

Community Asset Transfer Request Notification

Date of Notice: 8 October 2026

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 **Lochfield Road Pitches (the Marshes), Lochfield Road, Paisley PA2 6SB**

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

Community Transfer Body: Gleniffer Thistle FC Limited

Name of Asset: Lochfield Road Pitches (the Marshes) UPRN: 123096232

Nature of Request: Full Ownership

Date CAT Request received: 05/10/2026

Status of Request: Validated*

Summary of Proposed Use:

Gleniffer Thistle FC Limited seek to take on management of The Marshes in order to protect and improve the quality of the playing surface and to secure the long-term future of The Marshes as a sustainable, inclusive and community-focused sporting and recreational asset that delivers measurable social, health and community benefit for local people.

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 by the date below, being not less than 40 working days of this 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 along with any comment from the CTB.

The final date to make representations for this request is **Monday 7 December 2026**.

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

Representations should be sent to communityassettransfer@renfrewshire.gov.uk with the title “*Lochfield Pitches CAT Request Representation*”.

Full details of the asset transfer request including all representations and responses will be available to read on the Renfrewshire Council website:

<https://www.renfrewshire.gov.uk/new-cat-requests>

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

Relevant Documents

The following key documents are attached to this notice:

- The official CAT Request Form (05/10/2026)
- Site Plan: Lochfield Road Pitches
- Gleniffer Thistle – The Marshes Business Case
- Gleniffer Thistle – The Marshes Financial Projections
- Accompanying Information
- Gleniffer Thistle FC Financial Statement 2025

Personal and Commercially Sensitive information has been removed from all documents 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.



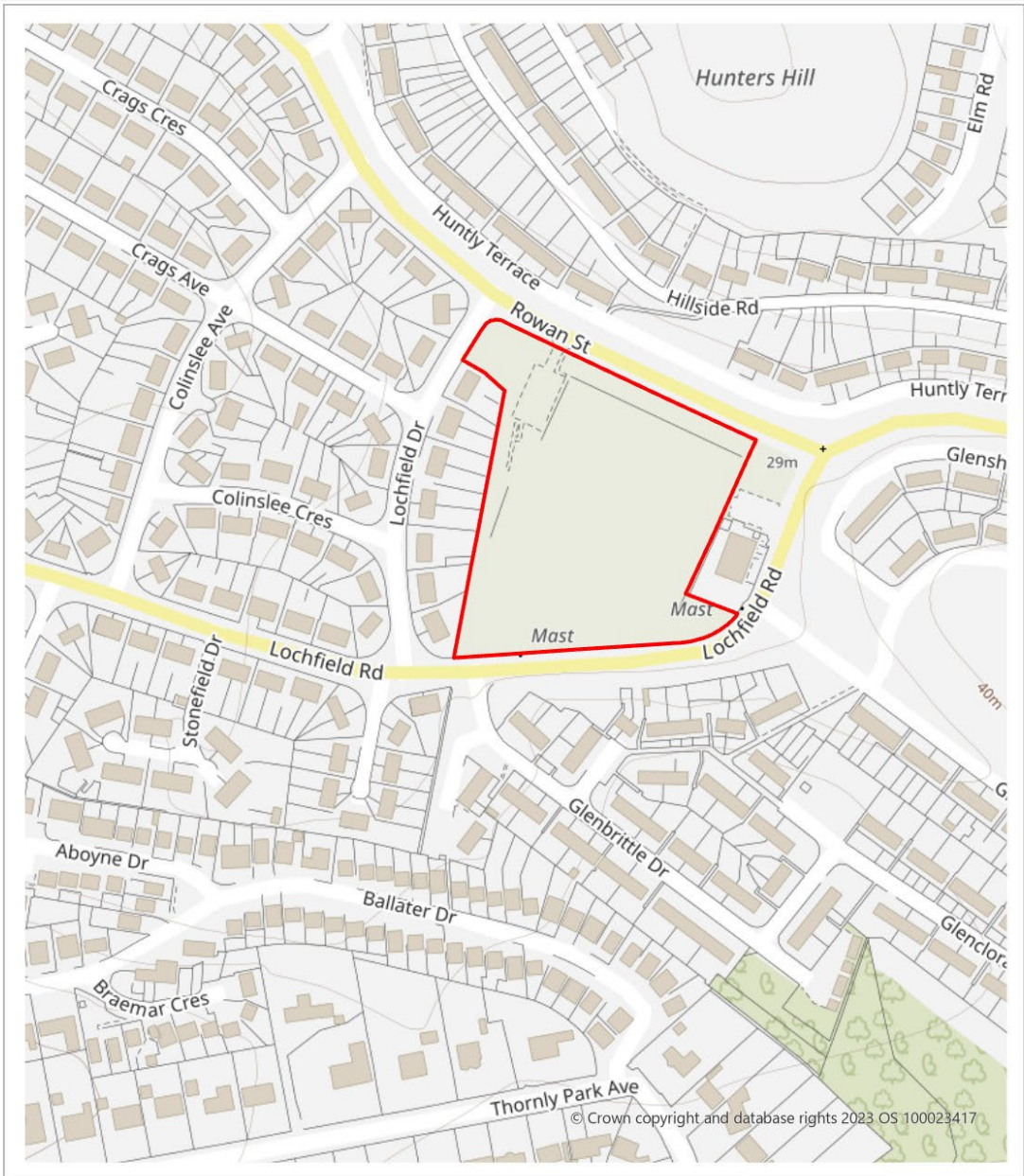
Football Pitches, Lochfield Road, Paisley

UPRN 123096232 (20,731 sqm)



User: howardhaughj2

Date: 12/12/2023



Notes:
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Football Pitches, Lochfield Road, Paisley

UPRN 123096232 (20,731 sqm)



Scale: 1:3,000

User: howardhaughj2

Date: 12/12/2023



Notes:
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Received
05/10/2026

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

Gleniffer Thistle FC

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

Postal address:

[REDACTED]

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: Blair Perry

Postal address:

[REDACTED]

Postcode:

[REDACTED]

Email:

[REDACTED]

Telephone:

[REDACTED]

☒ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement).*

You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

*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.

X	Company (with no fewer than 20 members) and its company number is	SC889141
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members) and its charity number is	
	Community Benefit Society (BenCom), (with no fewer than 20 members) and its registered number is	
	Registered Charity (Unincorporated)	
	Constituted Body (Unregistered and Unincorporated)	

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 X

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 X

If yes what class of bodies does it fall within?

Community-controlled; Company Limited By Guarantee
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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: - Lochfield Road Pitches, "The Marshes"

Gleniffer Thistle FC is seeking to transfer the area of The Marshes, Lochfield Road, as outlined on the attached map. The proposed asset transfer would include the grass football pitches, the existing car park and the grass area adjacent to the car park. Securing these areas would allow the club to take a coordinated approach to managing, maintaining and improving the site, developing it into a sustainable, accessible and inclusive community football facility for Gleniffer Thistle and the wider Renfrewshire community.

Address: - Lochfield Road/Rowan Street

Postcode:- PA2 6SB

Community Area:- Lochfield; Paisley Southeast

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:- 123096232

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: - £1,000

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?

n/a

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

Proposed rent: £ n/a per month / 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?

n/a

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: £ n/a

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:

The objective of this project is to secure the long-term future of The Marshes as a sustainable, inclusive and community-focused sporting and recreational asset that delivers measurable social, health and community benefit for local people.

Gleniffer Thistle FC seeks to take on management of The Marshes through Community Asset Transfer in order to protect and improve a currently underutilised site, improve the quality and availability of facilities, and ensure continued community access for future generations.

The project objectives are to:

- Improve the quality, maintenance and resilience of the playing fields through long-term stewardship, investment and planned development of the site.
- Develop appropriate supporting infrastructure, including improved changing and toilet facilities, creating a safer, more accessible and welcoming environment for all users.
- Increase opportunities for participation in sport, physical activity and community recreation for people of all ages and abilities, including boys, girls, men and women from age 4 upwards.
- Expand delivery of inclusive football programmes, coaching, holiday activities and wider community engagement initiatives that promote physical health, mental wellbeing, confidence and social connection.
- Remove barriers to participation by creating affordable and accessible local opportunities and ensuring the site remains available for broad community use.
- Strengthen community ownership, pride and long-term sustainability by reinvesting all surpluses generated by the club back into facilities, programmes and community benefit.
- Protect and enhance The Marshes as an important local asset through responsible governance, partnership working and transparent management arrangements.

The club already has an established history of using The Marshes and currently operates under a licence to occupy arrangement with OneRen. Community Asset Transfer represents an opportunity to move from short-term use to long-term investment and stewardship, creating lasting benefits for local residents and safeguarding the site for generations to come

4.1.2 Why there is a need for your Project

Gleniffer Thistle FC has a strong and growing presence within the local community, providing football and community opportunities for boys, girls, men and women from age 4 through to adults. However, the club's ability to grow and develop these opportunities is currently constrained by the condition, facilities and long-term security of The Marshes playing fields.

The Marshes is an important local sporting asset, but it is currently underutilised and does not provide the quality of facilities that the local community should reasonably expect from a site with such significant potential. The playing surfaces require improvement and there are currently limited supporting facilities, including no appropriate changing and toilet provision. The condition of the surrounding infrastructure, including damaged fencing, also presents challenges for the safe and effective use of the site.

There is therefore a clear need to invest in and improve The Marshes so that it can become a safe, welcoming and sustainable community facility capable of supporting greater participation in sport and recreation.

The need extends beyond Gleniffer Thistle FC itself. The club believes The Marshes has the potential to provide significantly greater benefit to the wider community through increased access to football, physical activity, recreation and community activities. We want to explore opportunities to widen the use of the site beyond existing football provision and create a facility that is accessible to a broader range of local people.

Community Asset Transfer would provide the club with the long-term security and responsibility needed to develop this vision. Rather than continuing with short-term arrangements, it would allow Gleniffer Thistle to plan strategically, seek investment and funding, improve the site's facilities and reinvest any surplus generated back into the asset and community.

The project is also driven by a desire to safeguard The Marshes as a community asset for future generations. Gleniffer Thistle has an established relationship with the local community and existing experience of managing and delivering football activities, supported by a significant volunteer base. We believe the club is well placed to work with the community and relevant partners to unlock the site's potential.

In summary, the need is to address the current underinvestment and limitations of The Marshes, secure its long-term future, and unlock its potential to provide better facilities, greater access and wider community benefit.

4.1.3 Development / changes / modifications required

Gleniffer Thistle FC's initial vision is to transform The Marshes into a higher-quality, sustainable and more accessible community sporting facility, capable of supporting increased participation in football, physical activity and wider community activity.

The proposed developments and improvements will be subject to detailed assessment, consultation, feasibility and funding, but our current priorities are:

1. Improve the playing surfaces

Invest in the existing grass pitches to improve their quality, drainage, maintenance and resilience, allowing them to be used more consistently and safely throughout the year.

2. Develop appropriate changing and welfare facilities

Explore the development of modern, accessible changing facilities, toilets and other welfare provision. This would significantly improve the experience of players, coaches, officials, families and other community users and make the site suitable for a wider range of activities.

3. Improve site infrastructure and safety

Address existing issues such as damaged or inadequate fencing, access arrangements, signage and other site infrastructure. The aim would be to create a safer, more welcoming and better-managed environment.

4. Improve accessibility and inclusivity

Ensure that future improvements consider the needs of children, young people, adults, women and girls, disabled users and those who may currently face barriers to participation. Accessibility will be considered across facilities, entrances, pathways and future activities.

5. Increase community use of the site

Develop opportunities for The Marshes to be used beyond the club's existing football programme. This could include community football, recreational activity, holiday programmes, physical activity initiatives, youth activities and other appropriate community uses.

6. Create opportunities for increased participation

The improved facility would enable Gleniffer Thistle to expand its existing provision and potentially introduce new programmes, helping more local people participate in sport and physical activity regardless of age or ability.

7. Improve the long-term sustainability of the site

Explore measures that make The Marshes financially and environmentally sustainable, including efficient facilities, responsible maintenance and opportunities to generate income that can be reinvested into the site and community activities.

8. Develop the site in partnership with the community

The club does not view the CAT as simply an opportunity to secure a home for Gleniffer Thistle. We want to develop The Marshes as a community asset. Local residents, existing users, community organisations and other stakeholders will therefore be consulted on the proposals and their feedback will help determine the priorities and future use of the site.

The development would be undertaken in **phases**, recognising that the scale and timing of improvements will depend on the outcome of feasibility work, community consultation, planning requirements and successful funding applications.

Our ultimate ambition is to move The Marshes from an underutilised facility with limited infrastructure into a **well-maintained, inclusive and sustainable community hub for sport, recreation and physical activity**, while retaining its important role as local playing fields.

4.1.4 Activities that will take place

Gleniffer Thistle FC intends to use The Marshes as a community-focused sporting and recreational facility, with football at the heart of its activities while creating opportunities for wider community use.

The activities currently envisaged include:

- **Youth football** for boys and girls across a range of age groups, from introductory football for children aged 4+ through to youth teams.
- **Adult football**, including men's and women's teams and opportunities for recreational participation.
- **Football coaching and development**, including regular training sessions, skills development, goalkeeper training and coach-led development programmes.
- **Inclusive football opportunities**, supporting participation regardless of gender, ability, experience or background.
- **Holiday camps and school-holiday activities** providing children and young people with opportunities to be active, develop skills and socialise in a safe environment.
- **Community football and recreational sessions**, creating opportunities for people who may not participate in organised competitive football.
- **Girls' and women's football development**, supporting the continued growth of female participation in the sport.
- **Physical activity and wellbeing initiatives**, using sport and recreation to encourage healthier and more active lifestyles.
- **Youth and community engagement activities**, providing positive opportunities for young people and helping to build confidence, friendships and a sense of belonging.
- **Community events and activities**, where appropriate, making greater use of the site for the benefit of local residents and organisations.
- **Coach and volunteer development**, creating opportunities for local people to become involved in coaching, volunteering and the running of community activities.

As the project develops, Gleniffer Thistle will consult with local residents and community organisations to identify additional activities that could be delivered on the site.

The intention is therefore not simply to increase the number of football teams using The Marshes, but to develop the site into a facility that supports broader participation in sport, recreation, physical activity and community activity.

Any activities will be delivered in accordance with appropriate safeguarding, health and safety and facility-management requirements, with the club's not-for-profit structure ensuring that surplus generated through activities can be reinvested into the facility and wider community benefit.

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

The Marshes will primarily be used by Gleniffer Thistle FC for its regular football programme, with organised activity taking place at weekends and on midweek evenings during the summer months.

The club will introduce a dedicated booking and letting process, allowing community groups, local organisations, schools, other sporting organisations and members of the public to enquire about and request any available times when the facility is available.

Bookings will be managed through a clear and transparent process, with priority given to suitable community, sporting and recreational activities that align with the facilities and the club's community objectives. All bookings will be subject to appropriate terms and conditions, safeguarding requirements, health and safety considerations and availability.

When the venue is not being used for organised activities, the pitch will be opened for use by members of the local community, subject to safety, maintenance and operational requirements. The Marshes will therefore provide opportunities for community access outside Gleniffer Thistle's scheduled use and will not operate solely as a club facility.

As the project develops, Gleniffer Thistle will consult with the local community to understand which activities and access arrangements would be most beneficial. The letting policy and opening arrangements will be reviewed as necessary to ensure that The Marshes provides the greatest possible community benefit while remaining financially and operationally sustainable.

4.1.6 What provision will be provided for people with disabilities?

Gleniffer Thistle FC is committed to ensuring that The Marshes is an inclusive and accessible facility that can be used by people with disabilities. Improving accessibility will be an important consideration throughout the development of the site and will form part of our wider commitment to increasing participation and removing barriers to community use.

The current facilities at The Marshes are limited and do not provide the level of accessible provision that we would want from a modern community sporting facility. Through the CAT, we aim to enhance the site's infrastructure and explore the development of facilities that are accessible and suitable for a wide range of users.

This will include consideration of:

- Accessible toilet and changing facilities, including appropriate accessible changing provision.
- Step-free and suitable access to facilities and key areas of the site wherever reasonably practicable.
- Accessible routes, entrances and pathways to make movement around the facility easier for people with mobility difficulties.
- Appropriate parking and drop-off arrangements, subject to the available site layout.

- Facilities and viewing areas that enable spectators with disabilities and their families to participate in and enjoy activities at The Marshes.
- Appropriate signage and information to support people with different accessibility needs.
- Opportunities for people with disabilities to participate in football, physical activity and wider recreational activities, either through inclusive sessions or activities developed with appropriate partners.

We also recognise that accessibility is about more than the physical facilities. Gleniffer Thistle will seek to ensure that activities delivered at The Marshes are inclusive and that appropriate support, communication and safeguarding arrangements are in place to enable people with disabilities to participate.

Our ambition is to develop The Marshes into a facility that is welcoming and accessible to everyone, regardless of age or ability, and where people with disabilities can participate as players, spectators, volunteers, coaches and community users

4.1.7 Any other relevant information?

Gleniffer Thistle FC believes that a Community Asset Transfer represents a significant opportunity to secure the long-term future of The Marshes and unlock its potential as a valuable community asset.

The club has an established presence within the local community and provides football opportunities for boys, girls, men and women from age 4 through to adults. This is supported by a strong volunteer network and a commitment to using sport to improve physical health, wellbeing, confidence and social connection.

The club already has an established relationship with The Marshes and currently operates under a licence to occupy arrangement through OneRen. This existing experience provides a strong foundation from which to develop a longer-term approach to the management and improvement of the site.

Our ambition is not simply to secure a permanent home for Gleniffer Thistle. We want to invest in The Marshes, improve its playing surfaces and supporting facilities, increase accessibility, and create opportunities for wider community use. Where capacity allows, the club intends to make available times and facilities accessible to other community groups, organisations and members of the public through a dedicated booking process. The project will be developed in partnership with the local community.

Gleniffer Thistle is committed to responsible, transparent and sustainable management of the asset. As a not-for-profit company limited by guarantee, the club's intention is that any surplus generated through activities will be reinvested into the facility, football provision and wider community benefit.

We also recognise that the scale of development will depend on detailed feasibility work, planning and building requirements, community consultation and the availability of external funding. Our intention is therefore to develop the project in realistic phases, prioritising

improvements that deliver the greatest benefit and provide a sustainable long-term future for The Marshes.

Ultimately, we want to see The Marshes become a well-maintained, inclusive and sustainable community facility that provides better sporting facilities, greater access and more opportunities for local people, while safeguarding the site as a community asset for future generations.

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 project will create a more sustainable community sporting facility which can generate income and support local economic activity.

