cost of 4 x the rent per month we have offered.

This has been achieved with the generous donations of Deveron Age Concern, The Spotty Bag Shop and The Plough Inn. In addition we have and are currently working on practical projects for, local community groups and organisations who have donated funds to us in return for our work.

Whilst we do not require donations from the individuals for whom we have done work many have made donations for which we are extremely grateful.

We sell items that we have made at the local farmers market and run raffles, and events which so far have been very successful.

We have no doubts that through activities and projects such as this and others we will be able to meet our commitments.

In addition we have been grateful to receive grants from The Banff and Buchan Area Initiative, and the Robertson Trust, and benefited from the a day of bag packing in the Local Tesco store.

We have been in receipt of the Co-op's community grant.



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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.

Our Business Plan is enclosed along with a 3-year financial forecast

We envisage that the Banff, Macduff and District Men's Shed will flourish in the same manner as other Men's Sheds throughout the country and abroad.

We know there is a great need, which has been reinforced by recent Public Consultation, for a Men's Shed in our community area and we are committed to ensuring our continuity

Moving to Fife Street School location in a prominent area will raise our profile and will attract new members. The additional space will allow us to increase our activities in support of the community, again attracting more members and securing both our future growth and the retention and development of a valuable facility and activity center of significant benefit to the Community.



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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 John Bloor

Address

Date 18th August 2021

Position Secretary

Signature

Name

Address

Date 18th August 2021

Position Chairman

Signature



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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

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|---|
| Title of document attached: Constitution Of THe Banff, Macduff Mens Shed |
|---|

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

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|--|
| Documents attached: Sketch 1A; Fife Street School - Internal floorplan (Watermarked) Sketch 2; External - Roofing, Downpipes & Security lights (Watermarked) |
|--|

Section 3 – note of any terms and conditions that are to apply to the request

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|----------------------------|
| 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.

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|---------------------|
| Documents attached: |
|---------------------|

Section 5 – evidence of community support

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| Documents attached: Letter Of Support Banff Primary School, Letter Of Support Deveron District Age Concern, Letter Of Support Deveron FM, Letter Of Support Deveron Singers, Letter Of Support Banff and Macduff |
|---|



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Section 6 – funding

Documents attached:
Balance Sheet, Running Costs, Scenarios, Bamms

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

Documents attached:
Business Plan, Consultation Day Feedback, Register charity HMRC,

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

| | |
|---|--|
| <p>BANFF & BUCHAN Area Manager Town House 34 Low Street Banff AB45 1AY</p> <p>Tel. no: 01467 537131 Email: banffandbuchanamo@aberdeenshire.gov.uk</p> | <p>BUCHAN Area Manager Buchan House St Peter Street Peterhead AB42 1QF</p> <p>Tel. no: 01467 537259 Email: buchan@aberdeenshire.gov.uk</p> |
| <p>FORMARTINE 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 Area Manager Gordon House Blackhall Road Inverurie AB51 3WA</p> <p>Tel. no: 01467 539371 Email: garioch@aberdeenshire.gov.uk</p> |
| <p>KINCARDINE & MEARNS Area Manager Viewmount Arduthie Road Stonehaven AB39 2DQ</p> <p>Tel. no: 01467 534684 Email: kincardineandmearns@aberdeenshire.gov.uk</p> | <p>MARR Area Manager Alford Area Office School Road Alford AB33 8TY</p> <p>Tel. no: 01467 536421 Email: marr@aberdeenshire.gov.uk</p> |