

Community Asset Transfer Request Notification

Regulations 6 and 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016¹, set out arrangements for Public Bodies to ensure other people are informed when an asset transfer request has been made, and to advise how they can make representations about it.

Notice is hereby provided of an Asset Transfer Request received by Renfrewshire Council for [Calderglen Playing Fields, Lochlip Road, Lochwinnoch PA12 4AE](#)

Details of the request and how to make representations are provided below:

Community Transfer Body: Calderglen Community SCIO (SC052056)

Name of Asset: Calderglen Playing Fields, Lochlip Road, Lochwinnoch PA12 4AE.

Nature of Request: Ownership

Date CAT Request received: 24 June 2024

Status of Request: [Validated², 24 June 2024](#)

Summary of Proposed Use:

Calderglen Community SCIO propose to bring the sports and recreation area of the public park under community control in order to facilitate investment to protect, create and then maintain facilities that the village can be proud of. The charity will have the capacity to raise investment in the facilities and has the appetite and financial capacity to deliver improvements in the facilities with real benefits to the community in terms of increased sports participation, health promotion and social cohesion.

Representation

This CAT Request is open for consultation. If you wish to make a representation either for or against the transfer request, you must do so in writing, stating your name and address. Representations must be made within 20 working days of the notice being published. A copy of each representation will be given to the Community Transfer Body (CTB) and will be published on the Council's website (<https://www.renfrewshire.gov.uk/article/4534/Community-Asset-Transfer>) along with

¹ <https://www.legislation.gov.uk/ssi/2016/357/made>

² Validation is the date at which all documents in relation to the CAT Request have been received.

any comment from the CTB. The final date to make representations for this request is **Friday 20 June 2025**.

Representations should be sent to communityassettransfer@renfrewshire.gov.uk with the title “*CAT Calderglen Playing Fields Representation*”.

Relevant Documents

The following key documents are attached to this notice:

- The official CAT Request Form (24/06/2024)
- Calderglen Community SCIO Business Plan.

Personal and Commercially Sensitive information has been removed prior to publication.

For more information, contact communityassettransfer@renfrewshire.gov.uk or call 0300 300 0330.

This Notice is published by order of the Head of Economy and Development, Chief Executives' Services, Renfrewshire Council.



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 Renfrewshire Council. For assets owned by other relevant authorities, please refer to that authority's own website.

You do not need to use this 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 the Scottish Government before making a request. All forms and guidance documents are available to download from the Council's [Website](#)

You are strongly advised to discuss your proposals with the Council before making an asset transfer request. You can do this by contacting the CAT Single Point of Contact at communityassettransfer@renfrewshire.gov.uk.

When completed, this form must be sent to: -

The CAT Single Point of Contact
Regeneration and Place
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1TT

Or submitted by email to: communityassettransfer@renfrewshire.gov.uk

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Renfrewshire Council.

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

1.1 Name of the CTB making the asset transfer request

Calderglen Community SCIO

1.2 CTB address. This should be the registered address (if you have one) or main correspondence address.

Postal address:

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:

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.

*Renfrewshire Council takes the privacy of your personal data very seriously. For more information see our [Privacy Policy](#). *(Please tick to indicate agreement).**

We agree that information provided in this asset transfer request, including contact details, may ONLY be forwarded to relevant officers within Renfrewshire Council for the purposes of assessment and/or in order to provide specialist support to further the asset transfer request as appropriate. Contact details will only be forwarded with your consent for an explicit purpose. *(Please tick to indicate agreement).*

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 (with no fewer than 20 members) and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members) and its charity number is	SC052056
	Community Benefit Society (BenCom), (with no fewer than 20 members) and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of your 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:

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1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers (i.e. those listed above at 1.4)?

No

Yes

If yes what class of bodies does it fall within?

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Section 2: Information about the land and rights requested

2.1 Please identify the land / property 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** attach a map and 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.*

Details of Property: - Area marked in red on the attached plan (full copy also attached)
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Address: - Lochwinnoch Public Park, Lochlip Road, Lochwinnoch

Postcode:- PA12 4AE

Community Area:- Johnstone North-Kilbarchan-Howwood and Lochwinnoch

2.2 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.

UPRN:- 123097746

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 land requested:

Proposed price: - £1

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 year (delete as appropriate)

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?

1. To erect a spectators railing to protect the pitch from vehicular vandalism and to enhance the experience for players and spectators. Permission sought and granted from One Ren. Planning consent confirmed (Ref:23/0610/PP.)
2. To install portacabins for changing and storage; planning consent confirmed (Ref: 23/0610/PP)

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: £

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.

4.1.1 Objectives of the Project:

Full details of our proposed project are included in the attached powerpoint presentation. A short summary of our organisation's purposes are: (a) The advancement of public participation in sport by: organising community football teams across multiple age groups and skill levels, promoting community participation in football events and by arranging coaching and teaching sessions for adults and children alike, regardless of ability. (b) The provision of recreational facilities to the local community and other community-focused groups.

It goes without saying but if we are to be able to do this, access to facilities that are fit for purpose will be crucial.

The objective of the asset transfer is to bring the sports and recreation area of the public park into our control so that we can ensure that we facilitate investment to create and then maintain facilities that the village can be proud of. The charity will have the capacity to raise investment in the facilities that simply will not be achieved or realised through council ownership. The charity has the appetite and financial capacity to deliver improvements in the facilities with real benefits to the community in terms of increased sports participation, health promotion and social cohesion.

4.1.2 Why there is a need for your Project

Sports and recreation facilities in the village of Lochwinnoch are in a state of disrepair. The general level and quality of facilities will rank amongst the worst in the Renfrewshire council area. The current economic conditions and financial capacity/scope within Renfrewshire Council leave very little scope and hope for improvement in the short to medium term. The Lochwinnoch Community SCIO has a plan to change that for the better.

4.1.3 Development / changes / modifications required

The attached powerpoint presentation explains a 4-phase plan that will see facilities improved for the benefit of all in the village and surrounding areas. In summary, the four phases will deliver:

Phase 1 - provide the charity with the appropriate foundation to fully maintain all aspects of the recreational ground. This will see us seek planning permission for installation of a sports container, changing rooms and perimeter sports fence for the pitch. We will also source and buy all ground maintenance equipment needed (tractor/mowers). Subject to installation of the new fence is pending subject to approval from One Ren - phase 1 is now complete.

Phase 2 – apply for the asset transfer of the main recreational sport area within Lochwinnoch public park

Phase 3 - raise the funds needed to then instal new changing facilities

Phase 4 – raise the funds needed to then instal new all-weather sports facilities

4.1.4 Activities that will take place

Seek planning permission for installation of a container, changing rooms & perimeter fencing.

Source a 40 ft container to securely hold ground maintenance equipment.

Buy a ride on lawnmower.

Buy a small tractor with grass tyres (the charity already has its own grass roller).

Fence off the main pitch area with spectator fencing to protect the surface from future damage.

Arrange our asset transfer application.

Seek funding by means of fund raising, appeals to corporate supporters and charitable grants.

Source and instal new changing facilities.

Instal new all weather facilities.

All items highlighted in **bold** have either already been completed or are pending One Ren approval.

4.1.5 If the asset is to be used by the public it would be helpful if you could provide details of letting's policy and opening times

Not known at this time, opening times only become a concern if we are able to get to phase 4 of the attached plan. The timeframe for that is likely to be 3-5 years as a minimum.

4.1.6 What provision will be provided for people with disabilities?

The Lochwinnoch Community SCIO will approach all design and development of the facilities with a keen focus on the latest building standards to ensure that facilities are available on a fully inclusive basis to all community residents on a safety-first basis.

4.1.7 Any other relevant information?

See attached PowerPoint presentation.

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.

Please explain how the project will benefit your community by detailing how your project will promote or improve: -

4.2.1 Economic development / income generation

The area in question has very limited use from the community due to the poor standard of the existing facilities and the limited upkeep on an ongoing basis. Phases 1 to 3 will improve the general quality and availability of the sports and recreation facilities. Completion of phase 4 will deliver a valuable revenue generative community asset that will be made available for use on a not-for-profit basis to all interested community groups. Any excess revenue over running costs will be invested back into community initiatives.

If the charity is successful in completing all four phases of our plan, there will be employment opportunities for at least one full time head to maintain and manage the rental of the all-weather asset. Depending on the success of this asset, we would expect this to grow in time with more employment opportunities possible.

4.2.2 Regeneration

The project aims to regenerate the existing football pitches and changing facilities so that they are preserved and available for future generations within the village and surrounding areas.

The current perception of this local amenity is off a poorly maintained sport and recreation area and changing facilities that are nothing more than an eyesore. As mentioned previously, we have the appetite and funding capacity to change this for the benefit of many across the community.

4.2.3 Public Health

Many of the trustees of the Lochwinnoch Community SCIO were brought up in the village of Lochwinnoch. The public park used to be a hub of activity with the various grassed areas and Annexe being used extensively across the year for a wide range of activities. As the Annexe and central pitch area has fallen into a state of disrepair the area is used for little more than dog walking. The plan is to change that and build and maintain facilities that encourage people in the community to be able to focus on their wellbeing and the benefits of being and remaining active.

The organisation presently runs a local football club across all age groups, with access to organised football for those of all skill levels. The club was founded in 1950 and prides itself for providing an opportunity for locals to play football in the village. The organisation actively encourages participation across all skill levels and in the wider running of the organisation. There is no gender or age barrier. For example, they welcome anyone to train regardless of skill level, to gain physical fitness and for the associated mental health benefits. The wider public regularly watch the teams play on weekends and the organisation encourages repeated attendance to garner further community pride and spirit in Lochwinnoch. This includes vulnerable adults who are kept involved to aid in their socialisation.

4.2.4 Social / Wellbeing

The SCIO will aim to provide recreational facilities to the local community and other community-focused groups, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended with a particular focus on promoting health and well-being, diversity, and inclusion will be advanced by the activities the organisation will carry out.

Should we succeed to the end of phase 4 of our plan, the all-weather pitch will be made available to the wider public at large on a not-for-profit basis. People's lives can be improved here as the community lacks the kind of facilities or activities that are available in similar local areas and is relatively geographically isolated.

The facilities will be made available for use by the various community groups to include the local Boys' Brigade, Girls Brigade, the church, the primary school alongside other health and wellbeing groups. The public benefit here is that this will reduce social exclusion, encourage participation in new healthy activities and provide opportunities to learn and nurture mental wellbeing.

Diversity and inclusion will also be promoted by the provision of these facilities by the organisation. The sports activities ran by the organisation will be open to all ages and abilities. The intention is for groups specifically designed to address social issues around diversity to be given access to the facilities, also.

4.2.5 Environmental / Wellbeing / Environmental Benefits

Any building work carried out will be approached with the aim that we try to minimise the potential impact on our environment. The trustees are keen to maximise use of environmentally friendly approaches such as solar power and rainwater collection to minimise our impact and footprint.

4.2.6 Does your project contribute to the reduction in equalities? Please detail how.

Diversity and inclusion will be promoted by the provision of these facilities by the organisation. The sports activities ran by the organisation will be open to all ages and abilities. The activities carried out and use of the facilities will be open to all community-focused groups and include those with a history of inclusion, such as the church, Boys' Brigade/Girls Brigade.

The village of Lochwinnoch is served by the poorest recreational and sport facilities in the surrounding area. Areas such as Beith, Kilbirnie, Dalry, Johnstone, Linwood have modern all-weather facilities available for use across the entire year. In many ways, this is an output of the village not being considered an area of high deprivation. The community SCIO want to change that for the better.

4.2.7 Any other relevant information

Please see the attached PowerPoint presentation for full details of our plan.

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.

Not to our knowledge.

Negative consequences

- 4.4 Please identify any potential risks which 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.

Locals who currently use the public park area for dog walking may take issue with the grass areas being improved for multi-use activities. We have consciously based our application around the area marked in red to still leave ample space around it for walkers/dog walkers to enjoy space.

The area of wildflowers, bottom area towards the main road and everything to the right of the cycle path remains available.



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.

Have you / your organisation managed projects or owned / leased land previously?

Please provide details of: -

4.5.1 Skills and experience of members of the organisation

Our trustees have extensive experience operating at the highest level of business across the financial services, travel, engineering, construction, nuclear, oil and gas sectors. See slides 8-12 for full details of the background and experience of all 7 trustees.

4.5.2 Do you intend to use professional advisors?

Where needed yes. Craig Architects has agreed to act on our behalf on all aspects of the building and planning approval phases. Holmes Mackillop has supported our legal work needed to date.

4.5.3 Do you currently lease / manage a property from Renfrewshire Council? If yes, please provide details

Yes, we have leased pitch area from Renfrewshire Council since the club was formed in 1950. We did originally lease the area at the back of the Lochwinnoch Annexe from the Council prior to that being leased to a local business.

4.5.4 Please detail how you plan to maintain the asset?

Phase 1 of the attached plan outlines how we have approached sourcing the machinery and tools needed to maintain the grass areas. With 7 trustees and more than 100 members we have access to a wide range of people with the necessary skills to maintain and develop all aspects of the asset.

4.5.5. Any other relevant information?

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.

5.1.1 How many people are members of your organisation? Are they in agreement with this application?

We currently have just over 100 members, we expect this to exceed 200 in the coming financial year. We will seek approval of the application at our upcoming AGM.

5.1.2 How many people are members of your community as defined in your constitution / governing rules? Are they in agreement with this application?

5.1.3 Have you consulted with other local stakeholder groups and agencies? Please provide evidence.

Our current business plan was presented to the Lochwinnoch Community Council on Tuesday 2 April. The plan was very well received with no significant challenges and a request that we keep them up to date with future progress.

Our next stages will see us engage with the Lochwinnoch gala day committee, publicise our plans in the local news letter (chatter box), present our latest update to members of the charity at our AGM and highlight our plans on the MacKillop Hall notice board. We are also engaging with One Ren to seek permission/approval for the installation of the new pitch perimeter fence.

5.1.4 Have you contacted local staff? If yes, please provide details of who

Officers from One Ren, planning and the Community Asset Transfer team.

5.1.5 Have you contacted any other communities that may be affected?

No other communities are affected.

5.1.6 Any other relevant information

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.

6.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings 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.

The charity running costs are very small (circa £2,500 pa). We raise circa £3,000 p.a. from BAU fund raising to cover typical running costs. To get to the end of phase 3 we need to raise an additional £100,000 (£80k cost of modular unit plus £20k ground works). We will do that by means of donations from trustees, corporate support and grant applications. Our target split is £50k from donations and corporate support and £50k from grants. We would hope to get to the end of phase three in the next 18-24 months. We will then move straight into fund raising mode with the new aim of raising £500k. The bulk of that fund raising activity will happen years 3 onwards.

As of April 2024, the work completed in phase 1 of our plan has seen us raise £30,000 worth of funding from corporate donations/support and over £20,000 worth of personal donations from trustees and members. The current charity balance after completion of the phase 1 work is £12,000.

Future targets and forecasts are:

Year 1

Fund raising target from BAU initiatives - £3,000

Fund raising target from trustees activity and corporate support - £25,000

Fund raising target from grant support - £25,000

Year 2

Fund raising target from BAU initiatives - £3,000

Fund raising target from trustees activity and corporate support - £25,000

Fund raising target from grant support - £25,000

Year 3 onwards

Fund raising target from BAU initiatives - £3,000

Fund raising target from trustees activity and corporate support - £50,000

Fund raising target from grant support - £100,000

6.1.2 Please also supply details of what funding you have received so far, and any conditions attached.

As mentioned above, in the first 16 months of operation as a SCIO we have raised more than £20,000 via charity donations and more than £30,000 via corporate support.

6.1.3 Details of funding you have applied for but are still waiting on a decision / response

Additional funding will be required to complete phases 3 and 4 of our plan but we do not intend to apply for funding until we complete the asset transfer process. We will seek to meet the costs of phases 3 and 4 through a combination of continuing personal donations, corporate donation support and applications for grant support.

6.1.4 Details of other funding i.e. voluntary donations, borrowing etc

See above re donations received to date.

6.1.5 Any other relevant information

Section 7: Other Supporting Documentation

To enable the Council to fully consider your application, the following supporting documentation must be submitted as part of your application:-

- A copy of your organisation's Constitution, Articles or Association or other governing rules as appropriate;
- A detailed business case (that is proportionate to the nature of the asset transfer request);
- A financial projection of income and expenditure for at least three full financial years following the date of this request;
- A copy of your organisation's most recent audited accounts, where available (or a financial projection covering the current financial year where the applicant has been operating for less than one year);
- Annual reports (where these are available).

Applicants are advised to refer to the Scottish Government Community Asset Transfer Guidance for Community Transfer Bodies for further details of what information should be included in these supporting documents. <https://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/>

Declaration and 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.

"I understand that the details provided will be used by Renfrewshire Council for the purpose of assessing the asset transfer request and may be shared with Council Officers and Elected Members for the purposes of providing support in making the application or other purposes as appropriate. Further information on how the Council looks after personal information can be found here :

<https://www.renfrewshire.gov.uk/article/2201/Privacy-policy>

1. Name [REDACTED]

Address [REDACTED]

Date

Position Trustee

Signature [REDACTED]

2. Name [REDACTED]

Address [REDACTED]

Date

Position Trustee

Signature [REDACTED]

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

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

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

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

Section 5 – evidence of community support

Section 6 – funding

Section 7 – Supporting Documentation

Calderglen Community SCIO

Business plan



Background

- Calderglen AFC was formed as an amateur football club in 1950
- Current running costs total circa **£2,500** pa
- Budget **£5,000** pa to allow us to meet running costs and support other local causes
- Running costs can be supported easily from existing fund raising & donations
- Frustrated at the lack of investment in the sport & recreation facilities in Lochwinnoch we set the club up as a SCIO in October 2022
- The charity is run on a not-for-profit basis
- Our activity over the next 3-5 years is outlined in this summary 4 phase business plan:
 - 1 – Be financially secure & 100% self-sufficient for groundwork/maintenance
 - 2 – seek asset transfer of sports area of Lochwinnoch public park
 - 3 – instal new modular changing rooms/facilities
 - 4 – raise funding for all weather facilities

Purpose

The organisation's purposes are:

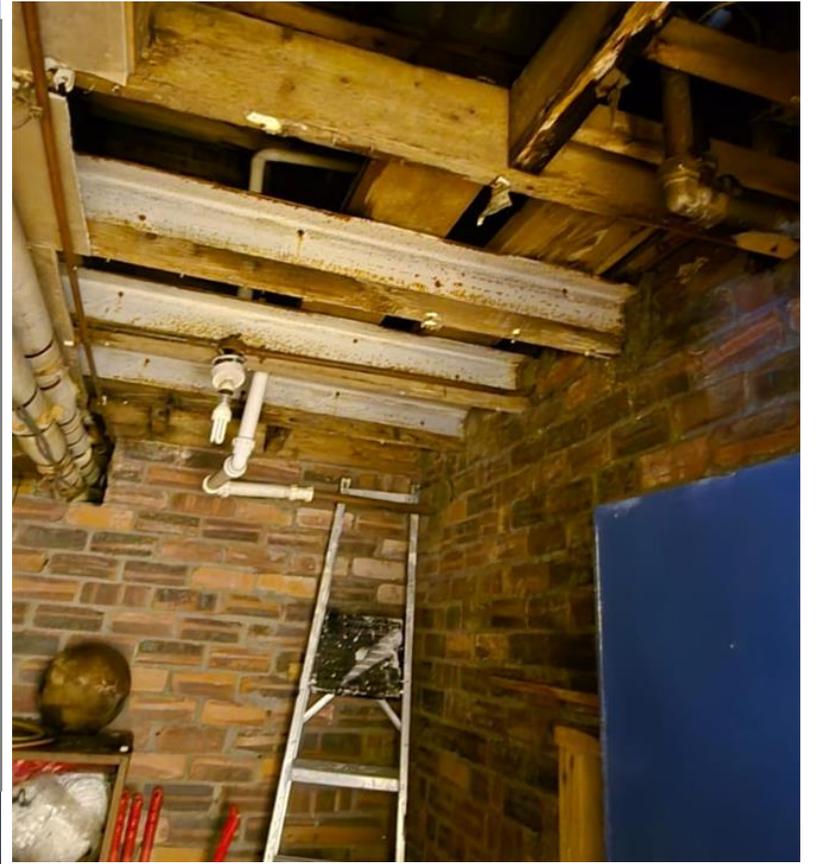
- (a) The advancement of public participation in sport by organising community football teams across multiple age groups and skill levels, promoting community participation in football events and by arranging coaching and teaching sessions for adults and children alike, regardless of ability.
- (b) The provision of recreational facilities to the local community and other community-focused groups, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended with a particular focus on promoting health and well-being, diversity and inclusion.
- (c) The advancement of citizenship or community development through the promotion of civic responsibility and rural regeneration by providing educational, pastoral, sporting and training facilities for community groups.

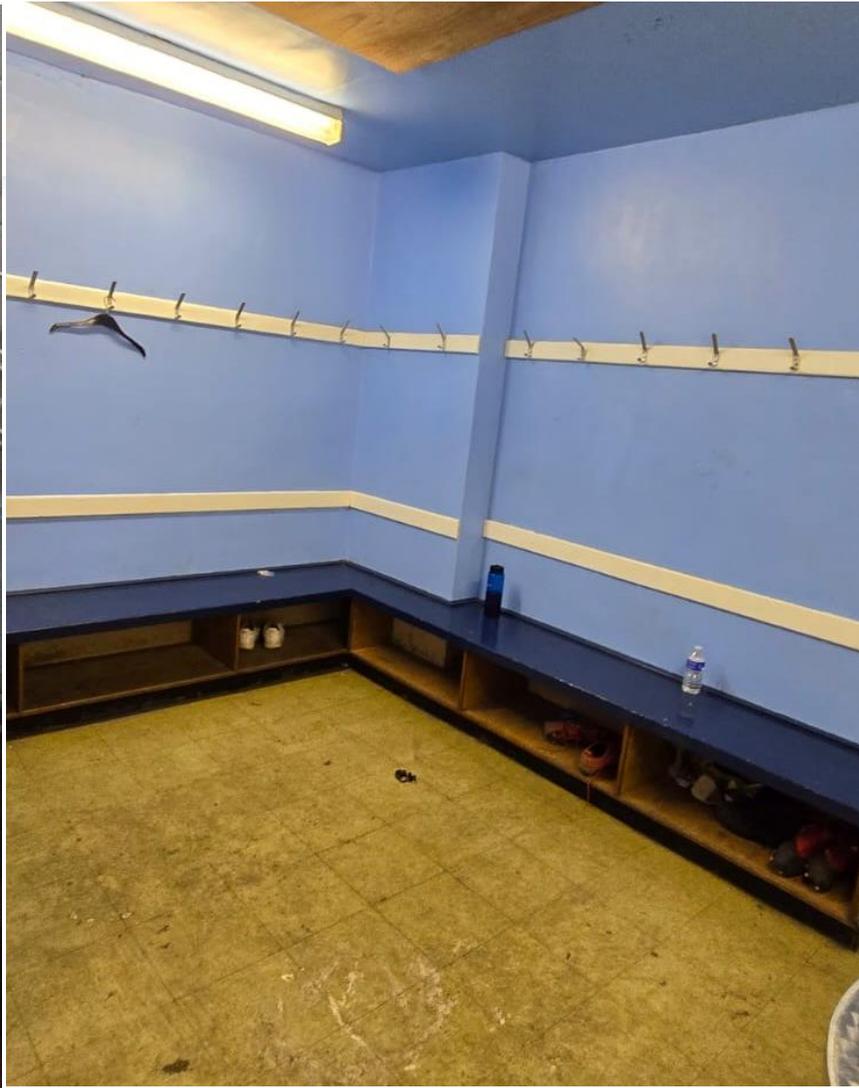
Structure of our SCIO

- 7 Trustees
- Trustees with a wide variety of business, recreation & sport backgrounds
- We are a membership-based Scottish Charitable Incorporated Organisation (SCIO)
- 100 members

Current facilities

- The changing facilities used were built in the 1970s & now in an extreme state of disrepair
- Leased by One Ren to a local business on a pepper corn basis there is very limited scope for investment in improvements to the facility
- The football pitch is at the back end of the public park and regularly experiences damage by cars, motorbikes and horses





Caldergleng Community SCIO

Trustees



Trustees

Billy Mackay

- Billy is Managing Director of FTSE 250 firm AJ Bell plc. In a financial services career spanning 37 years, he has built experience across a wide range of business strategy, sales, distribution & marketing roles
- From a sport perspective, Billy has experience working in brand & sponsorship of large sporting events such as the World Squash Championships, London Triathlon, Leeds Triathlon & the Great Run Series
- He has been involved as a player, manager and committee member at Calderglen since 1985

Derrick Hodgson

- Derrick has worked for British Airways since 1990 holding a variety of positions within the group. He is currently Safety, Risk & Compliance Executive for BA with responsibility for their US and Canadian airports
- Derrick has been involved in a variety of committee roles with Calderglen since 1991

Trustees

Graham Donaldson

- Graham is a Project Director leading international engineering and construction projects in the nuclear, oil and gas, pharmaceutical and chemical sectors with capital investment values in excess of £1bn
- He has significant experience in dealing with complex stakeholder and regulatory environments, whilst delivering positive business outcomes for these significant capital investments
- He has previous experience in coaching youth football at Glentworth prior to his son moving onto the pro youth development environment

Jim Jamieson

- Jim has worked in the IT, Banking and oil sectors for 30 years in a variety of network and project management roles. For the past decade he has worked as a project/program manager in the Finance and Oil/Gas industries.
- He has been actively involved in a number of sports both playing and coaching for many years. He has coaching experience in both football and boxing for both adults and kids where he held Disclosure Scotland certification for many years

Trustees

Alan Kearney

- Alan is a time served car mechanic who has worked in the rail maintenance sector for the last 19 years
- Alan has played, coached and managed at amateur football level for more than 25 years
- He also has experience coaching youth football having managed teams at various age groups across three different youth teams for more than 10 years

Alan Davis

- Alan is a time served Cooper who has worked in the whisky industry for more than 30 years
- Alan has been a Calderglen stalwart for more than 30 years carrying out various roles from player, coach, treasurer to pitch and facilities maintenance
- He also has experience coaching youth football having managed teams at various age groups

Trustees

Stephen Russell

- Stephen is an Addiction Worker in North Ayrshire Council and in the Health and Social Care Partnership (HSCP). He has more than 25 years of experience working in Rehabilitation, Occupational Therapy and Addiction Services specialising in rehabilitation of people with physical and Mental health difficulties
- Stephen has been involved in coaching within youth football in which he was part of a team and committee member that was recognised as a legacy approved club by the SYFA
- He was responsible for setting up a disability football team through his role in rehabilitation with the team playing throughout Scotland in many tournaments
- He has been at Calderglen for more than 15 years as a player, coach, Team Manager and committee member

Calderglen Community SCIO

Phase 1

Financial security/self sufficient



Phase 1

- Phase 1 objective is to provide the charity with the appropriate foundation to fully maintain all aspects of the recreational ground area highlighted in slide 18
- In practice this means:
 - Seek planning permission for installation of a container, changing rooms & perimeter fencing (see slide 18)
 - Source a 40 ft container to securely hold ground maintenance equipment
 - Buy a ride on lawnmower
 - Buy a small tractor with grass tyres (the charity already has its own grass roller)
 - Fence off the main pitch area with spectator fencing to protect the surface from future damage

Phase 1 - progress

- Progress to date:
 - Planning permission obtained 20 December 2023 (cost **£1,150**)
 - Container sourced & installed on back of corporate donation/support (value **£6,000**)
 - Ride on mower bought October 2023 (cost **£2,300**)
 - Tractor bought December 2023 (cost **£4,440**)
 - Perimeter fence funding secured from corporate donation/support with installation to be planned with Alter Landscapes & completed spring 2024 – (value **£25,183.09**)
 - After completion of phase 1 the charity remains in a cash positive state with an account balance of **£13,457** as @ 21 February 2024

Calderglen Community SCIO

Phase 2

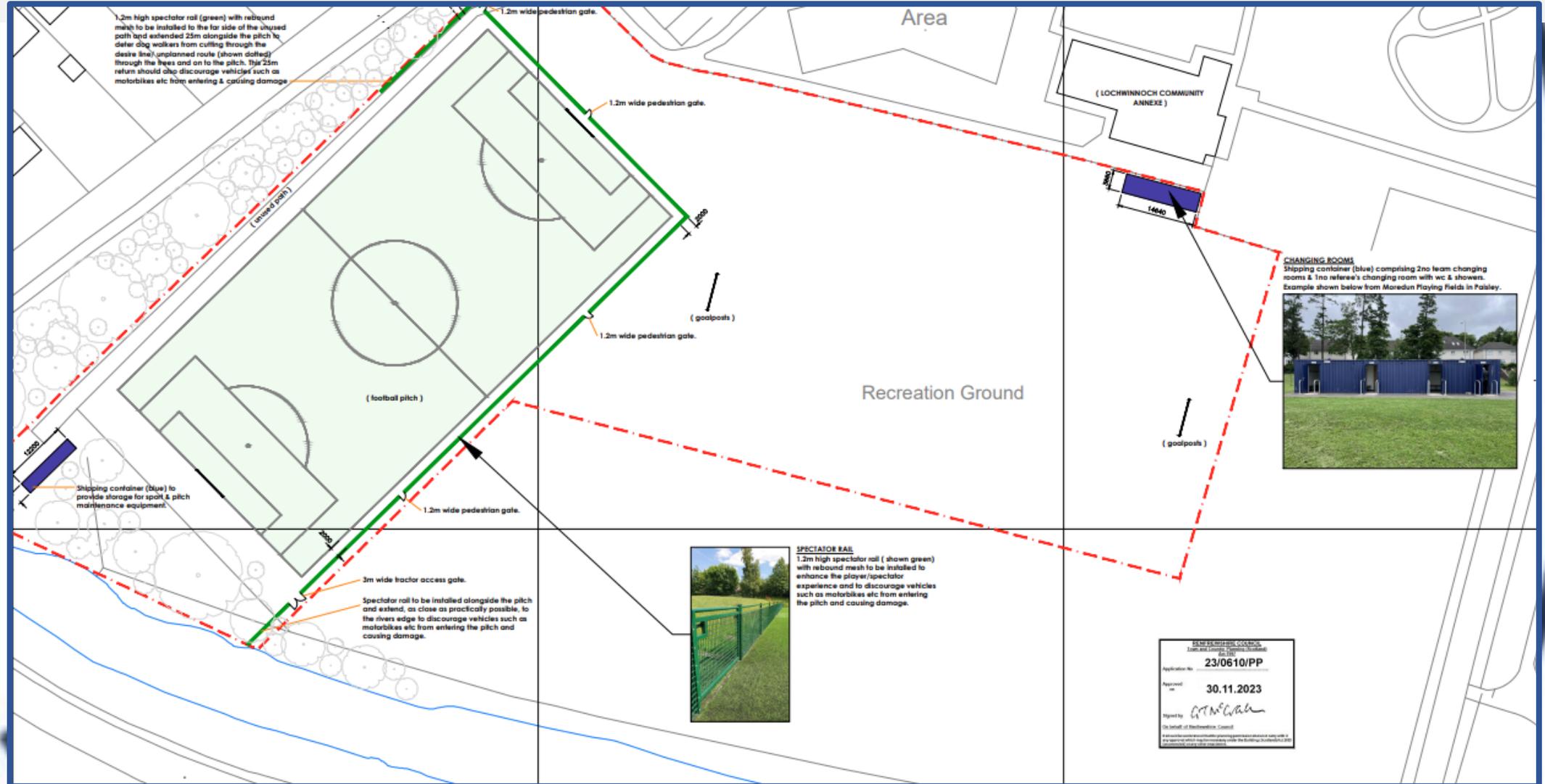
Asset transfer of sports area of
Lochwinnoch public park



Phase 2

- March 2024 - now that phase 1 is complete we will begin the process to apply to Renfrewshire Council for an asset transfer of the recreational ground area outlined in red in the following slide

2 – seek asset transfer of recreation ground



Calderglen Community SCIO

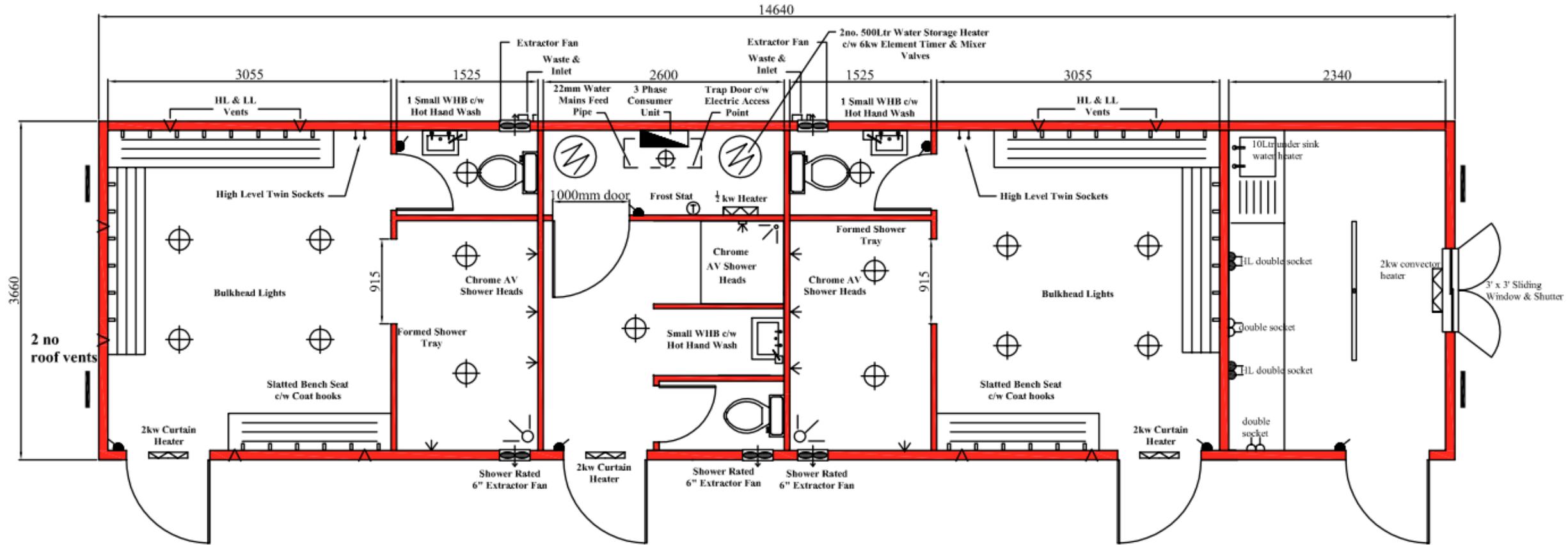
Phase 3

Instal new modular changing
rooms/facilities



Phase 3

- Installing changing facilities that are fit for purpose is crucial to our plan
- Options considered include building a standalone facility & installing a modular building similar to the units installed at Moredun playing fields in Paisley (see slides 21, 22 & 23)
- An indicative quote for a similar installation was obtained from DB Modular Buildings (Perth)
- Price varies according to the insulation required
- Estimated cost - **£80,000** plus cost of ground work - total cost circa **£100,000.**
- Funding to be raised from a combination of fund raising, grant applications and corporate donation support
- Our aim is to complete phase 3 by spring 2025



Phase 3 typical layout

Phase 3

- The example shown is for the modular building installed at Moredun playing fields Paisley



Phase 3



Calderglen Community SCIO

Phase 4

Raise funding for all weather
facilities



Phase 4

- Phase 4 is very much a longer-term ambition that can only be considered after successful completion of phases 1-3
- The aim would be to install an all-weather football pitch for use by the community
- We have two options for this phase:
 - Replace the current grass pitch with an all-weather surface
 - Install a slightly smaller all-weather pitch to the side of the grass pitch in the area marked recreation ground (slide 18)
- Price varies according to the quality of the surface – a typical surface will cost circa **£500,000** plus VAT
- The time frame for this phase will be driven by the success of phases 1-3 & the challenge of raising the funds required

Phase 4

- Successful delivery of phase 4 would change the business model of the charity, we would then have a revenue generative asset
- A typical model for a community asset of this type involves a standard guideline of 50 hours use per week for a 48-week year
- Typical warranty for a pitch of this nature is 8 years & 20,000 hours use
- We would seek to operate comfortably within these limits to extend the lifetime of the surface with the pitch made available:
 - for use by Calderglen & the various community groups/school etc
 - By selling up to 25 hours per week on a revenue generative basis

Phase 4

Income & expenditure

- 25 hours per week sold on a revenue generative basis of £50 per hour provides revenue of £60,000 p.a.
- Cost of employee based on national living wage £11.50 per hour - £15,000
- Contribution to sinking fund for pitch maintenance & eventual replacement £30,000 p.a.
- Any balance used to support charity initiatives



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 Renfrewshire Council. For assets owned by other relevant authorities, please refer to that authority's own website.