At present, the condition and facilities at The Marshes limit the range and number of activities that can take place. Through investment in the site, Gleniffer Thistle intends to create a better-quality facility capable of supporting increased use by the club and other local organisations, including football clubs, community groups, schools, youth organisations and other users.

Income will be generated through an appropriate and affordable booking and letting policy, allowing external organisations and community users to access the facilities when they are not required by Gleniffer Thistle. This will create a more sustainable income stream that can be reinvested directly into the maintenance, improvement and development of the asset.

The project will also create opportunities for local contractors and tradespeople through future maintenance, repair and improvement works. Where possible, the club will seek to use local suppliers and businesses, ensuring that investment in the facility benefits the wider local economy.

As the facility develops, there may also be opportunities to host football camps, community activities, tournaments and other events, creating further opportunities for local income generation.

Most importantly, the project will help retain income currently spent by local teams travelling outside Renfrewshire to access suitable football facilities. By developing a high-quality local facility, more football and community activity can take place within the area.

4.2.2 Regeneration

The proposed project will contribute to the regeneration of an under-used community asset and help bring The Marshes back into meaningful, sustainable use.

The Marshes currently has significant potential but does not provide the quality or range of facilities expected from a modern community sporting venue. The pitches and surrounding infrastructure require investment, and the absence of appropriate changing, toilet and accessible facilities limits the site's use.

The Community Asset Transfer provides an opportunity to reverse this position. Gleniffer Thistle intends to invest in the site, improve the playing surfaces and wider infrastructure, enhance accessibility and progressively develop appropriate changing, toilet and community facilities.

The project will create a more attractive, welcoming and better-used community facility rather than allowing the site to remain under-utilised.

Regeneration will also extend beyond the physical asset. The project will bring together local residents, community organisations, schools, youth groups, football clubs and other stakeholders to help shape how The Marshes is used in the future.

The long-term objective is to safeguard The Marshes as a community asset and ensure that it remains available for future generations rather than becoming further under-used or deteriorating.

4.2.3 Public Health

The project will directly support public health by increasing opportunities for people of all ages and abilities to participate in regular physical activity.

Gleniffer Thistle already provides football opportunities from approximately age four through to adult football, including boys', girls', men's and ladies' sections. Improved facilities at The Marshes would allow the club to expand these opportunities and provide a safer, more attractive environment for participation.

The project will encourage children and young people to participate in regular physical activity from an early age and provide opportunities for adults to remain active throughout their lives.

The facility will also provide opportunities for activities beyond formal football, including holiday camps, recreational activity and potential partnerships with schools, youth organisations and other community groups.

Improving the quality and accessibility of the facilities will also help remove practical barriers to participation. Better changing and toilet provision, improved accessibility and a safe, welcoming environment will make the site more suitable for a wider range of users.

By creating a sustainable local facility, the project will make it easier for people to participate in physical activity within their own community rather than having to travel elsewhere to access suitable facilities.

4.2.4 Social / Wellbeing

The social benefits of the project will extend significantly beyond football.

Gleniffer Thistle is a community organisation with a substantial volunteer network and a large number of children, young people and adults involved across its different sections. The Marshes would provide a permanent community base where people can participate, meet others, volunteer and develop positive relationships.

Sport provides an important opportunity to build confidence, friendships, teamwork, discipline and a sense of belonging. For children and young people in particular, being part of a team can provide a positive support network and connection to their local community.

The project will also create opportunities for volunteering, coaching, mentoring and community involvement. These opportunities can help people develop skills, experience and confidence while strengthening community connections.

The intention is for The Marshes to be a facility that is open and welcoming to the wider community rather than exclusively serving Gleniffer Thistle. Other clubs, community groups, schools, youth organisations and local residents will be able to enquire about using the facility when it is available.

The project will therefore help create a stronger sense of community ownership and pride around The Marshes.

4.2.5 Environmental / Wellbeing / Environmental Benefits

The project will make better use of an existing community asset rather than allowing the site and its facilities to become further under-utilised or deteriorate.

A key part of the proposal is to maintain and improve the existing playing fields, ensuring that they remain usable and appropriately managed for the long term. Gleniffer Thistle has previous experience of maintaining football pitches itself, including self-funding grass cutting, pitch maintenance and lining at Abbotsinch.

Future improvements will be considered with sustainability in mind. Where infrastructure is replaced or upgraded, the club will seek opportunities to improve energy efficiency, reduce unnecessary waste and use durable materials that provide long-term value.

The club will also encourage sustainable travel to the facility where practical, particularly for local users, and will work to create a clean, safe and well-maintained environment.

Importantly, protecting and improving The Marshes will safeguard green/open space for continued community sporting use. Rather than allowing the asset to become increasingly under-used, the project will give it a sustainable long-term purpose.

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

Yes. Reducing inequalities and widening access to participation is a central part of the project.

Gleniffer Thistle already provides football opportunities for boys and girls and has men's and ladies' sections. The club wants The Marshes to support the continued growth of these opportunities and ensure that participation is not restricted by age, gender, ability or background.

Improved facilities will particularly benefit groups who can face barriers to participation. Better changing and toilet facilities, improved accessibility and appropriate provision for people with disabilities will help create a more inclusive environment.

The project will also seek to ensure that facilities are available at affordable and appropriate rates, with opportunities for community groups and other organisations to access the site rather than the facility being solely used by one organisation.

The club will continue to support girls' and women's football and provide opportunities for children and young people to participate from an early age. The development of The Marshes will provide a stable and sustainable base from which these opportunities can grow.

The project will also help address geographical inequalities in access to suitable sporting facilities. Local teams currently have to travel outside Renfrewshire on a regular basis because of the shortage of suitable facilities. Developing The Marshes would increase the availability of quality football provision within the local area.

The overall aim is to ensure that participation is based on opportunity and interest rather than whether someone has access to suitable facilities, can travel elsewhere or belongs to a particular group.

4.2.7 Any other relevant information

The most significant benefit of the project is its potential to secure the long-term future of The Marshes as a community asset.

Gleniffer Thistle has been part of the Paisley community since 1972 and has a longstanding history of providing football opportunities for local children and adults. The club has previously demonstrated its ability to take responsibility for football facilities, including maintaining and investing in pitches at Abbotsinch.

The proposed CAT represents the next stage of that development. Rather than simply seeking somewhere for Gleniffer Thistle to play football, the club wants to take responsibility

for an asset and develop it into a sustainable community facility that can benefit a much wider group of people.

The project will be developed in consultation with the local community, including residents, community councils, schools, youth organisations, local clubs and other potential users. This will help ensure that the future use of The Marshes reflects local needs and creates opportunities beyond the club's existing activities.

The vision is to create **one community facility with lots of future opportunities** — a place where football remains at its heart but where other community, health, wellbeing, youth and recreational activities can also take place.

The Community Asset Transfer would therefore provide an opportunity to protect The Marshes for future generations, improve a currently under-utilised asset, increase access to sport and physical activity, create stronger community connections and provide a sustainable base from which Gleniffer Thistle and other local organisations can continue to grow.

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.

None Known

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.

Gleniffer Thistle recognises that taking responsibility for The Marshes would bring a number of potential risks. We have considered these carefully and believe that they can be effectively managed through appropriate planning, governance, financial controls and ongoing engagement with the local community.

Impact on local residents

Increased use of the facility could result in additional traffic, parking pressures, noise or activity at certain times, particularly during tournaments or larger events.

The club would manage opening and booking times responsibly, communicate with local residents and seek to minimise disruption. Larger events would be planned in advance, with appropriate consideration given to parking, access, noise and the surrounding community. A clear contact route would also be provided so that any concerns can be raised and addressed promptly.

Financial and operational risk

Taking ownership and responsibility for the asset would create ongoing financial commitments, including pitch maintenance, repairs, utilities, insurance and future capital works. There is also a risk that income from bookings and activities may not always cover all operational costs.

To minimise this risk, the club would develop a detailed business and financial plan, maintain appropriate reserves and establish a planned maintenance budget. Income would be generated through club activities, pitch bookings, community use, fundraising, grants and potential partnerships, with surplus income reinvested into the facility. Larger capital works would be planned separately and supported through appropriate grant funding and fundraising where required.

Risk of over-use or deterioration of the pitches

Increasing use of The Marshes could place additional pressure on the grass pitches and potentially lead to deterioration if not properly managed.

The club would introduce a structured booking and pitch management system, monitor usage and condition regularly, and ensure appropriate maintenance, grass cutting, lining and remedial works are undertaken. Usage would be managed to protect the long-term condition of the pitches rather than maximising bookings at the expense of the asset.

Environmental impact

Development and increased use of the site could have environmental impacts through increased activity, increased waste, energy use and additional vehicle journeys.

The club would seek to minimise these impacts through sustainable maintenance practices, responsible waste management, energy-efficient improvements where practical and the use of durable materials. The proposal is also intended to make better use of an existing community asset rather than requiring a new site to be developed. Local participation would be encouraged where practical to reduce unnecessary travel.

Impact on existing users and other groups

There is a potential risk that increased use by Gleniffer Thistle could reduce availability for other local users or create a perception that the facility is primarily a club asset.

This is not the intention of the proposal. The Marshes would be managed as a community sporting asset, with opportunities for other local clubs, schools, youth organisations and community groups to use the facility subject to availability. A transparent letting policy and booking process would help ensure fair and appropriate access.

Accessibility and inclusion

There is a risk that improvements could initially focus on football provision without sufficiently considering the needs of people with disabilities or other groups who may currently face barriers to participation.

Accessibility would therefore be incorporated into the development of the facility from the outset, including consideration of accessible routes, entrances, toilets, changing provision and spectator areas. The club would also seek feedback from users and community organisations to identify and address barriers to participation.

Governance and management risk

Taking responsibility for a community asset requires appropriate governance, oversight and accountability. There is a risk that responsibilities could become concentrated among a small number of volunteers.

The club would establish clear roles and responsibilities within its committee, maintain appropriate financial and governance procedures and continue to recruit and develop volunteers. Where specialist expertise is required, the club would use appropriately qualified professional advisers or contractors.

Overall

Gleniffer Thistle believes that the potential risks associated with the Community Asset Transfer are manageable and are outweighed by the opportunity to secure and improve The Marshes as a long-term community sporting facility. The club's approach would be to identify risks early, monitor them regularly and take corrective action where required.

Our previous experience of maintaining football facilities, including the club's longstanding involvement with Abbotsinch Playing Fields, provides a practical foundation for taking on these responsibilities. The objective is not simply to increase use of The Marshes, but to establish a well-managed, sustainable and inclusive facility that can benefit Gleniffer Thistle and the wider community for generations to come.

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?

Yes. Gleniffer Thistle has significant previous experience of managing and maintaining community football facilities and has had a longstanding association with Abbotsinch Playing Fields in Paisley.

The club used the Abbotsinch pitches from the 2000s until 2019, when we stopped using the facility as a result of the development of the Glasgow Airport Investment Area and associated changes to the site.

During our time at Abbotsinch, Gleniffer Thistle took a proactive approach to maintaining the pitches to a high standard. The club self-funded the ongoing maintenance of the playing surfaces, including regular grass cutting, pitch maintenance and lining. This ensured that the pitches were consistently kept in a suitable condition for training and competitive football.

This was an important practical experience for the club, demonstrating that we were willing and able to take responsibility for the day-to-day upkeep of playing fields and to invest our own funds and resources into maintaining a community sporting facility.

Our experience at Abbotsinch therefore extended beyond simply being a user of council pitches. We had a longstanding involvement with the facility and demonstrated our ability to maintain playing surfaces, invest in facilities and manage the practical requirements associated with providing football opportunities for local children and adults.

This previous experience provides a strong foundation for the proposed Community Asset Transfer of The Marshes. We understand the responsibilities involved in maintaining a football facility and are committed to applying that experience to the long-term management, improvement and sustainability of The Marshes for the benefit of Gleniffer Thistle and the wider community.

Please provide details of: -

4.5.1 Skills and experience of members of the organisation

Members of the organisation bring a diverse range of practical, business and management experience that will support the successful delivery and long-term sustainability of the proposed project. This includes:

- Experience of running and managing a business specialising in the servicing and maintenance of garden machinery and plant equipment, providing valuable knowledge of maintenance planning, operational management and financial responsibility. This experience is supported by an HNC in Business and Management and a Certificate of Professional Competence in the transport industry. In addition, there is significant management experience spanning more than a decade, having held management positions from the age of 21 before establishing and running a business for the past 13 years. Experience also extends to grassroots football coaching, working with boys from the age of five through to 17, providing an understanding of player development, safeguarding responsibilities and the needs of young people involved in community sport.

- 32 years of experience within the motor trade, including 29 years in management positions overseeing large teams and taking responsibility for key business decisions. They currently hold a General Manager position within a local Renfrewshire business with an annual turnover of approximately £4 million, providing significant experience in financial and operational management, strategic decision-making and organisational leadership.

Their professional experience also includes responsibility for Health and Safety, HR, staff development, equipment, maintenance and compliance, as well as working closely with government organisations and vehicle manufacturers to ensure required standards are met. This provides highly relevant experience in managing people, facilities, risk, regulatory requirements and day-to-day operational responsibilities.

Alongside this professional background, they have 14 years of football coaching experience, having coached children from the age of four upwards. Following their own playing career being cut short through injury, they have remained heavily involved in grassroots football and now have a particular focus on developing opportunities within the women's game. Over the past 12 months, they have helped establish free recreational football sessions for women in Renfrewshire and have played an active role in developing the club's ladies' first team both on and off the pitch. This combination of senior business management, compliance, operational and grassroots football experience provides valuable skills and knowledge for the proposed management and development of The Marshes.

- 12 year career in sales and account management, developing strong skills in relationship building, business development, negotiation, commercial awareness and working with a wide range of stakeholders. More recently, this experience has developed into a career in Human Resources and Recruitment, with responsibility for managing recruitment programmes, coordinating complex projects, supporting organisational initiatives and working closely with senior stakeholders to deliver strategic objectives for a large matrixed multi-national organisation. Previous management experience has included responsibility for a retail operation with a £1.5 million annual turnover and leadership of teams ranging from small specialist groups to larger operational teams.

There is also significant experience in developing partnerships, managing stakeholder relationships and delivering initiatives designed to improve engagement, inclusion and access to opportunities for underrepresented groups. These skills align closely with the club's ambition to develop The Marshes as an accessible and inclusive community facility that supports participation across all ages, genders and backgrounds.

Alongside this professional experience, approximately 10 years of experience playing and coaching amateur football within one of Scotland's largest amateur football league structures. This includes holding a UEFA C coaching licence and developing practical knowledge of grassroots football, player development, team management and the organisational requirements of running football activities. This provides a direct understanding of the needs of players, coaches, volunteers and local football communities, as well as the importance of safe, accessible and well-maintained sporting facilities.

- Previous experience within the armed forces, providing an understanding of working within structured environments and managing responsibilities effectively, alongside approximately 10 years of experience working as a qualified electrician. This practical trade background

provides useful knowledge when considering the ongoing maintenance, safety and upkeep requirements associated with managing a community facility, while also supporting the club in identifying when specialist contractors or qualified professionals are required.

There is also extensive experience within Gleniffer Thistle and grassroots football, including involvement in coaching since 2011 and supporting the development of an age group from Fun 4s through to the Scottish Amateur Under-19 League.

Collectively, these skills and experiences provide a strong foundation for managing the operational, financial and practical responsibilities associated with the long-term management and development of The Marshes.

4.5.2 Do you intend to use professional advisors?

Gleniffer Thistle intends to use appropriate professional advisers throughout the Community Asset Transfer process and in the ongoing management of The Marshes where specialist advice is required.

The club expects to engage an accountant to provide advice and support in relation to the preparation and management of accounts, budgeting, financial planning and ongoing financial reporting. This will help ensure that the club maintains appropriate financial controls and has a clear understanding of the financial responsibilities associated with taking on the asset.

The club also expects to engage suitably qualified legal advisers to provide legal advice throughout the CAT process, including reviewing the terms and conditions of any proposed transfer, advising on the club's legal responsibilities and obligations, and assisting with the preparation, review and completion of any legal documentation and transaction required to complete the transfer, with initial contact underway to determine the best party to support us.

Where necessary, the club will also consider using other suitably qualified professional advisers or specialists in areas such as property, planning, building works, health and safety, accessibility, insurance and specialist maintenance.

The use of professional advisers will complement the existing skills and experience within Gleniffer Thistle and provide additional assurance that the transfer and subsequent management of The Marshes are undertaken responsibly, appropriately and in accordance with relevant legal, financial and regulatory requirements.

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

No, however, we do currently have a License to Occupy from OneRen for the use of The Marshes, and have done so for over 18 months.

4.5.4 Please detail how you plan to maintain the asset?

Gleniffer Thistle intends to take a proactive, long-term approach to the maintenance and management of The Marshes. Our aim is to ensure that the asset is maintained to a high standard, remains safe and accessible, and continues to provide a sustainable community football facility for many years to come.

The club has previous experience of maintaining community football facilities. We used the Abbotsinch pitches from the 2000s until 2019 and, during that time, self-funded and managed the ongoing maintenance of the playing surfaces. This included regular grass cutting, maintaining the pitches to a suitable standard and lining the pitches for matches and training. This experience has given the club a practical understanding of the responsibilities and costs involved in maintaining football pitches.

Under the proposed transfer, we would establish a planned maintenance programme covering the whole asset rather than simply responding to issues as they arise. This would include:

- Regular grass cutting and pitch maintenance, with the frequency adjusted according to the season, weather and level of use.
- Regular pitch inspections to identify issues with the playing surface, drainage, fencing, access areas and other facilities.
- Regular marking and lining of pitches to ensure they remain suitable for competitive and recreational football.
- Routine maintenance and repair of fencing, gates, access points and other external infrastructure.
- Regular inspection and maintenance of changing rooms, toilets and other buildings and facilities.
- Maintaining accessible routes and facilities so that the site can be used safely by disabled users and people with additional access requirements.
- Keeping the site clean, tidy and free from avoidable hazards, with appropriate arrangements for waste management.
- Promptly addressing defects or repairs identified through routine inspections or reported by users.
- Using suitably qualified contractors or specialist suppliers where maintenance or repairs require expertise beyond the club's own resources.

We also recognise that effective asset management requires planned investment rather than relying solely on reactive repairs. As part of the proposed business plan, the club will allocate an appropriate proportion of its operating income towards routine maintenance and establish provision for larger, longer-term repairs and replacement of key infrastructure. This will help ensure that the asset does not fall into a cycle of deterioration and that essential works can be planned and funded in advance.

Where appropriate, the club will also make use of its existing volunteer network to support the day-to-day stewardship of the facility. Gleniffer Thistle has a strong volunteer base and a long history of people giving their time to support the club. Volunteers can assist with routine checks, general upkeep, reporting issues and maintaining the wider environment, while specialist works will be undertaken by appropriately qualified contractors.

Gleniffer Thistle will also be able to utilise the inventory and equipment retained from our time at Abbotsinch Playing Fields, helping to reduce the initial costs associated with establishing and maintaining The Marshes. This includes football goals, nets, changing room containers, a toilet block and storage containers, alongside essential groundskeeping equipment such as a roller, seeder, fertiliser and gang mowers to support the ongoing maintenance and upkeep of the grass pitches. Subject to inspection and confirmation that the items are suitable for reuse, these existing resources will provide a valuable starting point for the development and maintenance of the facility. By making use of this equipment and infrastructure, the club can reduce the need for significant initial expenditure and direct available funds towards priority improvements, accessibility and wider facility development. Retaining and reusing these assets also demonstrates the club's commitment to making efficient use of its existing resources and taking a practical, cost-conscious approach to the long-term management and sustainability of The Marshes.

The club will also monitor usage of the facility and coordinate bookings to ensure that the pitches are not subjected to excessive or inappropriate use, particularly during periods of poor weather. A managed booking system will allow us to balance the needs of Gleniffer Thistle teams with opportunities for other community groups, clubs and organisations to access the facility.

Importantly, our approach is to improve the condition and sustainability of The Marshes over time. We recognise that the asset currently requires investment and that taking ownership would bring significant responsibility. Our intention is therefore not simply to maintain the facility in its current condition, but to progressively improve the pitches, fencing, changing and toilet provision, accessibility and wider site infrastructure as funding allows.

Our previous experience at Abbotsinch demonstrates that Gleniffer Thistle has already successfully taken responsibility for the practical upkeep of football pitches and has been prepared to commit its own resources to maintaining them to a high standard. We would bring that same commitment to The Marshes, supported by a planned maintenance programme, appropriate budgeting, volunteer involvement and professional contractors where required.

Our overall objective is to ensure that The Marshes remains a safe, well-maintained and financially sustainable community asset that can support Gleniffer Thistle and other local users for generations to come.

4.5.5. Any other relevant information?

The club recognises that taking responsibility for The Marshes would bring both opportunities and significant obligations. Our approach is therefore based on long-term stewardship rather than short-term use. We want to protect the asset, invest in it, improve its condition and ensure that it remains available to support participation in sport and wider community activity for future generations.

The CAT proposal is also aligned with Gleniffer Thistle's wider commitment to developing inclusive football opportunities in Renfrewshire. Improvements to the pitches, changing and toilet provision, accessibility, fencing and wider infrastructure would help create a safer and

more welcoming environment for children, young people, adults, girls and women, disabled participants and other members of the community.

Taken together, the club's history, existing participation base, volunteer network, previous experience of maintaining football facilities, current relationship with OneRen, proposed governance arrangements and willingness to obtain professional advice provide a strong foundation from which to take forward the Community Asset Transfer.

Gleniffer Thistle is committed to working constructively with Renfrewshire Council, OneRen and the local community throughout the CAT process and, if successful, to taking a responsible and sustainable approach to the long-term management of The Marshes.

We are also willing to take full responsibility for the removal and disposal of any perished or condemned cabins and containers currently located on the site. This would remove the responsibility and associated financial burden from Renfrewshire Council, with the club accepting full liability for all costs arising from their removal and disposal, including costs which may amount to a 4 figure sum. Where appropriate, the club will seek to reuse suitable containers and facilities already retained from its previous use of Abbotsinch Playing Fields, helping to minimise the overall cost of replacing these facilities.

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?

Gleniffer Thistle currently has over 350 participants, ranging from children aged 4 through to adult players across our boys, girls, men's and ladies sections. Alongside this, we have 24 official voting members as part of the organisation. All members are supportive of the application and the value it will bring to the local community, as well as Gleniffer Thistle.

In addition to our participants, the club has a significant network of parents and carers who support the club and its activities. There is strong support across our membership and wider club community for the Community Asset Transfer proposal and, in particular, for improving the availability, quality and accessibility of football facilities within Renfrewshire.

Securing and improving The Marshes would provide our participants with a local facility where they can continue their football pathway as they progress through the different age

groups, while also creating opportunities for more people in the wider community to participate in football and physical activity.

The proposal therefore has the support of the club's membership and wider Gleniffer Thistle community, who see the project as an important opportunity to secure better facilities for current participants and future generations.

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

Yes. Gleniffer Thistle has undertaken a range of engagement with local stakeholders, residents, businesses and the wider community as part of the development of our Community Asset Transfer proposal.

We have met with representatives of the **Lochfield and Hawkhead Community Council** to discuss our proposals for The Marshes, understand local views and provide an opportunity for the Community Council to ask questions and provide feedback. The Community Council provided its backing for Gleniffer Thistle FC to take over the asset. We have also met with local councillors and maintained communication with elected members to raise awareness of our proposals, discuss our vision for the site and highlight the potential benefits of securing The Marshes for long-term community use. We value the input and support of local representatives and intend to maintain these relationships as our Community Asset Transfer proposal progresses.

We have also contacted **Lochfield Nursery**, a local nursery serving families in the surrounding area. We discussed our proposals and the potential community benefits of improving The Marshes, and were pleased to receive their support for the project. This engagement has been particularly valuable in understanding the potential benefits that an improved local sporting facility could provide for children and families in the area.

We have also undertaken direct engagement with **local residents living in close proximity to The Marshes**, including distributing leaflets to households around the pitches. This has provided residents with information about the proposal and an opportunity to share their views on the future of the facility.

In addition, we have engaged with **local businesses and shops in the surrounding area**, recognising their role within the local community and the potential wider benefits that a better-used and improved community facility could bring to the area.

The proposal and opportunities to provide feedback have also been promoted through **Gleniffer Thistle's social media channels**, including Facebook, Instagram and other relevant platforms. This has allowed us to reach a wider audience beyond those living immediately around The Marshes, including players, parents, volunteers, local clubs and members of the wider community.

The feedback gathered through this engagement has helped us to shape our proposal and ensure that the Community Asset Transfer is not solely focused on Gleniffer Thistle's needs, but considers the wider community and how The Marshes could become a more accessible, welcoming and better-used community sporting facility.

The feedback received through our various community engagement activities has been supportive of the proposed Community Asset Transfer. This includes positive support from the local Community Council, as well as encouraging feedback received by email following the distribution of leaflets to residents in the surrounding area. We also received positive feedback through conversations with residents and members of the local community while carrying out the leafletting, with people expressing support for the proposal and the potential benefits that improved football facilities could bring to the area. Importantly, the engagement has also resulted in offers of practical support, including a local businessman offering to provide grass-cutting services to help maintain the pitches. This feedback demonstrates not only community support for the proposal but also a willingness from local individuals and businesses to contribute to the long-term success and maintenance of The Marshes.

Evidence of this engagement can be provided through copies of consultation leaflets, social media posts, photographs and records of meetings with local stakeholder groups.

5.1.3 Have you been in contact with local staff? If yes, please provide details of who

Yes. Gleniffer Thistle has been in regular communication with local staff throughout the development of our proposal, particularly Darryl Ramage at OneRen.

Darryl has been a key point of contact for the club and we have maintained an ongoing dialogue regarding our use of local facilities, our aspirations for The Marshes and the wider Community Asset Transfer process.

This regular communication has helped us to better understand the operational considerations associated with the asset and has provided an opportunity to discuss our proposals, plans and potential future use of the facility.

We value the positive relationship we have developed with OneRen and will continue to work collaboratively with local staff as the Community Asset Transfer progresses.

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

Yes. As part of our engagement, Gleniffer Thistle has considered the potential impact of the proposal on communities beyond the immediate Lochfield and Hawkhead area.

Our initial engagement has focused on the communities closest to The Marshes, including local residents and the Lochfield and Hawkhead Community Council. We have also engaged with local businesses and promoted the proposal more widely through our social media channels.

We recognise that The Marshes could also be used by teams, schools, community groups and residents from surrounding areas, and that improving the facility could therefore have a positive impact beyond the immediate neighbourhood. Our intention is for the facility to be available for appropriate community use and not solely for Gleniffer Thistle activities.

As the proposal develops, we will continue to identify and engage with any other communities, groups or organisations that may be affected by, or benefit from, the proposed

development and increased use of The Marshes. We will use this engagement to help shape the final proposals and address any concerns that are raised.

5.1.5 Any other relevant information

There has been positive support for Gleniffer Thistle's Community Asset Transfer proposal, both from within the club and from the wider community.

The proposal has support from our players, parents, coaches, volunteers and wider club membership, representing a significant number of local people who would directly benefit from securing the future of The Marshes.

Importantly, support also extends beyond Gleniffer Thistle. Feedback received through our wider community engagement has been positive, including support from the Lochfield and Hawkhead Community Council and Lochfield Nursery. Local residents, businesses and other members of the surrounding community have also been given the opportunity to understand the proposal and provide feedback.

The level of interest demonstrates that the proposal is not simply about providing Gleniffer Thistle with a permanent home. Our ambition is to **secure, improve and share The Marshes as a community sporting asset**, creating better opportunities for children, young people, adults, girls and women, local clubs, schools and community organisations.

We believe the proposal has the potential to deliver a lasting benefit for the wider area by bringing an under-used facility back into meaningful use, improving the quality and accessibility of the site and creating a sustainable community resource for future generations.

We will continue to listen to the views of local stakeholders and communities as the proposal develops, ensuring that the final plans reflect the needs of both Gleniffer Thistle and the wider community.

