
### COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015 ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.

You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by Angus Council & Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.

You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.

When completed, this form must be sent to the relevant authority which owns or leases the land your request relates to.

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. Name of the CTB making the asset transfer request

~~I~~ Strathmore Rugby Football Club

* 1. CTB address. This should be the registered address, if you have one. Postal address:

lnchmacoble

.:':;,. . Forfar

Postcode: 008 1RL

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

Contact name

 Postaladdress:

Postcode:

Email:

 Telephone:

X 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. 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 .................... |  |
|  | Community Benefit Society (BenCom}, and its registered number is .................................... |  |
|  | Unincorporated organisation (no number) | Community Amateur Sports Club (CH11584) |

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### Please attach a copy of the CTB's constitution, articles of association or registered rules.

* 1. Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No X

### Yes D

Please give the title and date of the designation order:

* 1. Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No D

Yes X

If yes what class of bodies does it fall within?

I Community Controlled Body

# Section 2: Information about the land and rights requested

### Please identify the land to 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 give* a *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.*

### Smaller (west most) rugby pitch at lnchmacoble by Forfar Loch, please see map image attached to application.

* 1. Please provide the UPRN (Unique Property Reference Number), if known.

*If the property has* a *UPRN you will find it in the relevant authority's register of land.*

### I UPRN: N/A

**Section 3: Type of request, payment and conditions**

3.1 Please tick what type of request is being made:

**X** for ownership (under section 79(2)(a))- go to section 3A

for lease (under section 79(2)(b)(i))- go to section 38

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 land requested? : Proposed price: £2,000.00 (two thousand pounds and zero pence)

Please attach a note setting out any other terms and conditions you wish to apply to the request.

## 38 - 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.

J 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?

Do you propose to make any payment for these rights?

### Yes 0

No 0

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?

I 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.*

The pitch has been used as a second rugby pitch by the club for over forty years with club members landscaping the area in the nineteen seventies to create a playing surface. We would like to continue to use the pitch for rugby training and have the option to develop it in the future for sporting use.As both pitches are heavily used

we would like to ensure future use and management to continue to deliver

opportunities to participate in sport to the local community.

We currently have mixed teams playing at primary age, male secondary age teams and adult male and female teams (both rugby union and rugby league) playing at the club and our community partner, The Strathmore Rugby Club Community Trust, is developing a Rugby Academy, Walking Rugby and Inclusive Rugby. The Rugby Academy is designed to develop secondary age pupils as athletes and people by offering coaching and referee qualifications alongside a holistic approach to mental and physical development. The Walking Rugby is for the less able to stay active and enjoy the social benefits of rugby. Inclusive Rugby includes both autism-friendly sessions for children and working with Trust Rugby International to create an adult inclusive team. The club supports these projects through free use of its facilities, in particular both pitches.

Although the main activities taking place on the pitch are rugby training and matches it is also used by other community groups. We run fitness groups at the club which exercise outside in the summer and the Trust activities are bringing in more

mem ers of the community than ever before. Local football teams, running cl\_ubs, Alzheimer Scotland and Forfar Action Network, including for this year's 'Fun Around Forfar Loch' event, have also used the pitch in the past. We have also allowed other local rugby teams to train and play on the pitch when required. The club is a member of both the Kirriemuir Community Sports Hub and the Forfar Community Sports Hub and is discussing sharing use of facilities through these groups.

During the summer of 2018 we were a Tartan Touch Hub for Scotland Rugby Union (SRU) which involved people of both genders from 5 to 85 playing non-contact social touch rugby. Due to the popularity of the programme the second pitch was used every week. As a result of the Tartan Touch a women's team is being reborn at Strathmore which will increase demand on the pitches. Following the Tartan Touch success the club has been asked to host 'Guides into Rugby' sessions by the SRU.

We have maintained the ground as a rugby pitch for over forty years.As well as cutting the grass and marking the pitch this includes seeding and spraying the area and,prior to the club erecting the fence, keeping it clear of dog mess. The club has also frequently engaged with local prisons for prisoners to come to the club to carry out supervised maintenance of the facilities , this has included tidying up the pitch and the banking by the pitch.

Following an agreement from ian Cochrane, Head of Technical & Property Services, Communities at Angus Council, in October 2015 we erected a fence around the pitch in July 2016 (the next available off season).The fence was required to minimise the use of the pitch by dog walkers as dog mess on the pitch was becoming a health and safety hazard to the junior players.The fence includes a gate at both the rugby club and lochside path ends which allows continued access to the public.Since the erection of the fence there has been no dog mess on the pitch allowing safe use by all teams.We have no plans to change this arrangement.