You do not need to use this 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 the Scottish Government before making a request. All forms and guidance documents are available to download from the Council's [Website](#)

You are strongly advised to discuss your proposals with the Council before making an asset transfer request. You can do this by contacting the CAT Single Point of Contact at communityassettransfer@renfrewshire.gov.uk.

When completed, this form must be sent to: -

The CAT Single Point of Contact
Regeneration and Place
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1TT

Or submitted by email to: communityassettransfer@renfrewshire.gov.uk

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Renfrewshire Council.

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

1.1 Name of the CTB making the asset transfer request

Calderglen Community SCIO

1.2 CTB address. This should be the registered address (if you have one) or main correspondence address.

Postal address:

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:

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.

*Renfrewshire Council takes the privacy of your personal data very seriously. For more information see our [Privacy Policy](#). *(Please tick to indicate agreement).**

We agree that information provided in this asset transfer request, including contact details, may ONLY be forwarded to relevant officers within Renfrewshire Council for the purposes of assessment and/or in order to provide specialist support to further the asset transfer request as appropriate. Contact details will only be forwarded with your consent for an explicit purpose. *(Please tick to indicate agreement).*

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 (with no fewer than 20 members) and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members) and its charity number is	SC052056
	Community Benefit Society (BenCom), (with no fewer than 20 members) and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of your 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 (i.e. those listed above at 1.4)?

No

Yes

If yes what class of bodies does it fall within?

--

Section 2: Information about the land and rights requested

2.1 Please identify the land / property 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** attach a map and 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.*

Details of Property: - Area marked in red on the attached plan (full copy also attached)
--



Address: - Lochwinnoch Public Park, Lochlip Road, Lochwinnoch

Postcode:- PA12 4AE

Community Area:- Johnstone North-Kilbarchan-Howwood and Lochwinnoch

2.2 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.

UPRN:- 123097746

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 land requested:

Proposed price: - £1

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 year (delete as appropriate)

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?

1. To erect a spectators railing to protect the pitch from vehicular vandalism and to enhance the experience for players and spectators. Permission sought and granted from One Ren. Planning consent confirmed (Ref:23/0610/PP.)
2. To install portacabins for changing and storage; planning consent confirmed (Ref: 23/0610/PP)

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: £

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.

4.1.1 Objectives of the Project:

Full details of our proposed project are included in the attached powerpoint presentation. A short summary of our organisation's purposes are: (a) The advancement of public participation in sport by: organising community football teams across multiple age groups and skill levels, promoting community participation in football events and by arranging coaching and teaching sessions for adults and children alike, regardless of ability. (b) The provision of recreational facilities to the local community and other community-focused groups.

It goes without saying but if we are to be able to do this, access to facilities that are fit for purpose will be crucial.

The objective of the asset transfer is to bring the sports and recreation area of the public park into our control so that we can ensure that we facilitate investment to create and then maintain facilities that the village can be proud of. The charity will have the capacity to raise investment in the facilities that simply will not be achieved or realised through council ownership. The charity has the appetite and financial capacity to deliver improvements in the facilities with real benefits to the community in terms of increased sports participation, health promotion and social cohesion.

4.1.2 Why there is a need for your Project

Sports and recreation facilities in the village of Lochwinnoch are in a state of disrepair. The general level and quality of facilities will rank amongst the worst in the Renfrewshire council area. The current economic conditions and financial capacity/scope within Renfrewshire Council leave very little scope and hope for improvement in the short to medium term. The Lochwinnoch Community SCIO has a plan to change that for the better.

4.1.3 Development / changes / modifications required

The attached powerpoint presentation explains a 4-phase plan that will see facilities improved for the benefit of all in the village and surrounding areas. In summary, the four phases will deliver:

Phase 1 - provide the charity with the appropriate foundation to fully maintain all aspects of the recreational ground. This will see us seek planning permission for installation of a sports container, changing rooms and perimeter sports fence for the pitch. We will also source and buy all ground maintenance equipment needed (tractor/mowers). Subject to installation of the new fence is pending subject to approval from One Ren - phase 1 is now complete.

Phase 2 – apply for the asset transfer of the main recreational sport area within Lochwinnoch public park

Phase 3 - raise the funds needed to then instal new changing facilities

Phase 4 – raise the funds needed to then instal new all-weather sports facilities

4.1.4 Activities that will take place

Seek planning permission for installation of a container, changing rooms & perimeter fencing.

Source a 40 ft container to securely hold ground maintenance equipment.

Buy a ride on lawnmower.

Buy a small tractor with grass tyres (the charity already has its own grass roller).

Fence off the main pitch area with spectator fencing to protect the surface from future damage.

Arrange our asset transfer application.

Seek funding by means of fund raising, appeals to corporate supporters and charitable grants.

Source and instal new changing facilities.

Instal new all weather facilities.

All items highlighted in **bold** have either already been completed or are pending One Ren approval.

4.1.5 If the asset is to be used by the public it would be helpful if you could provide details of letting's policy and opening times

Not known at this time, opening times only become a concern if we are able to get to phase 4 of the attached plan. The timeframe for that is likely to be 3-5 years as a minimum.

4.1.6 What provision will be provided for people with disabilities?

The Lochwinnoch Community SCIO will approach all design and development of the facilities with a keen focus on the latest building standards to ensure that facilities are available on a fully inclusive basis to all community residents on a safety-first basis.

4.1.7 Any other relevant information?

See attached PowerPoint presentation.

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.

Please explain how the project will benefit your community by detailing how your project will promote or improve: -

4.2.1 Economic development / income generation

The area in question has very limited use from the community due to the poor standard of the existing facilities and the limited upkeep on an ongoing basis. Phases 1 to 3 will improve the general quality and availability of the sports and recreation facilities. Completion of phase 4 will deliver a valuable revenue generative community asset that will be made available for use on a not-for-profit basis to all interested community groups. Any excess revenue over running costs will be invested back into community initiatives.

If the charity is successful in completing all four phases of our plan, there will be employment opportunities for at least one full time head to maintain and manage the rental of the all-weather asset. Depending on the success of this asset, we would expect this to grow in time with more employment opportunities possible.

4.2.2 Regeneration

The project aims to regenerate the existing football pitches and changing facilities so that they are preserved and available for future generations within the village and surrounding areas.

The current perception of this local amenity is off a poorly maintained sport and recreation area and changing facilities that are nothing more than an eyesore. As mentioned previously, we have the appetite and funding capacity to change this for the benefit of many across the community.

4.2.3 Public Health

Many of the trustees of the Lochwinnoch Community SCIO were brought up in the village of Lochwinnoch. The public park used to be a hub of activity with the various grassed areas and Annexe being used extensively across the year for a wide range of activities. As the Annexe and central pitch area has fallen into a state of disrepair the area is used for little more than dog walking. The plan is to change that and build and maintain facilities that encourage people in the community to be able to focus on their wellbeing and the benefits of being and remaining active.

The organisation presently runs a local football club across all age groups, with access to organised football for those of all skill levels. The club was founded in 1950 and prides itself for providing an opportunity for locals to play football in the village. The organisation actively encourages participation across all skill levels and in the wider running of the organisation. There is no gender or age barrier. For example, they welcome anyone to train regardless of skill level, to gain physical fitness and for the associated mental health benefits. The wider public regularly watch the teams play on weekends and the organisation encourages repeated attendance to garner further community pride and spirit in Lochwinnoch. This includes vulnerable adults who are kept involved to aid in their socialisation.

4.2.4 Social / Wellbeing

The SCIO will aim to provide recreational facilities to the local community and other community-focused groups, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended with a particular focus on promoting health and well-being, diversity, and inclusion will be advanced by the activities the organisation will carry out.

Should we succeed to the end of phase 4 of our plan, the all-weather pitch will be made available to the wider public at large on a not-for-profit basis. People's lives can be improved here as the community lacks the kind of facilities or activities that are available in similar local areas and is relatively geographically isolated.

The facilities will be made available for use by the various community groups to include the local Boys' Brigade, Girls Brigade, the church, the primary school alongside other health and wellbeing groups. The public benefit here is that this will reduce social exclusion, encourage participation in new healthy activities and provide opportunities to learn and nurture mental wellbeing.

Diversity and inclusion will also be promoted by the provision of these facilities by the organisation. The sports activities ran by the organisation will be open to all ages and abilities. The intention is for groups specifically designed to address social issues around diversity to be given access to the facilities, also.

4.2.5 Environmental / Wellbeing / Environmental Benefits

Any building work carried out will be approached with the aim that we try to minimise the potential impact on our environment. The trustees are keen to maximise use of environmentally friendly approaches such as solar power and rainwater collection to minimise our impact and footprint.

4.2.6 Does your project contribute to the reduction in equalities? Please detail how.

Diversity and inclusion will be promoted by the provision of these facilities by the organisation. The sports activities ran by the organisation will be open to all ages and abilities. The activities carried out and use of the facilities will be open to all community-focused groups and include those with a history of inclusion, such as the church, Boys' Brigade/Girls Brigade.

The village of Lochwinnoch is served by the poorest recreational and sport facilities in the surrounding area. Areas such as Beith, Kilbirnie, Dalry, Johnstone, Linwood have modern all-weather facilities available for use across the entire year. In many ways, this is an output of the village not being considered an area of high deprivation. The community SCIO want to change that for the better.

4.2.7 Any other relevant information

Please see the attached PowerPoint presentation for full details of our plan.

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.

Not to our knowledge.

Negative consequences

- 4.4 Please identify any potential risks which 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.

Locals who currently use the public park area for dog walking may take issue with the grass areas being improved for multi-use activities. We have consciously based our application around the area marked in red to still leave ample space around it for walkers/dog walkers to enjoy space.

The area of wildflowers, bottom area towards the main road and everything to the right of the cycle path remains available.



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.

Have you / your organisation managed projects or owned / leased land previously?

Please provide details of: -

4.5.1 Skills and experience of members of the organisation

Our trustees have extensive experience operating at the highest level of business across the financial services, travel, engineering, construction, nuclear, oil and gas sectors. See slides 8-12 for full details of the background and experience of all 7 trustees.

4.5.2 Do you intend to use professional advisors?

Where needed yes. Craig Architects has agreed to act on our behalf on all aspects of the building and planning approval phases. Holmes Mackillop has supported our legal work needed to date.

4.5.3 Do you currently lease / manage a property from Renfrewshire Council? If yes, please provide details

Yes, we have leased pitch area from Renfrewshire Council since the club was formed in 1950. We did originally lease the area at the back of the Lochwinnoch Annexe from the Council prior to that being leased to a local business.

4.5.4 Please detail how you plan to maintain the asset?

Phase 1 of the attached plan outlines how we have approached sourcing the machinery and tools needed to maintain the grass areas. With 7 trustees and more than 100 members we have access to a wide range of people with the necessary skills to maintain and develop all aspects of the asset.

4.5.5. Any other relevant information?

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.

5.1.1 How many people are members of your organisation? Are they in agreement with this application?

We currently have just over 100 members, we expect this to exceed 200 in the coming financial year. We will seek approval of the application at our upcoming AGM.

5.1.2 How many people are members of your community as defined in your constitution / governing rules? Are they in agreement with this application?

5.1.3 Have you consulted with other local stakeholder groups and agencies? Please provide evidence.

Our current business plan was presented to the Lochwinnoch Community Council on Tuesday 2 April. The plan was very well received with no significant challenges and a request that we keep them up to date with future progress.

Our next stages will see us engage with the Lochwinnoch gala day committee, publicise our plans in the local news letter (chatter box), present our latest update to members of the charity at our AGM and highlight our plans on the MacKillop Hall notice board. We are also engaging with One Ren to seek permission/approval for the installation of the new pitch perimeter fence.

5.1.4 Have you contacted local staff? If yes, please provide details of who

Officers from One Ren, planning and the Community Asset Transfer team.

5.1.5 Have you contacted any other communities that may be affected?

No other communities are affected.

5.1.6 Any other relevant information

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.

6.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings 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.

The charity running costs are very small (circa £2,500 pa). We raise circa £3,000 p.a. from BAU fund raising to cover typical running costs. To get to the end of phase 3 we need to raise an additional £100,000 (£80k cost of modular unit plus £20k ground works). We will do that by means of donations from trustees, corporate support and grant applications. Our target split is £50k from donations and corporate support and £50k from grants. We would hope to get to the end of phase three in the next 18-24 months. We will then move straight into fund raising mode with the new aim of raising £500k. The bulk of that fund raising activity will happen years 3 onwards.

As of April 2024, the work completed in phase 1 of our plan has seen us raise £30,000 worth of funding from corporate donations/support and over £20,000 worth of personal donations from trustees and members. The current charity balance after completion of the phase 1 work is £12,000.

Future targets and forecasts are:

Year 1

Fund raising target from BAU initiatives - £3,000

Fund raising target from trustees activity and corporate support - £25,000

Fund raising target from grant support - £25,000

Year 2

Fund raising target from BAU initiatives - £3,000

Fund raising target from trustees activity and corporate support - £25,000

Fund raising target from grant support - £25,000

Year 3 onwards

Fund raising target from BAU initiatives - £3,000

Fund raising target from trustees activity and corporate support - £50,000

Fund raising target from grant support - £100,000

6.1.2 Please also supply details of what funding you have received so far, and any conditions attached.

As mentioned above, in the first 16 months of operation as a SCIO we have raised more than £20,000 via charity donations and more than £30,000 via corporate support.

6.1.3 Details of funding you have applied for but are still waiting on a decision / response

Additional funding will be required to complete phases 3 and 4 of our plan but we do not intend to apply for funding until we complete the asset transfer process. We will seek to meet the costs of phases 3 and 4 through a combination of continuing personal donations, corporate donation support and applications for grant support.

6.1.4 Details of other funding i.e. voluntary donations, borrowing etc

See above re donations received to date.

6.1.5 Any other relevant information

Section 7: Other Supporting Documentation

To enable the Council to fully consider your application, the following supporting documentation must be submitted as part of your application:-

- A copy of your organisation's Constitution, Articles or Association or other governing rules as appropriate;
- A detailed business case (that is proportionate to the nature of the asset transfer request);
- A financial projection of income and expenditure for at least three full financial years following the date of this request;
- A copy of your organisation's most recent audited accounts, where available (or a financial projection covering the current financial year where the applicant has been operating for less than one year);
- Annual reports (where these are available).

Applicants are advised to refer to the Scottish Government Community Asset Transfer Guidance for Community Transfer Bodies for further details of what information should be included in these supporting documents. <https://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/>

Declaration and 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.

"I understand that the details provided will be used by Renfrewshire Council for the purpose of assessing the asset transfer request and may be shared with Council Officers and Elected Members for the purposes of providing support in making the application or other purposes as appropriate. Further information on how the Council looks after personal information can be found here :

<https://www.renfrewshire.gov.uk/article/2201/Privacy-policy>

1. Name [REDACTED]

Address [REDACTED]

Date

Position Trustee

Signature [REDACTED]

2. Name [REDACTED]

Address [REDACTED]

Date

Position Trustee

Signature [REDACTED]

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

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

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

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

Section 5 – evidence of community support

Section 6 – funding

Section 7 – Supporting Documentation

Calderglen Community SCIO

Business plan



Background

- Calderglen AFC was formed as an amateur football club in 1950
- Current running costs total circa **£2,500** pa
- Budget **£5,000** pa to allow us to meet running costs and support other local causes
- Running costs can be supported easily from existing fund raising & donations
- Frustrated at the lack of investment in the sport & recreation facilities in Lochwinnoch we set the club up as a SCIO in October 2022
- The charity is run on a not-for-profit basis
- Our activity over the next 3-5 years is outlined in this summary 4 phase business plan:
 - 1 – Be financially secure & 100% self-sufficient for groundwork/maintenance
 - 2 – seek asset transfer of sports area of Lochwinnoch public park
 - 3 – instal new modular changing rooms/facilities
 - 4 – raise funding for all weather facilities

Purpose

The organisation's purposes are:

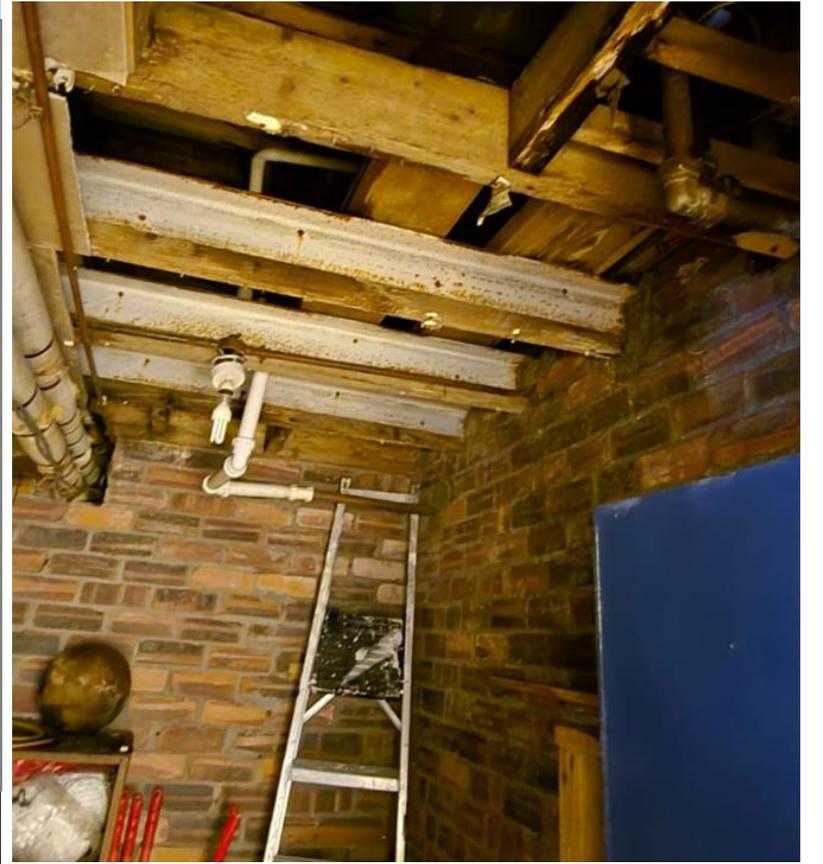
- (a) The advancement of public participation in sport by organising community football teams across multiple age groups and skill levels, promoting community participation in football events and by arranging coaching and teaching sessions for adults and children alike, regardless of ability.
- (b) The provision of recreational facilities to the local community and other community-focused groups, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended with a particular focus on promoting health and well-being, diversity and inclusion.
- (c) The advancement of citizenship or community development through the promotion of civic responsibility and rural regeneration by providing educational, pastoral, sporting and training facilities for community groups.

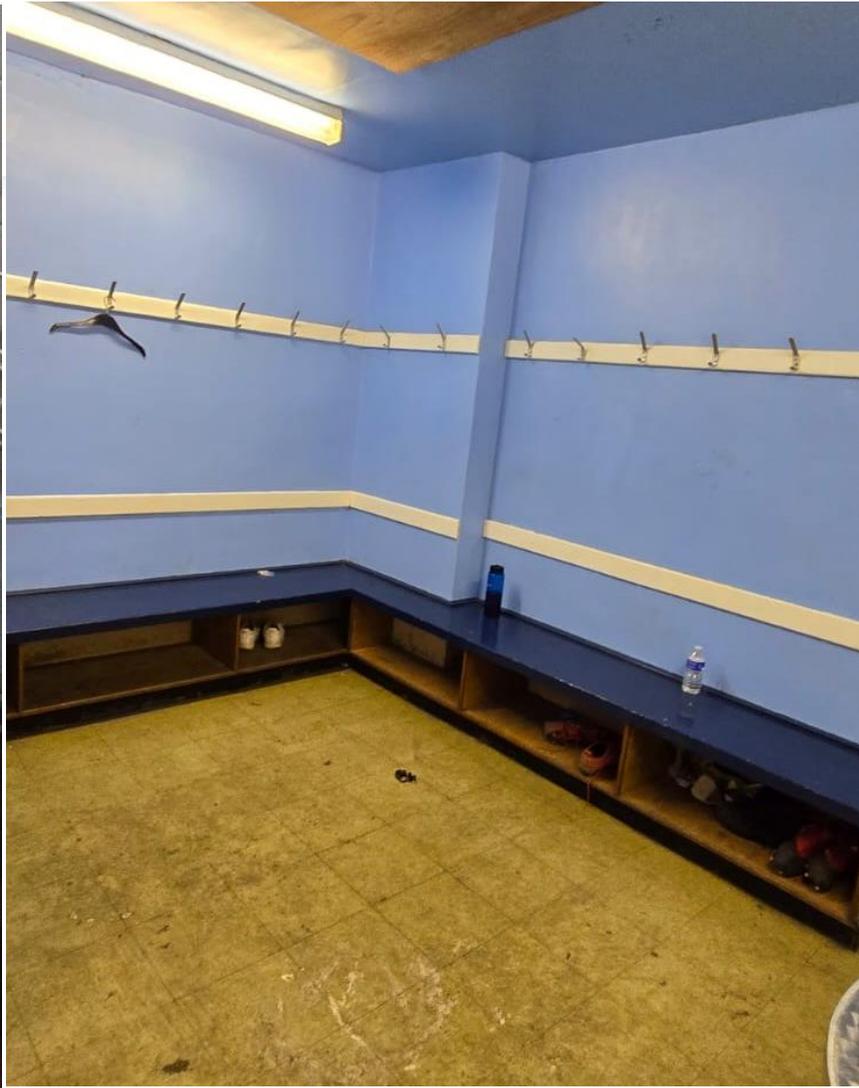
Structure of our SCIO

- 7 Trustees
- Trustees with a wide variety of business, recreation & sport backgrounds
- We are a membership-based Scottish Charitable Incorporated Organisation (SCIO)
- 100 members

Current facilities

- The changing facilities used were built in the 1970s & now in an extreme state of disrepair
- Leased by One Ren to a local business on a pepper corn basis there is very limited scope for investment in improvements to the facility
- The football pitch is at the back end of the public park and regularly experiences damage by cars, motorbikes and horses





Caldergleng Community SCIO

Trustees



Trustees

Billy Mackay

- Billy is Managing Director of FTSE 250 firm AJ Bell plc. In a financial services career spanning 37 years, he has built experience across a wide range of business strategy, sales, distribution & marketing roles
- From a sport perspective, Billy has experience working in brand & sponsorship of large sporting events such as the World Squash Championships, London Triathlon, Leeds Triathlon & the Great Run Series
- He has been involved as a player, manager and committee member at Calderglen since 1985

Derrick Hodgson

- Derrick has worked for British Airways since 1990 holding a variety of positions within the group. He is currently Safety, Risk & Compliance Executive for BA with responsibility for their US and Canadian airports
- Derrick has been involved in a variety of committee roles with Calderglen since 1991

Trustees

Graham Donaldson

- Graham is a Project Director leading international engineering and construction projects in the nuclear, oil and gas, pharmaceutical and chemical sectors with capital investment values in excess of £1bn
- He has significant experience in dealing with complex stakeholder and regulatory environments, whilst delivering positive business outcomes for these significant capital investments
- He has previous experience in coaching youth football at Glentworth prior to his son moving onto the pro youth development environment

Jim Jamieson

- Jim has worked in the IT, Banking and oil sectors for 30 years in a variety of network and project management roles. For the past decade he has worked as a project/program manager in the Finance and Oil/Gas industries.
- He has been actively involved in a number of sports both playing and coaching for many years. He has coaching experience in both football and boxing for both adults and kids where he held Disclosure Scotland certification for many years

Trustees

Alan Kearney

- Alan is a time served car mechanic who has worked in the rail maintenance sector for the last 19 years
- Alan has played, coached and managed at amateur football level for more than 25 years
- He also has experience coaching youth football having managed teams at various age groups across three different youth teams for more than 10 years

Alan Davis

- Alan is a time served Cooper who has worked in the whisky industry for more than 30 years
- Alan has been a Calderglen stalwart for more than 30 years carrying out various roles from player, coach, treasurer to pitch and facilities maintenance
- He also has experience coaching youth football having managed teams at various age groups

Trustees

Stephen Russell

- Stephen is an Addiction Worker in North Ayrshire Council and in the Health and Social Care Partnership (HSCP). He has more than 25 years of experience working in Rehabilitation, Occupational Therapy and Addiction Services specialising in rehabilitation of people with physical and Mental health difficulties
- Stephen has been involved in coaching within youth football in which he was part of a team and committee member that was recognised as a legacy approved club by the SYFA
- He was responsible for setting up a disability football team through his role in rehabilitation with the team playing throughout Scotland in many tournaments
- He has been at Calderglen for more than 15 years as a player, coach, Team Manager and committee member

Calderglen Community SCIO

Phase 1

Financial security/self sufficient



Phase 1

- Phase 1 objective is to provide the charity with the appropriate foundation to fully maintain all aspects of the recreational ground area highlighted in slide 18
- In practice this means:
 - Seek planning permission for installation of a container, changing rooms & perimeter fencing (see slide 18)
 - Source a 40 ft container to securely hold ground maintenance equipment
 - Buy a ride on lawnmower
 - Buy a small tractor with grass tyres (the charity already has its own grass roller)
 - Fence off the main pitch area with spectator fencing to protect the surface from future damage

Phase 1 - progress

- Progress to date:
 - Planning permission obtained 20 December 2023 (cost **£1,150**)
 - Container sourced & installed on back of corporate donation/support (value **£6,000**)
 - Ride on mower bought October 2023 (cost **£2,300**)
 - Tractor bought December 2023 (cost **£4,440**)
 - Perimeter fence funding secured from corporate donation/support with installation to be planned with Alter Landscapes & completed spring 2024 – (value **£25,183.09**)
 - After completion of phase 1 the charity remains in a cash positive state with an account balance of **£13,457** as @ 21 February 2024

Calderglen Community SCIO

Phase 2

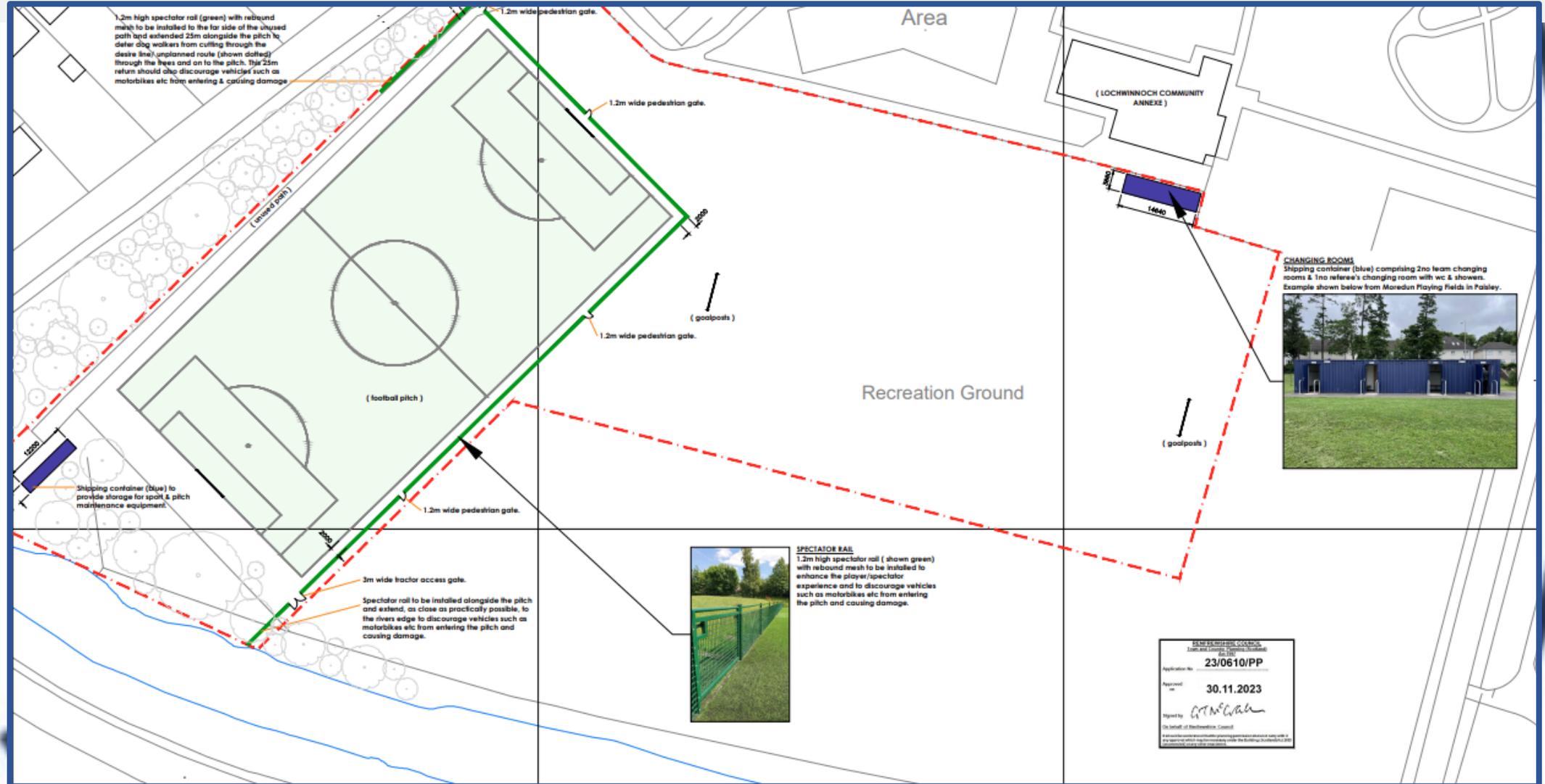
Asset transfer of sports area of
Lochwinnoch public park



Phase 2

- March 2024 - now that phase 1 is complete we will begin the process to apply to Renfrewshire Council for an asset transfer of the recreational ground area outlined in red in the following slide

2 – seek asset transfer of recreation ground



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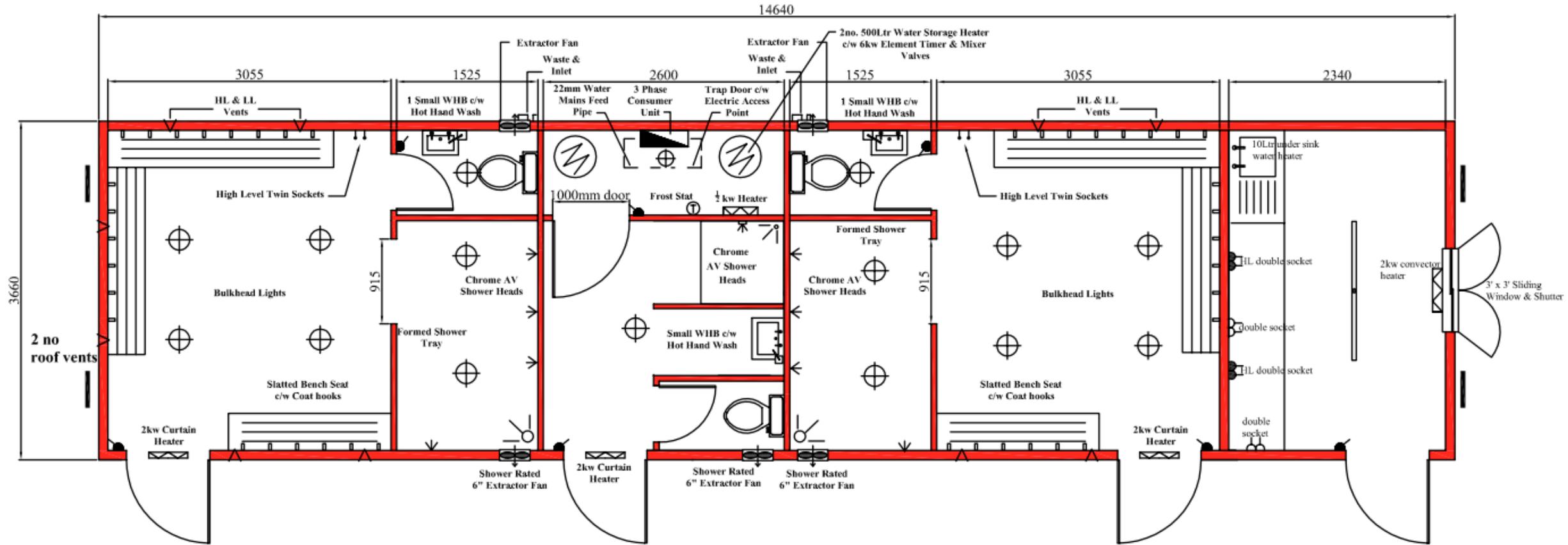
Phase 3

Instal new modular changing
rooms/facilities



Phase 3

- Installing changing facilities that are fit for purpose is crucial to our plan
- Options considered include building a standalone facility & installing a modular building similar to the units installed at Moredun playing fields in Paisley (see slides 21, 22 & 23)
- An indicative quote for a similar installation was obtained from DB Modular Buildings (Perth)
- Price varies according to the insulation required
- Estimated cost - **£80,000** plus cost of ground work - total cost circa **£100,000.**
- Funding to be raised from a combination of fund raising, grant applications and corporate donation support
- Our aim is to complete phase 3 by spring 2025



Phase 3 typical layout

Phase 3

- The example shown is for the modular building installed at Moredun playing fields Paisley



Phase 3



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Phase 4

Raise funding for all weather
facilities



Phase 4

- Phase 4 is very much a longer-term ambition that can only be considered after successful completion of phases 1-3
- The aim would be to install an all-weather football pitch for use by the community
- We have two options for this phase:
 - Replace the current grass pitch with an all-weather surface
 - Install a slightly smaller all-weather pitch to the side of the grass pitch in the area marked recreation ground (slide 18)
- Price varies according to the quality of the surface – a typical surface will cost circa **£500,000** plus VAT
- The time frame for this phase will be driven by the success of phases 1-3 & the challenge of raising the funds required

Phase 4

- Successful delivery of phase 4 would change the business model of the charity, we would then have a revenue generative asset
- A typical model for a community asset of this type involves a standard guideline of 50 hours use per week for a 48-week year
- Typical warranty for a pitch of this nature is 8 years & 20,000 hours use
- We would seek to operate comfortably within these limits to extend the lifetime of the surface with the pitch made available:
 - for use by Calderglen & the various community groups/school etc
 - By selling up to 25 hours per week on a revenue generative basis

Phase 4

Income & expenditure

- 25 hours per week sold on a revenue generative basis of £50 per hour provides revenue of £60,000 p.a.
- Cost of employee based on national living wage £11.50 per hour - £15,000
- Contribution to sinking fund for pitch maintenance & eventual replacement £30,000 p.a.
- Any balance used to support charity initiatives