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.

Detailed calculations of the anticipated costs associated with the transfer and future use of The Marshes, together with projected income, ongoing maintenance costs, proposed investment and other relevant expenditure, are provided in the attached financial projection.

These documents set out the club's proposed approach to funding and operating the asset, including anticipated income from membership subscriptions, facility use, sponsorship and fundraising, alongside the expected costs of maintenance, utilities, insurance, repairs, equipment and other operational requirements.

A high level overview sees us plan for an annual income of £11,900 in Year 1, £14,510 in Year 2 and 16960 in Year 3. We estimate an annual outgoing of £11,400 in Year 1, £13,150 in Year 2 and £16,350 in Year 3. These are modest calculations, without any future funding or grant money being included and a modest sponsorship model. We do have a strong starting point financially, through our compensation money from the Abbotsinch deal, giving us over £100,000 in the bank. We intend to re-invest all surplus money into the facility year or year from improvements and upgrades.

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

Gleniffer Thistle currently receives regular income through the monthly subscriptions paid by members across the club. These subscriptions provide an established and recurring source of income that supports the delivery of football activities, including coaching, equipment, facilities and the general running costs of the club. This existing income stream demonstrates the club's ability to generate consistent revenue from its established membership base.

In addition, following the end of the club's longstanding arrangement at Abbotsinch Playing Fields in connection with the Glasgow Airport Investment Area development, Gleniffer Thistle received over £100,000 in compensation associated with the ending of that arrangement. This funding provides the club with a significant financial resource that can contribute towards the proposed Community Asset Transfer and the future development of The Marshes.

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

Gleniffer Thistle has not yet submitted any formal applications for additional grant or external funding specifically in relation to The Marshes, as we consider it appropriate to establish the outcome and terms of the Community Asset Transfer before committing to detailed funding applications.

However, the club has already identified a number of potential funding opportunities that could support the future development and improvement of the facility. These include the Scottish FA's Pitching In Fund, alongside other relevant sporting, community and facility-

development grant programmes. The club has also begun dialogue with relevant organisations and potential funding partners to understand eligibility requirements and the opportunities that may be available should the Community Asset Transfer be successful.

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

As outlined in section 6.1.2, Gleniffer Thistle received over £100,000 in compensation following the end of the club's longstanding arrangement at Abbotsinch Playing Fields in connection with the Glasgow Airport Investment Area development.

This funding forms part of the club's available financial resources and can be considered towards the proposed Community Asset Transfer and future investment in The Marshes

6.1.5 Any other relevant information

Gleniffer Thistle FC was established as a company limited by guarantee in preparation for the potential Community Asset Transfer of The Marshes. As the company is less than one year old, it does not yet have a full year's set of statutory accounts available.

To provide a clear picture of the club's existing financial position and track record, we have therefore included the previous year's accounts for the established community club alongside the CAT application. These accounts provide relevant evidence of the club's financial management, income and expenditure, and established operating history, while recognising that the newly established company limited by guarantee is still within its first year of operation.

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 Scott McCann

Address:

[Redacted Address]

Date 04/10/2026

Position Chairperson

Signature

[Redacted Signature]

2. Name Blair Perry

Address:

[Redacted Address]

Date 04/10/2026

Position Secretary

Signature

[Redacted Signature]

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

Gleniffer Thistle Articles of Assoc - Updated.docx.pdf

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

Site Plan Football Pitches, Lochfield Road, Paisley

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

Gleniffer Thistle - The Marshes CAT Request - Accompanying Information.pdf

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

Gleniffer_Thistle_The_Marshes_CAT_Business_Case Final

Section 5 – evidence of community support

Gleniffer_Thistle_The_Marshes_CAT_Business_Case Final

Section 6 – funding

Gleniffer Thistle 2025 Finance Report.xlsx

Gleniffer Thistle - Financial Projections.xlsx

Section 7 – Supporting Documentation

Gleniffer Thistle - The Marshes CAT Request - Accompanying Information.pdf

Gleniffer Thistle - Accompanying Information

Gleniffer Thistle FC wishes to express its interest in purchasing the land comprising the two football pitches, the existing car park and the adjacent grass area at The Marshes, Lochfield Road, through the Community Asset Transfer process as noted in the below drawing. Our ambition is to secure the long-term future of the site and take full responsibility for its management, maintenance and ongoing development for the benefit of the club and wider local community.



As part of our proposal, Gleniffer Thistle FC is willing to accept responsibility for dealing with the existing condemned containers on site. We will meet the costs associated with their removal, where required, and intend to replace them with suitable containers and facilities retained from our previous use of Abbotsinch Playing Fields. This will allow us to make practical use of existing club assets while reducing the need for additional expenditure and directing available funds towards improving the wider site.

We will also undertake to re-mark the existing car park to make individual parking spaces clearer and more visible, improving the organisation and usability of the parking area for players, parents, coaches, visitors and other community users.

In addition, Gleniffer Thistle FC is prepared to assume full responsibility for the site's utilities, including the associated ongoing costs. We propose to establish the necessary arrangements to take responsibility for these services and make payments directly to the relevant utility providers, ensuring that these costs are managed transparently as part of the club's ongoing operational responsibilities.

Through this approach, Gleniffer Thistle FC is demonstrating its willingness to take ownership not only of the land, but also of the practical responsibilities associated with maintaining, managing and improving the site. Our intention is to create a sustainable, well-managed community football facility that can serve local people and future generations.

Some pieces of the community engagement include:

Social media:



**GLENIFFER
THISTLE FC**

Gleniffer Thistle FC are pleased to share that we are exploring plans to submit a request for a Community Asset Transfer of The Marshes (Lochfield Road) Playing Fields.

Our club has been frequent users of The Marshes for many years, and over the past 18 months we've continued to deliver regular football activity there under a licence to occupy from OneRen. We see huge potential in the site, and an opportunity to create something really positive for the whole community.

Our vision is to:

- **Improve the quality of the pitches**
- **Develop modern, useable changing facilities**
- **Increase opportunities for all ages and abilities**
- **Support the growth of girls' and women's football**
- **Create a safe, well-managed space for community use**

Across Renfrewshire, there is a clear shortage of modern, accessible football facilities that meet the needs of growing communities, particularly for children and young people, girls' and women's football, and wider community use. We believe there is an opportunity to help address that challenge at The Marshes by improving and safeguarding this important local asset for future generations. Our ambition is not simply to improve facilities for today, but to help secure a sustainable, well-managed space that can support participation, health and opportunity for years to come.



GLENIFFER THISTLE FC

Our proposals are still at an early stage, and it's important that local people help shape what happens next.

We want you to help guide our plans by sharing any and all feedback, ideas and questions with us via email on GlenifferThistleCAT@gmail.com

Our initial outreach to the local community, conducted through various channels to engage and gather your thoughts, has already begun. We are committed to building on these activities and have further plans in development, so please keep an eye on our social media for more information.

**Have Your Say and Help Us Shape the Vision
For the Future of The Marshes.**

Leaflets:

WE WANT YOUR FEEDBACK!



GLENIFFER THISTLE FC

Exciting news for our community!

We, as a local football club, are developing ambitious plans to secure the future of The Marshes through a Community Asset Transfer. We believe this is a fantastic opportunity to enhance this vital local space for everyone, and we are eager to hear your ideas and feedback to help shape our proposal.

Having been a dedicated user of The Marshes for many years, we recognise the urgent need for improved facilities and investment.

We are passionate about working alongside the local community to revitalise The Marshes, creating a high-quality, well-managed community football facility that will enable us to:

- **Enhance the quality of the pitches**
- **Enable wider access**
- **Protect the site for future generations**
- **Grow participation and enhance facilities**
- **Reduce Vandalism**

WE'D LOVE TO HEAR YOUR VIEWS!

Have any comments, questions or suggestions?

Email us on: GlenifferThistleCAT@gmail.com

THE MARSHES

Community Asset Transfer Business Case

Gleniffer Thistle FC

The Marshes / Lochfield Road, Paisley, Renfrewshire

SECURE • INVEST • IMPROVE

Supporting document to accompany the Community Asset Transfer request

1. Executive Summary

Gleniffer Thistle Football Club is seeking a Community Asset Transfer of The Marshes, Lochfield Road, Paisley, with the long-term objective of securing the asset and transforming it into a sustainable, accessible and community-focused football facility.

The proposal is driven by a clear need. Gleniffer Thistle currently supports more than 350 participants from age four through to adults across boys, girls, men and ladies football. The club also has a wider network of parents, carers, coaches and volunteers. Reliable access to good-quality local facilities is essential to maintaining this pathway.

The Marshes presents an opportunity to take an existing community sporting asset that is currently under-used and in need of investment and place it under long-term community stewardship. The club's vision is not simply to secure a home venue; it is to create a facility supporting football participation, health and wellbeing, community activity, local partnerships and wider access.

The proposed approach is to secure the asset, stabilise and maintain the existing facility, improve pitches and supporting infrastructure, grow appropriate community use and establish a financially sustainable long-term operating model.

Gleniffer Thistle brings relevant experience. The club has been part of Paisley since 1972 and previously used the Abbotsinch pitches from the 2000s until 2019. During that period, the club self-funded grass cutting, pitch maintenance and lining.

The club has undertaken engagement beyond its own membership, including discussions with Lochfield and Hawkhead Community Council, contact with Lochfield Nursery, engagement with nearby residents, local businesses and shops, and promotion through social media. The response to date has been positive.