We are considering replacing the grass on the pitch with artificial turf in the future. This is still in the early discussion stage with a local business but it would allow all year round use of the pitch by both the rugby club and other community groups.

There was previously a lease agreement with Angus Council for the use of the ground but this lapsed over fifteen years ago and the club has since maintained the ground for the benefits of the community .

**Benefits of the proposal**

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

*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.*

By providing the club with ownership of the ground it will give it the freedom to develop the pitch in the future to increase opportunities to participate in sport and secure future use for the club and the community.

We have held preliminary discussions with a local firm about the possibility of replacing the grass with an artificial surface. If this went ahead it would be available for use by other community groups, just as the pitch currently is.

The pitch is currently heavily used at present by the club, The Strathmore Rugby Club Community Trust and other sports clubs and community groups. We intend on continuing this.

### Restrictions on use of the land

* 1. 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.*

~~I~~ The site is currently held as common good.

### Negative consequences

* 1. 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.*

In our opinion, the sale would only benefit the community in the ways outlined in this proposal. No negative consequences are foreseen.

### Capacity to deliver

* 1. 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.*

We have been maintaining the pitch for over forty years and existed as·a club since 1933. We have a strong committee and currently field senior male and junior mixed teams and are currently resurrecting our senior female team. We have a dedicated grounds convenor who has been in post for almost ten years and a grounds consultant has offered to provide specialist advice to improve the condition of the pitch.

The club has a track record of continuous growth and improvement since it moved to the present location in 1951. An original club house was built in 1955, extended in 1974 (when pitch floodlights were installed) and has since been replaced by a new club house completed in 2006, built and funded by members. In 2016 the new club house was extended adding four more changing rooms,two offices, a physic room and a gym/development area.The extension was funded by Sport Scotland and

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Forfar Common Good Fund. In 1981 the club purchased the main pitch and car park from the Earl of Strathmore.On the field the club created its junior section in 1995, with many of its current senior players having graduated from this, and a rugby league team in 2015.

As part of the junior section, the Strathie Sharks, the club has a Child Protection Officer,who ensures all relevant coaches and volunteers are PVG checked.

Since the completion of the extension the club has worked to ensure its sustainability off the field by recruiting Non-Executive committee members to provide professional expertise and experience to the committee and a Business Development Consultant (BDC).The purpose of the BDC is to generate additional income which per the constitution is reinvested into the club and its facilities.

We also have in place appropriate policies and procedures around risk management and health and safety ensuring the safety of our members and those using the facilities is ensured.

The attached organogram shows the depth of volunteers supporting the club.

The guaranteed access to the west most pitch that ownership would provide is the key prerequisite for the Club to have the required long-term visibility and certainty it needs to enable it to invest the financ ialand other resources required to deliver its ambitious plans for growth and development. This strategy brings with it the envisaged enhanced sporting opportunities for the local community through both the Club and the Trust which are detailed in Section 4.1.

## 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 .*

Our application is supported by The Strathmore Rugby Club Community Trust. Founded in June 2017 the Trust runs community projects with a rugby theme.These include a Rugby Academy for secondary age pupils, inclusive rugby for athletes with disabilities and Walking Rugby.

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In addition we as a club have over two hundred members from Forfar and the surrounding area.

## Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

*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 have a strong membership and an established bar and hospitality package for home games which has ensured a healthy financial position for many years. Rather than maintaining significant cash balances the club has chosen to reinvest surplus funds into the grounds, buildings and teams to continue to provide rugby to the community.

The attached year end accounts evidence the financial sustainability of the club. The club has recently received a modest bequest from a former member and the

committee feels that purchasing the west most pitch would be a fitting use of these

funds to support its strategy to strengthen the club.

### 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

Address

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Date Position

Signature

Name Address Date Position

Signature

14th October 2018

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

~~I~~Title of document attached: Constitution

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

Documents attached: Map. The area marked lnchmacoble Park is currently owned by the club. The area with the red dot is the second pitch.

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

I Documents attached:

### Section 4- about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation's capacity to deliver.

I Documents attached: Club Organogram

### Section 5 - evidence of community support

Documents attached: Letter of support from The Strathmore Rugby Club Community Trust

### Section 6 -funding

~~I~~ Documents attached: Strathmore Rugby Club Year End Accounts to 31st March 18

