

**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

**ASSET TRANSFER REQUEST FORM**

**This is a standard community asset transfer request form which can be used to make a request to any relevant authority. This 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. The council may also provide additional guidance on scheme.**

**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

Airdrie Community Club

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]

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 <b>SCO53751</b>	X
	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:

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?

A community of interest

**Information about the land and rights requested**

1.7 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.



The above land at Katherine Park, Forrest Street, Airdrie, ML6

1.8 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:

## **Section 2: Type of request, payment, and conditions**

2.1 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: £4,200.00

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?

Do you propose to make any payment for these rights?

Yes

No

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

Proposed payment: £                      per

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

**Section 3: Community Proposal**

3.1 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.*

*Currently within North Lanarkshire and particularly in the Airdrie & Coatbridge area there is a shortage of football pitch space which is usable, safe and accessible for grassroots and community level teams to train and play. Airdrie Community Club have grown organically and strategically across the last 9 years to the scale whereby we provide a footballing pathway and framework for over 400 girls, boys, ladies and men in the game. It is now a requisite for the next step in our club that we deliver a footballing facility which enables our teams and our volunteers to have a home space which will provide a safe and appropriate quality facility for football and health to flourish.*

  

*Airdrie Community Club are a Tier 2 charitable organisation who wish to facilitate a Community Asset Transfer of the unused land at Katherine Park off of Forrest Street & Towers Road in Airdrie which was formerly a red ash 11-a-side football pitch and also the adjacent open space in the park to the side of the Bowling Club. This will provide space for an 11's and a 9's pitch, both of which will be astro-turf surfaces. In the areas to the side of this we will be providing some equipment storage, changing facilities and toilets for players, volunteers and*

*match officials to have a safe and appropriate space. We will add the required parking for vehicular access to the area. The pitches will be caged to protect the space and also have appropriate floodlighting for use in evenings as per standard specifications.*

*The pitches and space will be used to provide training facilities and game space for our teams to both train and participate in matches from Fun 4s, Fun 5s, Super 7s, 9-a-side and full 11-a-side match levels for all our girls, boys, ladies and men who play within our club structure. Training activities will be midweek and matches will be held as required with predominant scheduling at weekends.*

### **Benefits of the proposal**

3.2 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.*

*Through Katherine Park and the delivery of high-quality 11-a-side and 9-a-side playing surfaces our club will be able to move our playing groups from 2010 through to our current nursery classes to a purpose-built space which is open and usable by all the players and coaches. The major benefit to North Lanarkshire Council in this and the sporting community is that at present the spaces which we book and pay for will be able to then provide training and match space for other clubs who, like ourselves, have a currently compromised training and match experience...freeing up space which is desired will have no impact financially on NLC, but will instead better cater for those participating in sport in the Airdrie area from which we draw the overwhelming majority of our player base...we are very much embedded in this area and wish to make it our permanent home.*

*As the project is completed, it will become a base for our football teams to train and play matches and host events for the wider local community. We have already had discussions with other local charity groups, the SYFA and Sports Scotland around educational facility provision for player, coach and referee training which is much needed locally. We have a walking football group for 50+ players who are very keen to embed within the club & use the facility – broadening the age and demographic spectrum of our use & activities even further.*

*Airdrie Community Club ladies team currently play in Barclays Scottish Women's League One - they provide the end pathway for our girls who will range from U-10's, U-12's, U-14's, U-16's and U-18's across our girl's section with over 85 players in the fold and more to come this area of our club is in rude health. Katherine Park will be a key base for girls and ladies' football within Airdrie.*

*Katherine Park will provide a massive boost to the area capacity for sport with over 85 training slots each midweek and the ability to host 12 x 7-a-side, 8 x 9-a-side matches and 6 x 11-a-side match fixtures every single weekend without weather impact – enabling a significant increment to NLC provision of pitch space by virtue of enabling an additional 100 x 7's & 9s 1-hour bookings each week to be redistributed to other local Airdrie & Coatbridge grassroots teams to be able to book and deliver sporting fixtures within football for all ages and genders.*

*The strength of ACC & the growth of both girls and boys playing football with our club plus the integration and development of ladies' and men's teams mean that we have a community of over 400 footballers and supporting cast of +70 volunteer coaches within the club who need a permanent and safe space to train, play matches and call "home". The economic spin-off to local shops, services and charitable organisations with whom we work will be significant.*

*Across the first 5 years of Katherine Park being delivered ACC will generate a natural cost saving in pitch hire to the tune of £312,500 as we save on basic hire and match hire fees for the various pitches which we use each week...this financial benefit of hosting within our own facility further enhances the fiscal viability and sustainability of the project.*

### **Restrictions on use of the land**

3.3 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.*

*There are currently no known restrictions on the use or development of the land, but it would be retained only for Community and Sports purposes and will not be repurposed or sold for commercial activity.*

### **Negative consequences**

3.4 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.*

*There are literally no negative consequences to our proposal. We have met with residents, the adjacent Bowling Club and engaged with the Airdrie Community Board. In addition, we have spoken to local businesses on the plan and our ambitions for the space and its use...we are yet to receive any negative response or fears of the use or planned football pitch space.*

*ACC have the support of our local MSP, our local MP and a variety of local councillor's who we have met on-site and spoken through the plans to ensure it has their support and endorsement. We have also led discussions with Leader Of The Council and various other local authority organisations with whom we deliver community engagement programmes and sports participation...again we are yet to find a source of negative feedback to the proposal. The commonly held view is this will enliven derelict ground, provide great safe space and deliver a community contribution beyond just sport.*

*We will be supporting the adjacent Bowling Club by delivering a tarmac access point which will also offer disabled parking bays and EV charging which is not present within the area...Katherine Park will be an asset which serves and supports the bowling club and its membership whilst also adding to the local area.*

## Capacity to deliver

3.5 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.*

## Capacity To Deliver



ACC have an 'Executive Board' and 'Charity Trustees' group as a Tier 2 OSCR certified charity who are in place to support the sustainable operation of the charity and ensure all activity is both appropriate and, in the best interests of the club's membership and player base.



**Frazer Gilchrist**  
Age Group Coach  
&  
Player Development



**Cameron Murray**  
Age Group Coach  
&  
Player Development



**John Bloomer**  
Age Group Coach  
&  
Project Lead



**Billy Barclay**  
Treasurer  
&  
Club Secretary



**John Truesdale**  
Chairman  
&  
Club Founder



**Thomas Cairns**  
Age Group Coach  
&  
Community Lead



**Chris Morrison**  
Age Group Coach  
&  
PVG Process Lead



**James Glen**  
Age Group Coach  
&  
Registration Sec

With our trustees coming from the fields of commerce, commercial property, health & wellbeing, logistics, engineering and other such fields we have our own "A-Team" who can develop and safely guide the club forward. With a group collective of over 85 years volunteering within football, player coaching and club operations under our belt.

Our players have a well-developed support network of guidance and due-diligence which ensures total compliance with SWF, SFA and SYFA legislation for the safe development of the game.

*Important to note that beyond the significant experience in corporate, voluntary and governmental sectors from our Executive Board, ACC are employing the services and engaging with a range of the strongest advisors within the sporting sector to manage and mitigate risk and error likelihoods within the context of the Katherine Park project. We have a commercial advisor in Beaver Economics - Neil McCallum – who has significant grassroots funding and delivery of such projects over the past decade in the game. We have sought advice and guidance from major construction groups and companies in the sector to take advantage of their knowledge and insight...we have commercial partnerships with Advance Construction Scotland and Fairways Sportsgrounds Ltd. This project is one which will be firmly and consistently managed to delivery by our lead contractors and architects, it is not where a local community group and charity will "muddle through" we will be employing quality,*

*experienced operators in this field to deliver a “turnkey solution” which should give NLC real confidence that firstly we have done significant research to this matter, but also sought to employ experts as opposed to cutting corners.*

#### **Section 4: Level and nature of support**

4.1 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.*

*As mentioned previously, we have engaged with a wide variety of stakeholders while preparing our project, and all have given us their support. To date, we have had overwhelming backing from an extensive collection of individuals, businesses and community groups.*

*Both Neil Gray MSP & Fulton McGregor MSP have an in-depth knowledge of our club and our plans, so have been very supportive in communicating with the local councillors. We have also met on-site with Counsellor Alan Beveridge who is particularly supportive of the project and has endorsed the work that ACC are doing to bring this to the area.*

*Further to this, we have spoken to some of the most experienced businesses and experts in project delivery who are Airdrie and locally based including Advanced Construction Scotland and CD Architects who will be our project leads from a design and planning engagement piece as well as Fairways Scotland who have delivered hundreds of such projects engaged with local authorities across Scotland.*

*ACC have also engaged with Active NL, Police Scotland, Scottish Fire & Rescue Service, Community Alcohol Partnership, Network Rail and other groups with whom we currently deliver the ‘Friday Night Project’ which is a diversionary project for teenagers in the area and also ‘Free Football Sundays’ which we deliver in partnership with McDonalds...each of the groups are very supportive of the Katherine Park proposal and would continue to work with ACC on this basis as we deliver more community engagement and free access to sport for kids in Airdrie.*

## **Section 5: Funding**

5.1 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.*

*The plan for the development of Katherine Park by ACC is predicated by two things; firstly, approval of the CAT submission by yourselves at North Lanarkshire Council and secondly; the requisite funding from multi-body organisations within the football and charitable sphere with whom we have engagement and applications ongoing.*

*ACC as at today have over £60,000 in our charity banking facility; 50% of which is currently ring-fenced for the project costs of architecture, planning and other associated natural contingencies.*

*We will be looking to secure funding to invest the sum of £1.8m to £2m to develop the space and facilities; to this end it is imperative that we are both prudent and effective in the structure of our work and delivery of the project. In Neil McCallum of Beaver Economics we have a trusted and reputable project consultant and expert in club fundraising and pitch development – Neil is our retained advisor and expert in this field, having developed multiple facilities across the past 20 years in the field.*

*Shepherd & Co undertook the requisite valuation report (attached in appendix) which has confirmed the current value of the land as £14,000 c.£3,000 per acre. Accordingly the view of ACC is that we are willing to offer as part of the CAT process a valuation to NLC of £4,200 for the land which represents 30% of any value it has...given the multi-million pounds of funding the club will be required to invest to the land we hope that NLC will appreciate and understand our appraisal of the land and our offer to you for what is otherwise unused land of no value.*

## **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 17<sup>th</sup> November 2025

Position Club Vice Chairman & Katherine Park Project Lead

Signature [Redacted]

Name [Redacted]

Address [Redacted]

Date 17<sup>th</sup> November 2025

Position Club Treasurer

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: ACC Latest Constitution 090925

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

Documents attached: Various location Maps, Site Layout Plan, Topographic surveys, Utilities surveys and pitch plans attached.

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

Documents attached: None

**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: Airdrie Community Club - Community Asset Transfer Business Plan - Katherine Park, Airdrie

**Section 5 – evidence of community support**

Documents attached: Business Plan attached plus letters from MSP’s

**Section 6 – funding**

Documents attached: Section detailed within Business Plan