This business case brings together the club's need, vision, delivery approach, community benefits, governance, financial principles and risk management to support the CAT request.

2. Purpose of This Business Case

This document is intended to accompany the Community Asset Transfer request and provide a single, detailed explanation of the proposed project. It complements the CAT application rather than repeating every response contained within it.

- set out the organisation's background, community reach and relevant experience;
- explain the need for The Marshes and the case for change;
- describe proposed future use and development;
- demonstrate community and wider public benefits;
- outline management, maintenance and governance arrangements;
- summarise engagement and support;

- set out principles for financial sustainability and funding;
- identify key risks and mitigation; and
- provide a framework for measuring success.

3. Gleniffer Thistle FC

3.1 Background

Gleniffer Thistle has been part of the Paisley community since 1972. Over more than five decades, the club has developed into a multi-section community football organisation supporting boys, girls, men and ladies.

The club currently supports more than 350 participants from age four through to adults. Alongside participants, the club is supported by parents, carers, coaches and volunteers who contribute to football delivery and the wider club environment.

The club's purpose is centred on providing safe, inclusive and positive opportunities to participate in football, develop sporting skills, build confidence and maintain a pathway from children's football through to adult participation.

3.2 Community Reach

The club's community of interest extends beyond registered participants to families, volunteers, coaches, former players, local residents and potential users of the facility. The CAT therefore seeks to benefit both Gleniffer Thistle and the wider community around The Marshes.

3.3 Sporting Pathway

Access to good-quality local pitches is central to the club's ability to provide a consistent pathway. Participants should be able to progress through age groups and into adult football without facility quality and availability becoming an unnecessary barrier.

4. The Asset: The Marshes

4.1 Current Context

The Marshes are the grass football pitches at Lochfield Road, Paisley, within Renfrewshire. The proposal is to secure the long-term future of the site and improve its use, condition and community value.

The club has identified limitations including the condition of pitches and surrounding infrastructure, limited changing and toilet provision, accessibility limitations and the need for improved fencing and site management.

4.2 Why the Asset Matters

The Marshes is an existing community sporting asset. The proposal is therefore based on improving and safeguarding an existing site rather than creating a new facility from scratch. Better management, investment and community access can unlock more of its potential.

4.3 Long-Term Control

Long-term control would allow Gleniffer Thistle to plan maintenance, investment and programming over a realistic timescale and provide a stronger foundation for seeking external capital funding, subject to funder requirements.

The club's preferred outcome is ownership of the asset, subject to completion of the appropriate CAT and legal processes. Final transfer terms would be agreed with Renfrewshire Council.

5. Need and Case for Change

5.1 Growing Participation

More than 350 participants currently take part in Gleniffer Thistle activities from age four to adults. A growing multi-section club requires reliable access to pitches that are safe, appropriately maintained and capable of supporting training and competitive football.

5.2 Pressure on Local Facilities

The club's experience is that teams in Renfrewshire can need to use facilities outside the area because of availability and capacity pressures. This can create additional travel, cost and logistical barriers for families and volunteers.

5.3 Quality and Accessibility

The existing site requires improvement if it is to meet the needs of a modern community facility. Changing and toilet provision, accessibility, fencing, safety and pitch condition are key areas where investment can create meaningful benefit.

5.4 Under-Use of an Existing Asset

The proposal seeks to address the gap between the potential of the site and its current level of use. Better management, maintenance, programming and community access can help unlock that potential.

5.5 Long-Term Community Need

The club's intention is to safeguard The Marshes for future generations. Long-term stewardship would enable investment decisions to be made around the needs of the local community rather than short-term use alone.

6. Vision and Objectives

The vision is: One centre. Lots of future opportunities.

Secure

Secure the long-term future of The Marshes and establish a stable base for community football and related activity.

Modernise

Improve pitches, fencing, changing and toilet provision, accessibility and the wider site environment.

Share

Make appropriate opportunities available to other local clubs, schools, youth organisations and community groups.

Develop

Create opportunities for football development, girls 'and women's football, holiday activity, tournaments, health and wellbeing and volunteering.

Sustain

Operate the facility responsibly, with planned maintenance, sound governance, diversified income and reinvestment into the asset.

7. Proposed Development Plan

Stage	Focus	Indicative activity	Outcome
1. Secure	Tenure and governance	Complete CAT, legal due diligence, governance and ownership arrangements.	Long-term control and clear accountability.
2. Stabilise	Safety and condition	Pitch inspections, maintenance programme, fencing/gate works and immediate repairs.	Safe, usable and better-managed site.
3. Improve	Facilities	Progress changing/toilet provision, access bility and site infrastructure.	More inclusive modern facility.
4. Grow	Community use	Expand appropriate bookings, school/youth/community activity and events.	More people benefiting from the asset.
5. Sustain	Long-term management	Financial planning, reserves, fundraising, partnerships and planned capital investment.	Resilient community asset for future generations.

7.1 Pitch and Site Improvements

- regular grass cutting, pitch maintenance and lining;
- planned pitch inspections and condition monitoring;
- repair or replacement of damaged fencing and gates where required;
- consideration of a replacement fence arrangement closer to Lochfield Road and further from the playing surface, subject to detailed design, land ownership and approvals;
- improved site safety and access; and

- managed use to protect playing surfaces from over-use.

As part of the planned improvements, we are proposing to use the equipment, including football goals, nets, changing room containers, a toilet block, storage containers and grounds maintenance equipment including gang mowers a roller. We are also willing to bear the costs of removal of any equipment currently at the Marshes that is no longer fit for purpose including the storage containers and changing blocks that have perished. This will save the council an estimated 4 figure sum.

7.2 Changing, Toilet and Accessibility Improvements

The club's ambition is to introduce or improve appropriate changing and toilet facilities and ensure accessibility is considered from the outset.

7.3 Community Programming

The facility would primarily support Gleniffer Thistle's regular programme, particularly at weekends and midweek evenings during the summer months. At other suitable times, the club would welcome enquiries from other clubs, schools, youth organisations and community groups, subject to availability and operating capacity.

8. Community Benefits

Economic development and income generation

Pitch and facility bookings can generate income that is reinvested in the asset. The project can create opportunities for local contractors, suppliers, coaches and service providers. Football activity, tournaments and community events can also retain local spending within Renfrewshire.

Regeneration

The proposal would bring an under-used community asset into more consistent and purposeful use, improving the appearance, functionality and long-term stewardship of the site.

Public health

Accessible football and physical activity opportunities can support participation across children, young people and adults. A local facility reduces practical barriers to participation and supports regular activity.

Social wellbeing

Sport provides opportunities to build friendships, confidence, teamwork and belonging. The facility can also support volunteering, mentoring and positive community connections.

Environment

The proposal makes better use of an existing green/community asset. The club will seek durable materials, responsible waste management, efficient infrastructure and sensible maintenance practices.

Equality and inclusion

The club supports boys, girls, men and ladies and aims to improve access for people with disabilities and other groups who can face barriers to participation. Accessible routes, toilets and changing provision will be considered within the development.

Wider community value

The facility can provide opportunities for local clubs, schools, youth organisations and community groups alongside Gleniffer Thistle, subject to availability and an appropriate letting policy.

9. Previous Experience and Capacity

9.1 Abbotsinch Experience

Gleniffer Thistle used the Abbotsinch pitches from the 2000s until 2019, when the club stopped using the facility as a result of the Glasgow Airport Investment Area development and associated changes to the site.

During its time at Abbotsinch, the club took a proactive approach to maintaining the playing surfaces and self-funded ongoing grass cutting, pitch maintenance and lining. This demonstrated a willingness to invest club resources in the condition of a community football facility.

9.2 Management Capability

The club will use its committee and volunteer base to provide day-to-day governance and oversight, supported by qualified contractors and professional advisers where specialist expertise is required. Responsibilities will be allocated clearly across governance, finance, facilities, safeguarding, bookings and community engagement.

10. Governance and Operating Model

- clear committee/director responsibilities and documented decision-making;
- appropriate financial controls, budgeting and reporting;
- segregation of duties where practical;
- regular review of asset condition, income and expenditure;
- appropriate safeguarding and health and safety arrangements;
- transparent booking and letting procedures;
- professional advisers or contractors for specialist work; and
- ongoing community engagement and review.

10.1 Community Letting

The Marshes will support Gleniffer Thistle's own programme, particularly weekend activity and midweek evening use during summer months. Other appropriate users will be able to make enquiries to book. Bookings will be considered against availability, pitch condition, safeguarding, insurance, operating capacity and the wider objectives of the facility.

10.2 Access and Inclusion

The club's aim is to make the facility welcoming and usable for people of different ages, genders and abilities. Accessibility will be incorporated into planned improvements, while community use will be supported where operationally and financially viable.

11. Maintenance Strategy

The club recognises that long-term ownership brings a responsibility to maintain the asset properly. Maintenance will therefore be planned rather than reactive wherever possible.

- routine grass cutting and pitch maintenance;
- regular pitch inspections and condition records;
- pitch lining and preparation;
- fencing, gates and site safety checks;
- cleaning and upkeep of changing/toilet facilities once provided;
- prompt identification and repair of defects;
- specialist contractors for technical or statutory work;
- planned provision for routine maintenance and larger future repairs; and
- volunteer involvement in appropriate inspections, reporting and general upkeep.

The booking programme will also be used to avoid excessive wear and allow recovery and maintenance periods where required.

12. Community Engagement and Support

- over 350 participants from age four to adults form the current participant base, with associated parents and carers supporting the proposal;
- Lochfield and Hawkhead Community Council has been engaged;
- Lochfield Nursery has been contacted and has expressed support;
- nearby residents have been leafleted with information about the proposal;
- local businesses and shops in the surrounding area have been contacted; and
- the proposal has been promoted through Gleniffer Thistle's social media channels.

The club will continue engagement as the proposal develops and will use feedback to refine final plans. The intention is that The Marshes is understood as a community sporting asset rather than simply a private base for Gleniffer Thistle.

13. Financial Sustainability and Funding Strategy

The club recognises that viability depends on meeting both day-to-day operating costs and future capital requirements.

13.1 Income Sources

- existing club income and participant-related activity;
- appropriate pitch and facility hire;
- community bookings and events;
- fundraising and sponsorship;
- grant funding for eligible capital projects;
- partnership opportunities; and
- other appropriate income-generating activities consistent with the club's objectives.

13.2 Expenditure

- pitch and grounds maintenance;
- utilities and routine running costs;
- insurance and compliance costs;
- cleaning and general upkeep;
- repairs and planned maintenance;
- professional and specialist services; and
- future capital investment.

13.3 Reserves and Reinvestment

The operating model will seek to build appropriate reserves and ensure surplus generated by the facility is reinvested in maintenance, improvement and community activity. A detailed five-year financial projection should accompany the final CAT submission once purchase price, transfer terms, utility assumptions, capital costs and funding opportunities are sufficiently established.

13.4 Capital Funding

Significant improvements are expected to require a combination of club resources, fundraising, grants and partnership support. The development programme will therefore be phased so investment is matched to confirmed funding and affordability.

14. Risk Management

Risk	Potential impact	Mitigation
Financial sustainability	Operating and maintenance costs may exceed income.	Detailed budgets; diversified income; reserves; phased capital works; grants/fundraising; regular review.
Pitch over-use	Increased use could accelerate deterioration.	Structured booking; condition monitoring; maintenance programme; rest periods.
Resident impacts	Increased activity could create parking, noise or access concerns.	Responsible booking times; event planning; communication route for concerns.
Environmental impact	Construction, waste, energy use and travel could create impacts.	Durable/efficient solutions; waste management; improve existing site; sensible local travel.
Unequal access	Facility could be perceived as primarily for Gleniffer Thistle.	Clear letting policy; community bookings; accessible design; engagement with other groups.
Governance capacity	Responsibilities could become concentrated among a small volunteer group.	Clear roles; committee oversight; volunteer recruitment; professional support.
Capital project risk	Costs or approvals may change during development.	Feasibility/professional advice; staged design; contingency; planning/funding checks.

15. Delivery Plan

Phase	Key actions	Indicative position
Phase 1 – CAT and due diligence	Agree transfer principles; valuation/terms; legal and technical due diligence; finalise governance and business planning.	Current / next stage
Phase 2 – Mobilisation	Confirm insurance, utilities, maintenance, booking procedures and immediate safety works.	Following transfer
Phase 3 – Stabilisation	Implement grounds maintenance, inspections, fencing/safety improvements and operating procedures.	Early operating period
Phase 4 – Capital development	Develop detailed proposals for changing/toilet provision, accessibility and wider improvements; secure funding and approvals.	Phased
Phase 5 – Growth and review	Expand appropriate community use, monitor outcomes and reinvest income.	Ongoing

16. Measuring Success

The club will monitor the project using participation, facility, community and financial measures.

- participants supported and retained through the age pathway;
- participation across boys, girls, men and ladies sections;
- number of community organisations and external users;
- hours of appropriate community use;
- pitch condition and completion of planned maintenance;
- progress against accessibility and facility improvement plans;
- volunteer involvement and development;
- community feedback and satisfaction;
- operating income, expenditure and reserves; and
- external funding and partnership income secured.

17. Wider Strategic Value

The proposal aligns the future of The Marshes with Gleniffer Thistle's wider role in the Renfrewshire community. It seeks to improve access to sport, support children and young people, strengthen girls' and women's football, provide opportunities for adults, encourage volunteering and create a stronger base for community partnerships.

The proposal also supports the principle that an existing community asset should be used effectively and sustainably. Rather than allowing the site's potential to remain under-realised, Gleniffer Thistle wants to take responsibility for its future and invest in it over time.

The ambition is therefore broader than a change of tenure. It is a long-term stewardship proposal: secure the asset, improve it, use it responsibly and make appropriate opportunities available to others.

18. Conclusion

Gleniffer Thistle believes there is a strong case for the Community Asset Transfer of The Marshes. The club has a substantial and growing participant base, a long history in Paisley, practical experience of maintaining football facilities, a clear need for improved local provision and a vision for turning The Marshes into a sustainable community sporting asset.

The club understands that ownership or long-term control brings responsibilities. Its proposal therefore combines investment with governance, maintenance, financial planning, community access and ongoing engagement.

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GLENIFFER THISTLE FC | THE MARSHES COMMUNITY ASSET TRANSFER

The ultimate objective is to safeguard The Marshes for the next generation: a facility where children can start playing football, participants can progress through the club's pathway, adults can remain active, other community users can access the site and the wider community can benefit from an improved local asset.

Gleniffer Thistle is committed to working constructively with Renfrewshire Council, OneRen, local community representatives, residents, businesses and other stakeholders to develop a practical, sustainable model capable of delivering lasting community benefit.

Gleniffer Thistle CAT Request - Financial Projections

Category	Year 1	Year 2	Year 3	3-Year Total
INCOME				
Club membership subscriptions	7,560	7,560	7,560	22,680
Pitch hire	3,840	6,200	8,000	18,040
Sponsorship/advertising	500	750	1,400	2,650
TOTAL INCOME	11,900	14,510	16,960	43,370
EXPENDITURE				
Pitch/grounds maintenance	1,200	1,500	1,700	4,400
Grass cutting	400	500	500	1,400
Pitch line marking	300	350	400	1,050
Utilities	5,000	6,000	7,000	18,000
Waste collection	600	700	750	2,050
Buildings/containers maintenance	500	1,000	1,500	3,000
Equipment maintenance/replace ment	200	500	1,500	2,200
Insurance	1,000	1,300	1,600	3,900
Cleaning	200	300	400	900
Professional fees/accountancy/legal	2,000	1,000	1,000	4,000
TOTAL EXPENDITURE	11,400	13,150	16,350	40,900
PROJECTED SURPLUS / (DEFICIT)	500	1,360	610	2,470

Gleniffer Thistle FC Financial Statement 2025

Central Fund	2025		
	Jan	Feb	Mar
Monthly Virgin Money Balance	22364.61	22281.69	3136.05
Central Fund	2025		
	Jan	Feb	Mar
Monthly Virgin Money Balance	22364.61	22731.69	3136.05
Virgin Bank Saving Account			120000.00
Charity Bank Saving Account			
Total	22364.61	22731.69	123136.05
Pay in	450.00	425.00	425.00
Team Subs			
Cashback/Donation			
Defunct Team account		82.68	
50th Ball			
First Aid Course			
ties			
Trophies			
Grant/Loan Repayment/Compensation/bank Interest		100000.00	
Bank			
Total Monthly Pay in	450.00	100507.68	425.00
Pay Outs			
Kit - each team getting 1 kit			
Venue Hire/License			
Start up new age group			
First Aid Courses			
Website renewal/Session Planner		20.40	
Ties			
Gift			
Trophies			1500.00
Insurance	82.92	82.92	82.92
Ladies Section			
Savings Account - Transfer		120000.00	
Total Monthly Pay Outs	82.92	120103.32	1582.92

Notes

Feb	£100 000	received from Wills Bros for compe
	£120 000	moved into high interest account u
April	£120,481.76	paid back into main account as Vir
	£481.76	earned in interest whilst money was in hig
May		Opened high interest account with Charity Bank wi
Aug		Club agreed to increase monthly subs from £25 to
Sept		Club agreed to pay new strip for every team, £1460

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Nov
Dec

2016 had some legacy issues with debt to council.
£200 given to new team 2020 to help start up

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Apr	May	June	July	August	September
3053.13	2970.21	2887.29	38608.95	38608.95	38522.67

Apr	May	June	July	August	September
1978.13	122766.21	35520.44	38608.95	38491.95	39035.67
0.00					
	85000.00	85000.00	85000.00	85000.00	85000.00
1978.13	207766.21	120520.44	123608.95	123491.95	124035.67
425.00	425.00	450.00	450.00	630.00	630.00
	0.41				
750.00					
80.00	100.69				
120481.76					
121736.76	526.10	450.00	450.00	630.00	630.00
					14605.40
		750.00	567.00		
750.00					
	2688.95				
115.76					
		563.50			
82.92	82.92	95.00	0.00	86.28	86.26
	85000.00				
948.68	87771.87	1408.50	567.00	86.28	14691.66

nsation over Abbotsinch

nder Virgin

gin bank said we were not allowed to use the business saving account

h interest account

th £85k moved into it

£35

5.40 was initial payment as not all clubs have picked yet

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October	November	December	
38436.41	38350.13	38263.85	38177.57

October	November	December	
24974.01	25517.73	25561.45	21830.37
85000.00	85000.00	85000.00	85000.00
109974.01	110517.73	110561.45	106830.37

End of Year in Account

630.00	630.00	595.00
	544.50	
	532.41	
630.00	1706.91	595.00
		4039.80
	1032.41	200.00
	544.50	
86.28	86.28	86.28
86.28	1663.19	4326.08

: