

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

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

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

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

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

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

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

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

1.1 Name of the CTB making the asset transfer request

Rivals Foundation, SCO46652

1.2 CTB address. This should be the registered address, if you have one.

Postal address: [REDACTED]

Postcode: [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: [REDACTED]

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

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

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

notice is given.

- 1.4 Please mark an “X” in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SCO46652
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

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

- 1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No ☐

Yes ☐

Please give the title and date of the designation order:

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

No ☐

Yes ☐

If yes what class of bodies does it fall within?

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Section 2: Information about the land and rights requested

2.1 Please identify the land to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.

Netherton community centre
Old Manse Road
Wishaw
ML2 0EP

Including attached car park and open space

Please refer to page 35 of commercial valuation report for site map.

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: 118182530

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: £20,000

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?

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

Proposed rent: £ per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – request for other rights

What are the rights you are requesting?

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Do you propose to make any payment for these rights?

Yes ☐

No ☐

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £	per
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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.

Rivals Foundation is requesting the asset transfer of Netherton Community Centre to transform it into a dynamic and inclusive hub that addresses the diverse needs of the North Lanarkshire community. Our objective is to create a space that not only supports physical well-being but also fosters creativity, social engagement, and personal development across all age groups.

Objectives of the Project: The primary goal of our project is to enhance the community's access to a wide range of recreational, educational, and social activities. By diversifying the services offered at Netherton Community Centre, we aim to promote health and well-being, encourage community cohesion, and provide opportunities for personal and collective growth.

Need for the Project: There is a significant demand within the community for accessible, affordable programs that cater to a broad demographic. Currently, there is a gap in facilities that offer both physical and creative outlets in a single, inclusive space. Our project seeks to bridge this gap, providing a centralized location where residents can engage in a variety of activities that support their holistic well-being.

Proposed Developments and Changes: To accommodate the diverse range of programs we plan to offer, several key developments will be undertaken:

- **Renovation and Upgrades:** Modernizing the facility to ensure it is safe, welcoming, and fully equipped to host a variety of activities. This includes upgrading gym spaces, creating multi-purpose rooms, and ensuring accessibility for individuals with disabilities.
- **Infrastructure Enhancements:** Installing necessary equipment for dance, gymnastics, cheerleading, and performing arts. This includes mirrors, dance floors, safety mats, and audio-visual equipment.
- **Flexible Spaces:** Developing flexible spaces that can be adapted for different uses, such as arts and crafts workshops, toddler groups, and community meetings.

Activities to Take Place:

- **Physical Activities:** Offering martial arts, dance, gymnastics, and cheerleading classes to encourage fitness and teamwork.
- **Creative Programs:** Providing arts and crafts, performing arts, and creative workshops to nurture artistic talents and creativity.
- **Community Initiatives:** Running toddler groups, ladies-only sessions, and various community events to foster social interaction and inclusivity.

- **Youth Engagement:** Developing structured programs that engage youth in positive, skill-building activities, reducing the risk of anti-social behaviour.
- **Well-being Support:** Creating spaces and sessions dedicated to mental health support, relaxation, and wellness, tailored to different community groups.

By transforming Netherton Community Centre into a vibrant, multi-functional facility, Rivals Foundation will provide a valuable resource that addresses the community's evolving needs, enhances quality of life, and strengthens the fabric of the community.

Benefits of the proposal

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

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

The proposed transfer of Netherton Community Centre to Rivals Foundation will bring a host of significant benefits to the North Lanarkshire community and beyond. These benefits align with the key criteria considered by the relevant authority, including community empowerment, social inclusion, health and well-being, and economic impact.

1. Enhanced Community Engagement and Empowerment:

- **Empowerment through Participation:** By offering a wide range of programs, residents will have greater opportunities to engage in activities that interest them, empowering them to take an active role in their community.
- **Volunteering and Leadership Opportunities:** The centre will foster a sense of ownership and responsibility through volunteering programs and leadership roles, particularly for youth and marginalized groups.

2. Promotion of Health and Well-being:

- **Physical Health:** The introduction of diverse physical activities such as martial arts, dance, gymnastics, and cheerleading will encourage regular exercise, promoting better physical health for all age groups.
- **Mental Health:** Offering creative outlets, social groups, and wellness programs will contribute to mental well-being, providing spaces for relaxation, self-expression, and community support.

3. Social Inclusion and Cohesion:

- **Inclusive Programs:** By running toddler groups, ladies-only sessions, and community initiatives, the centre will cater to a diverse population, ensuring inclusivity for individuals of all ages, abilities, and backgrounds.

- **Building Connections:** The centre will serve as a social hub, bringing people together, fostering relationships, and strengthening the sense of community.

4. Educational and Personal Development:

- **Skill Development:** Activities such as performing arts and arts and crafts workshops will offer opportunities for residents to learn new skills, enhancing personal development and creativity.
- **Youth Development:** Structured programs aimed at youth will support their growth, teaching teamwork, discipline, and leadership skills, which are essential for their future success.

5. Economic Impact and Sustainability:

- **Job Creation:** The centre will create employment opportunities for local residents, from instructors and administrators to maintenance staff, contributing to the local economy.
- **Support for Local Businesses:** Increased foot traffic and partnerships with local suppliers will stimulate economic activity in the area, supporting the sustainability of local businesses.

6. Community Resilience and Adaptability:

- **Resource Hub:** The centre will serve as a resource hub, offering information and support services that enhance community resilience, particularly in times of crisis or change.
- **Adaptive Use:** With its flexible spaces, the centre will be able to adapt to the evolving needs of the community, ensuring its long-term relevance and usefulness.

By addressing critical community needs, fostering an inclusive environment, and supporting both personal and economic development, the asset transfer of Netherton Community Centre will create a lasting positive impact on the community, enhancing the quality of life for all residents.

Restrictions on use of the land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Not available

Negative consequences

4.4 What negative consequences (if any) may occur if your request is agreed to?
How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

Potential negative consequences may include increased foot traffic leading to congestion or noise for nearby residents. To minimize these, we will implement traffic management strategies, schedule activities to avoid peak times, and ensure regular communication with the community to address any concerns promptly. Additionally, we will adopt environmentally friendly practices to mitigate any environmental impact.

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.

Rivals Foundation is well-positioned to manage the asset transfer of Netherton Community Centre and achieve the outlined objectives through a combination of skilled leadership, experienced personnel, and a proven track record of successful project delivery.

Organisational Experience and Expertise: Our foundation has extensive experience in managing community-based projects, including the successful establishment and operation of multiple full-time facilities offering martial arts and other fitness programs. This experience has equipped us with a deep understanding of the operational, financial, and logistical aspects of running community centres. Our ability to effectively manage these facilities demonstrates our capability to deliver on our commitments for the Netherton Community Centre.

Leadership and Management Team: The leadership team at Rivals Foundation comprises individuals with a strong background in community development, project management, and financial oversight. Our team includes:

- Experienced in strategic planning and overseeing large-scale community projects.
- Specializing in day-to-day facility management, ensuring that all programs run smoothly and efficiently.
- **Focusing** on building relationships with local stakeholders, ensuring that the centre's offerings align with community needs.

Track Record of Success: Rivals Foundation has successfully completed the launch and management of multiple facilities, resulting in increased community engagement and positive social outcomes. Our previous projects have consistently met their objectives, including delivering diverse programs, engaging youth, and promoting health and well-being. The

success of these projects has established our reputation as a reliable and capable organisation within the community.

Partnerships: To support the project's success, we will collaborate with advisors, including:

- **Financial Consultants:** Ensuring robust financial planning and management.
- **Legal Advisors:** Assisting with the legal aspects of the asset transfer and compliance.
- **Local Partners:** Engaging with local businesses, schools, and healthcare providers to create a well-rounded offering that addresses community needs.

Volunteer and Staff Training: We will leverage our leadership training program to develop a strong, capable team that can manage the centre's operations effectively. Our commitment to continuous professional development ensures that staff and volunteers are equipped with the skills necessary to deliver high-quality programs and services.

Sustainability and Growth Plan: We have a clear plan for sustaining and growing the centre's operations, including diverse income streams from memberships, program fees, grants, and fundraising. This financial strategy, combined with our commitment to delivering value to the community, positions us to achieve long-term success.

Through our skilled team, established processes, and a solid track record, Rivals Foundation is confident in our capacity to manage the Netherton Community Centre and deliver substantial benefits to the North Lanarkshire community.

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.

Rivals Foundation has gathered great support from the North Lanarkshire community and other relevant stakeholders for the asset transfer of Netherton Community Centre. This support is a testament to the strong alignment between our proposed initiatives and the community's needs and aspirations.

Community Involvement: We have actively engaged a significant proportion of the local community through various outreach methods, including public meetings, surveys, and consultations. Our engagement efforts have highlighted a widespread enthusiasm for the proposed expansion of services and the positive impact these will have on the community.

Over 95% of surveyed residents expressed a desire for increased access to recreational, educational, and social programs, which our project aims to provide.

Methods of Engagement:

- **Public Consultations:** We hosted two open forums at local venues, providing a platform for residents to voice their opinions, ask questions, and offer suggestions. These forums have been instrumental in shaping our proposal to meet community expectations.
- **Surveys and Feedback Forms:** Distributed both online and in print, these tools allowed us to collect quantitative and qualitative data on community preferences and needs. The overwhelming majority of respondents supported the asset transfer, citing a need for more diverse programs and a centrally located hub for community activities.
- **Collaborations with Local Organizations:** We partnered with the parents from Netherton primary school, and local businesses to gather input from a broad cross-section of the community, ensuring that our proposal reflects the interests of various demographic groups.

Response from the Community: The response to our engagement efforts has been overwhelmingly positive. Community members have expressed strong support for the transfer, with many highlighting the potential benefits, including increased access to activities for youth, enhanced social cohesion, and improved physical and mental well-being. There is a shared recognition of the value that a revitalised Netherton Community Centre will bring to the area.

Ongoing Communication and Feedback: We are committed to maintaining an open dialogue with the community throughout the project's lifecycle. Regular updates, feedback sessions, and a dedicated communication channel will ensure that the community remains informed and involved in the development and operation of the centre.

By demonstrating widespread community support and a clear understanding of local needs, Rivals Foundation is confident that the asset transfer will have a lasting positive impact, driven by the active participation and backing of the 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.

We propose to fund the asset transfer and ongoing use of Netherton Community Centre through a combination of secured funds from our fundraising efforts and organizational reserves. Our financial plan covers the costs of the transfer, initial redevelopment, ongoing maintenance, and program delivery. Additional income will be generated through program fees, memberships, and continued fundraising, ensuring the sustainability of the centre's operations.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name: [REDACTED]

Address: [REDACTED]

Date: 28th April 2025

Position: Chair person

Signature: [REDACTED]

Name: [REDACTED]

Address: [REDACTED]

Date: 28th April 2025

Position: Secretary

Signature: [REDACTED]

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of document attached:

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

Documents attached:

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

Documents attached:

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

Documents attached:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached: