

**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

**ASSET TRANSFER REQUEST FORM**

**North Lanarkshire Council**

**This Community Asset Transfer request form must be completed to make a formal request. 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 council and discuss your proposals before making an asset transfer request.**

**When completed, this form and supporting documentation should be sent to [communitymatters@northlan.gov.uk](mailto:communitymatters@northlan.gov.uk)**

**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

St Patricks Sports Academy SCIO
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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 .....	
x	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	██████████
	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?

**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 land is known as the Gala Day Pitches in Burnhead. Which is situated behind the Burnhead Community Centre, Burnhead Street, Viewpark, G71 5AT and can be seen in the picture below in red.



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: 20227601

**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: £1.00, with a willingness to engage in further discussion regarding the purchase price.

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?

Not applicable

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

Proposed rent: £ Not applicable 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?

Not applicable

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: £ Not applicable 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

**Introduction**

St Patrick’s Sports Academy (SPSA) charity dedicated in the organisation and delivery of sporting activities in the community whose aim is to promote physical activity and organised sport within a structured and fun environment. It is the club’s belief that a healthy lifestyle within a close-knit community will make for a better society – a factor in our ambition to operate from Viewpark. Formed in 2018, the club has continued to grow year on year now delivering structured, inclusive footballing opportunities to over 250 young people across North Lanarkshire (NL), South Lanarkshire and neighbouring local authorities. Participants range in age from 4 to 21, engaging in both recreational and competitive football opportunities.

All teams are formally affiliated with recognised governing bodies, including the Central Lanarkshire Football Association, Glasgow Youth Football League, Central League, and the Scottish Youth Football Association (SYFA). This ensures access to organised leagues and competitions across multiple formats, from small-sided games to full 11-a-side matches. Each team is fully volunteer led, with dedicated roles such as team leaders, coaches, and administrative support, fostering strong community ownership and local engagement.

The club places a strong emphasis on safeguarding, quality, and compliance. All coaches and volunteers meet strict SYFA requirements, including certified training in child wellbeing, mental health awareness, and coaching qualifications, alongside PVG clearance. First aid provision is mandatory within each team, ensuring a safe and supportive environment for all participants. The club is also working towards achieving SYFA Quality Mark – Gold Status, reflecting its commitment to excellence in grassroots football.

Governance is provided by a skilled and experienced committee comprising seven trustees and six committee members, all operating on a voluntary basis. This leadership group brings together expertise across coaching, community engagement, safeguarding, finance, governance, and organisational development. Expanded in 2025 to strengthen capacity, the committee ensures strong strategic direction, effective decision-making, and robust oversight. Through structured governance and a clear focus on sustainability and community benefit, the club is well-positioned to support future growth, including ambitions linked to a Community Asset Transfer and the development of a wider Community & Sports Hub.

Our long-term goal is to establish a permanent home for St Patrick’s Sports Academy—a central hub where all teams can train and operate together. This dedicated space will strengthen the sense of community within the club, creating a more connected and supportive environment for players, coaches, and families. By bringing all age groups together, younger players will have the opportunity to engage with and learn from older players, encouraging positive role models, mentoring relationships, and clear pathways for development and progression within the club.

Through this vision, we aim to advance community development by providing a safe and welcoming environment that promotes football, builds self-esteem, and encourages healthy lifestyles and friendships. We are committed to promoting participation in both recreational and competitive football, while also fostering respect for diversity, inclusion, and social integration. By providing access to quality facilities and equipment, we will encourage individuals to take pride in themselves and their teams, while also supporting active citizenship and greater participation in community sport.

Our business plan is therefore centred on securing this permanent home and delivering a sustainable Community & Sports Hub for the Viewpark area—ensuring long-term benefits for both our members and the wider community.

*Section 4 – pages 5 – 9 of our business plan outlines in detail the academy’s journey outlining The Why, The When, The Way & The Goal.*

We are currently operating with 19 teams, supported by more than 60 qualified coaches. More recently the academy’s growth has been limited with the inability to

- extend our footballing opportunities to girls,
- expand our offer to ASN young people
- introduce walking football
- offer wider range of sporting activities.

As we began to consider how we would could grow further and what opportunities would be available, we considered the possibility of a community asset transfer (CAT). Our initial investigations into potential sites identified the Gala Day pitches in the Viewpark area of Bellshill. Early discussions regarding the site brought to our attention a nearby unused building with further investigations showing that the building was previously operated by a charity who were leasing the land from North Lanarkshire Council (NLC). Several members of our committee have local knowledge of the Viewpark area either as residents or as their employment includes delivering services in the area, therefore prompting us to take a further look at the local area. The initial findings evidenced that Viewpark experiences significant socio-economic challenges, including high levels of child poverty and health inequalities, alongside limited access to local, affordable services. At this point, we as a committee had a strong desire to consider how the academy could support both our footballing community and the wider local community and essentially this is where our vision **Foundations for the Future** (FFTF) was born.

#### Foundations for the Future

*A transformational step through acquiring and developing a permanent Community & Sports Hub. This project will bring together high-quality all-weather pitches and a refurbished community facility, creating a multi-sport, multi-purpose environment that supports not only football but wider health, education, and community services. The Hub will act as a central anchor within the community—expanding access to sport, enabling partnership delivery, and providing a safe, inclusive space for people of all ages and abilities.*

Whilst our CAT application seeks to own the land owned by NLC, known as the Gala day pitches, our Business Plan 2026 – 2029 (attached) clearly sets out our ambitions to deliver a Community and Sports Hub (CSH) that will significantly increase participation in sport and physical activity, improve physical and mental health outcomes, and reduce barriers linked to poverty and inequality. It will also create new opportunities for education, employability, and volunteering, while strengthening community cohesion and reducing anti-social behaviour through positive engagement.

SPSA are already supporting our footballing community to achieve therefore demonstrating how we go beyond football to provide tailored support that responds to personal needs, interests, and aspirations.

The following case studies highlight the real and lasting impact of our work on individual young people within our club and wider community, demonstrating how we go beyond football to provide tailored, person-centred support that responds to individual needs, interests, and aspirations.

- Case Study 1

A young player living with a health condition who faced barriers to participating in group football activities. Through our support, they were offered one-to-one coaching sessions delivered by a young volunteer coach from within the club. This approach not only enabled the player to build confidence, improve their skills, and remain actively involved in football, but also created a valuable development opportunity for the young coach, who gained practical coaching experience, increased confidence, and a deeper understanding of inclusive practice. The experience was mutually beneficial, strengthening both individuals' personal growth and reinforcing the club's inclusive ethos.

- Case Study 2

We supported the brother of one of our players who had a strong interest in IT but lacked direction and confidence in how to progress. Through informal mentoring, encouragement, and guidance, we helped him explore pathways in education and build confidence in his abilities. This support contributed to him successfully applying for and securing a place in college to study an IT-related course, representing a significant step forward in his personal and educational development and demonstrating the wider family impact of our work.

- Case Study 3

A young player with a keen interest in journalism and media. Recognising this ambition, we provided employability support, including advice on skills development, portfolio building, and pathways into the industry. We also facilitated connections with individuals working in journalism, giving the young person insight into the profession and opportunities to begin developing their own work. As a result, they have started to build a portfolio and gain confidence in pursuing a potential career in the field, showing how our support extends beyond sport to help young people realise broader ambitions.

Our application we will of course focus on the redevelopment of the current sports and recreational ground. However, we would ask that you note, there will be reference to the development of the building and the wider ambition of the CSH as the projects are interdependent.

**Reason for Request**

As noted, our overriding reason for this request is that the academy is currently stagnant with the inability to grow, this being the main reason for the request however there are other factors to be considered.

**Increase Community Spirit**

As noted, SPSA delivers footballing activities to 19 teams, operating at this level requires access to many lets which at present are across various NL sites including Bothwellhaugh, St Ambrose, Spindelhowe, as well as other local authority sites. This fragmented approach does not support our ambition to create a footballing community, nor does it support the need for our younger players to have role models amongst our older age groups.

**Reduce Administration Time**

Pitch allocations at SPSA is managed centrally therefore the shortage of footballing pitches across North Lanarkshire with a number of our teams having no choice but to hire pitches from neighbouring local authorities. This increases the need for travel and cost for our players. As pitch allocation is a central function within SPSA this results in additional volunteer time being taken away from delivery football activities. We are keen to reduce this resource burden by having our own pitches which would be managed by SPSA employees.

**Introduce SPSA Female Team**

Whilst it could be said that younger females can engage with our current football teams there are structural and social barriers that inhibit this. The main structural barrier is the upper age limit where females can longer play in male teams. Currently SPSA is unable to offer a pathway to continue their footballing journey. In addition to this there are social barriers that prevent females engaging in sports such as fear of judgement, body image and self-efficacy. Having access to female only teams and providing educational sessions would address some of these barriers. Effectively we are committed to providing equality of access for all females to encourage participation in football.

**Introduce Walking Football**

There has been an increase in the opportunity to participate in walking football since the Scottish launch in 2012. Through delivering this in the Viewpark area we will be offering a safe, inclusive way for older adults or less active residents to stay involved in sport. This will improve the wellbeing and social connections for residents. The new facility will enable us to launch this as there will be access to both playing and post training facilities.

**Site Usage and Facilities**

*Section 6 (pages 21 – 25) of our business plan provide further detail of the project proposal for the CSH, for the purposes of our CAT application we have taken direct extracts regarding the land development which also include required appendices.*

**Sports and Recreational Land Development**

- Initial Stages

The site we propose to deliver comprises of recreational sports ground which is roughly rectangular in shape and extends to approximately 3.82 hectares. It is grassland with 2 football pitches which are denoted by two sets of football goals on the southern part of the site.

Our community consultation and discussions with local residents who are currently part of our football community, have advised that the pitches are unused. We have therefore engaged with Active and Creative communities to consider how during this time we can make use of the pitches whilst we were undertaking the preparation work for our CAT application. This aligns to our successful assignation of the nearby building, which is currently being refurbished.



Both the pitches are positioned adjacent to each other facing east to west, therefore running alongside the length of the building. With some remedial work they could be used for ad-hoc use however due to lack of drainage and other external factors continuing their use as grass pitches would not benefit our footballing community.

- Planned Use

Our intention is to develop the land to deliver multi-sports opportunities as well as continued public use. The development will be implemented in phases.

- Phase 1 – All Weather Pitch Development
- Phase 2 – Pump Track Installation
- Phase 3 – Multi-Recreation and Community Active Areas
- Phase 4 – Outdoor activity Development

This phased approach ensures the development progresses in a structured, financially manageable way — prioritising core all-weather pitch provision before expanding into complementary recreational and commercial activities. (See appendices 6a & 6b) for further detail)

The development of the all-weather pitches will enable us to relocate all current training activities to Viewpark, thereby freeing up a significant number of lets at other facilities (see appendix A– Pitch Allocation). This will also include the provision of indoor lets for our younger age groups.

In addition, we will maximise the number of matchdays hosted at our own facility, further reducing our reliance on external venues and creating additional availability for other clubs to access local authority lets.

As outlined in appendix A there will also be dedicated capacity for community use of the pitches. This may include access for local schools, community groups, football teams, and health improvement initiatives, ensuring the facility delivers wider social value. We are also keen to consider multi-use for the pitches and will include this as part of our consultations with the local community

The installation of a perimeter fence around the pitches is intended to enhance the overall safety, security, and sustainability of the facility. The fencing will help to clearly define the boundaries of the playing area, ensuring a safer environment for players, spectators, and visitors. It will also assist in protecting the pitches from unauthorised access and potential damage, helping to maintain the quality of the surfaces for long-term community use.

In addition, the perimeter fence will support more effective management of the facility during training sessions and matchdays, while still ensuring that the site remains welcoming and accessible for organised community activities.

We are also keen to ensure the facility benefits the wider community. We would welcome local residents to engage with us regarding opportunities for free, ad hoc use of the pitches during the building's operational hours as noted on *page 28* of our business plan, where this can be accommodated alongside scheduled activities.

Our proposal of owning and operating our own pitches will give our football community greater control over access, maintenance, and programming, ensuring the facilities are available when needed and used to their full potential. It will also create a safe, inclusive, and affordable environment that encourages participation across all ages and abilities, supporting both physical and mental wellbeing.

Beyond sport, the pitches will act as a focal point for community connection — hosting local tournaments, family events, and social programmes that bring people together. This investment will not only revitalise underused land but also deliver lasting social, health, and economic benefits for the people of Viewpark, many of whom reside in SIMD1 & 2 areas.

Having dedicated community football pitches in Burnhead will provide a permanent, high-quality home for our local club and will provide a place where local children, young people, and adults can develop skills, confidence, and pride.

As noted in our business plan and as part of our phased approach, in addition to the footballing activity our long-term plans will be to develop other sporting opportunities, both outdoor and indoor. We have engaged with a number of other sports organisations who offer judo, boxing, netball, cycling, basketball, Muay Thai and running, to consider partnership opportunities. We also intend to undertake additional consultation with the local community to agree the sporting opportunities that they wish to see in the area; this will expand further on the consultation that we have already completed.

The wider site will remain open and will not be enclosed by fencing, ensuring that it continues to be fully accessible to the local community. All activities planned as part of Phases 2–4 have been designed with inclusivity in mind and will be available for community use. We recognise that access for dog walkers was an important consideration raised during the consultation process, and a designated area for dogs will be considered within the wider space to support this need.

In addition, the existing throughway will be retained, allowing for continued pedestrian access across the site, and there will remain ample open space for informal and casual exercise. This approach ensures that the development complements existing community use while enhancing the overall quality and functionality of the space.

Please see location of pitches in the picture below



Please see below mock-ups of the development however please note the additional development of the area is subject to change pending further community consultation.



- Ongoing Maintenance

As part of our wider community and sports hubs business plan, we are committed to the ongoing maintenance and high standard of our pitches by employing a local individual to take on this responsibility. This approach not only ensures the pitches are consistently cared for and remain safe and accessible for all users but also creates valuable local employment. We will provide the necessary support, training, and opportunities to upskill, enabling the individual to develop expertise in pitch maintenance and facility management.

The cost of this ongoing maintenance will be supported through the donations we receive from our football community, and this has been fully accounted for within our financial forecasts, ensuring the long-term sustainability of the facility while continuing to invest back into both our pitches and our people.

**Additional Information**

The development of this project will be driven, designed, and implemented through meaningful engagement with our football community, the wider Viewpark community, and key local stakeholders. We are committed to a collaborative approach, ensuring that the voices of our members, families, and local residents directly shape the facilities and services delivered. Alongside this, we will work closely with statutory partners and third sector organisations to ensure the project reflects identified local needs and priorities.

Our approach will be informed by relevant local and national policies, ensuring alignment with wider strategic objectives around community development, health and wellbeing, inclusion, and participation in sport. This will enable us to deliver a project that is not only locally responsive but also contributes to broader policy outcomes and long-term sustainability.

We are clear that our intention is to complement and enhance existing provision within Viewpark, not duplicate it. Through ongoing consultation and partnership working, we will identify gaps in current services and ensure that our Community & Sports Hub adds value, strengthens existing delivery, and supports a more joined-up approach to community provision in the area.

## **Key Performance Indicators**

### - Phase 1 – All Weather Pitch Development

#### **Expand current football teams**

- Engage with an additional 20 young players annually

#### **Introduction of Female Football Teams**

- Engage with 100 plus young females in year 1
- Engage with 20 young females annually

#### **Expansion of ASN football delivery**

- Engage with a further 20 young people in year 1
- Engage with 15 ASN young people annually

#### **Introduction of Walking Football**

- Engage with 40 older or inactive residents in year 1
- Engage 10 older or inactive residents annually

#### **Community Activities**

- Deliver a community fun day for the local area
- Deliver an annual football tournament

### - Phase 2 – 4 – Development of Community Areas

#### **Agree Final Design of remaining land**

- Successful community consultation
- Partnership agreements confirmed

#### **Deliver on plan of final design**

- Successful planning applications
- Achieve funding required to complete work
- Hold a public open day to mark the facility's official opening

#### **Community Usage**

- Engage 150+ regular users within the first year
- Achieve 80% user satisfaction rate

#### **Partner Engagement**

- Establish 2–3 new sport or community programmes
- Collaborative deliver of 8 structured session per week in outdoor areas

*Section 9 – pages 35 - 38 of our business plan outlines our overall operational and strategic objectives*

## 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.*

This section outlines the wide-ranging benefits that will arise from the development of a Community and Sports Hub within the Viewpark area. While the project originated from a need to address capacity constraints within our existing football provision, it has evolved into a comprehensive, place-based initiative designed to deliver meaningful social, health, and economic outcomes for the wider community.

Our approach is underpinned by a robust evidence base, combining local needs analysis, extensive community consultation, and alignment with key local and national policy frameworks. Through this process, we have identified clear and pressing challenges within the locality, including health inequalities, limited access to affordable facilities, and a need for increased opportunities for young people and families. In response, the proposed development has been shaped to directly address these issues, ensuring it delivers targeted, preventative, and inclusive benefits.

The following sections set out how the project will contribute to community development, improve health and wellbeing, tackle inequality, and strengthen community cohesion. They also demonstrate how the proposal aligns with strategic priorities at a local level. Further detail regarding how the project aligns at a national level are included in *section 5 (Needs Analysis, Rationale and Impact – pages 10-20)* our business plan, ensuring that the project not only meets local demand but also contributes to wider policy outcomes and long-term sustainable impact.

Viewpark has a population of approximately 15,830, with a balanced age profile and notable concentrations of young people (aged 10–15) and older adults (aged 55–65). The proposed Community and Sports Hub is designed to serve all age groups, with targeted provision for these key demographics.

The area sits within the wider Bellshill locality, where health, social, and economic indicators highlight significant challenges compared to national averages. Higher levels of child poverty, poorer health outcomes, and increased reliance on support services demonstrate clear inequalities within the community. Viewpark is also identified within the lowest 20% of the Scottish Index of Multiple Deprivation, with some areas among the most deprived in Scotland.

These factors highlight a clear need for targeted, accessible, and community-based interventions. The proposed development aims to respond directly to this need by providing inclusive opportunities that support health, wellbeing, and community resilience.

## **The Plan for North Lanarkshire**

[One Place - One Plan](#) outlines the shared ambition of inclusive growth and prosperity. The Plan has five complementary priorities

### Improve economic opportunities and outcomes

- Creation of Employment opportunities for local residents
- Creation of volunteering opportunities to local residents whilst supporting their skills development
- Partnership with employability services and training programmes
- Local economic activity through facility hire, events and partnerships
- Consideration of local businesses supporting the development
- Engagement with local business to promote CSR opportunities

### Support all children and young people to realise their full potential

- Provision of affordable or free activities for children to participate in
- Opportunity to develop a Whole Family Support Hub
- Development of new activities and opportunities to learn new skills
- Access to educational space
- Opportunity to build new skills both practical and emotional

### Improve the health and wellbeing of our communities

- Access to a wide range of local all age provision therefore reducing barriers to engagement
- Increase sports participation to reduce social isolation
- Establish links to to NHS social prescribing models
- Development of service user designed services in collaboration with local services
- Opportunities to address local health inequalities with local access to provision

### Enhance participation, capacity, and empowerment across our communities

- Continued consultation of local residents to ensure the facility meets their needs
- Delivery of relevant services such as employability, financial education, learning and development, mental health and wellbeing support and statutory partners.
- Creation of Youth COmmittee to promote engagement
- Support community representation on the Board

### Improve North Lanarkshire's resource base

- Transformation of underused asset into a high-value community hub
- Ability to draw down grants and external funding to support NLC outcomes
- Creation of a financially sustainable model for reinvestment into local area
- Development of a facility for statutory services to use, therefore providing services in the local area

## Local Outcome Improvement Plan (LOIP)

In a hyper local context, the pitches and facility fall within the [Bellshill LOIP](#) which identifies the following priority areas:

### Poverty and Food insecurity

- Continue to offer discounted access for large families
- Continue to offer free access under our charity status
- Draw down funding to increase free sport opportunities for residents
- Implement practical anti-poverty actions such as hardship funds, subsidised holiday camps
- Provide a safe space where residents can access advice and guidance to reduce food insecurity through skills development and employment

### Community Resilience and Participation

- Support everyone in the local community to have a voice in the development of project and ongoing services
- Creation of volunteering roles
- Opportunity for local young people to join youth committee
- Creation of a shared community space
- Development of a community anchor asset

### Mental Health and Emotional Wellbeing.

- Developing a core focus on physical activity, proven mental health benefit
- Provided planned programmes such as wellbeing sessions, older adult activities
- Provide safe spaces for residents to access local services
- Committed to creation of partnerships with mental health organisations

### Digital Inclusion

- Offering free access to Wi-Fi
- Provision of an educational/learning space
- Development of digital learning in partnership with national businesses
- Access to computer facilities

### Community Safety

- Reuse of an underutilised/disused site
- Direct engagement with local young people to reduce anti-social behaviour
- Partnership develop with local community safety teams
- Development of diversionary youth programmes

The overall project will deliver significant economic and environmental benefits for the Viewpark and wider Bellshill area, contributing to inclusive growth and sustainable local development.

### **Economically Benefits**

- Creation of jobs and local employment opportunities
- Creation of volunteering and training opportunities through coaching and leadership programmes
- Mentoring opportunities will create positive pathways for young people to support reducing longer term social and economic costs associated with disengagement and poor health outcomes
- Increased spending within nearby businesses through community events, sporting activities, tournaments through attraction of visitors
- Creation of a sustainable community asset that can generate income from pitch hire, room hire, events, sponsorship
- Attract inward external investment for Viewpark
- Financial savings through reducing isolation, offering warm spaces, supporting early intervention and improving wellbeing.
- Community reinvestment of operational surpluses

Overall, the project will deliver significant economic benefit through local employment, skills development, inward investment, sustainable income generation, and the creation of a long-term community asset that supports inclusive economic growth within Viewpark and the wider North Lanarkshire area.

### **Social Value**

SPSA currently deliver a social return on investment of £380,259 per year from our current footballing activities. A successful community asset transfer would enable our growth of our football activity therefore increasing the social return on investment to £448,605 in year 1, £468,172 in year 2 and £491,895 in year 3 of our business plan. This amounts to £1.4million over the period. Approximately a further £500k of social value will be generated from the wider projects.

We have used the methodology provided to us as part of the CAT application guidance.

### **Environmental Benefits**

#### Regeneration of an Underused Community Asset

- Bringing currently underused land and buildings back into productive community use
- Prevent further deterioration therefore reducing environmental impact associated with vacant and unused spaces
- Improve the visual environment
- Contribute positively to restoring community confidence, pride, and positive use of local spaces

#### Increased Access to Local Services and Activities

- Access to sport, health, wellbeing, educational, and community services closer to home
- Reduces the need for residents to travel out with the area to access activities and services
- Lower transport-related carbon emissions and encouraging more sustainable local living

#### Promotion of Active and Sustainable Travel

- Will encourage walking, cycling, and other forms of active travel
- Provide safe and accessible local destination for children, young people, families, and older adults
- Increased local participation in sport and community activity
- Supports healthier lifestyles while reducing reliance on car travel for recreational purposes

#### Improved Environmental Quality and Community Safety

- Improve the overall environmental quality of the area.
- Increased activity, lighting, and regular use of the site
- Reduce vandalism, fly-tipping, and anti-social behaviour
- Create a cleaner, safer, and more welcoming environment for residents

#### Energy Efficiency and Sustainable Operations

- Seek to incorporate energy-efficient systems such as solar panels for flood lighting
- Use of environmentally responsible maintenance practices to reduce the long-term environmental footprint of the facility

#### Encouraging Outdoor Activity and Connection to Green Space

- Promote increased outdoor recreation and physical activity through accessible sports and recreational facilities.
- Encourage people of all ages to use outdoor spaces supports wellbeing
- Fostering greater appreciation, stewardship, and positive use of community green spaces.

Overall, the proposal supports environmental sustainability through the regeneration of unused assets, reduction in travel demand, promotion of active lifestyles, sustainable community infrastructure, and the creation of a safer, cleaner, and more environmentally responsible community space.

## 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.*

As part of our Community Asset Transfer (CAT) application, SPSA has proactively engaged with Planning Aid Scotland to ensure that all aspects of the proposed development for the land have been fully considered in line with relevant planning, environmental, and regulatory requirements.

In addition, we commissioned Sports Labs to undertake feasibility work in relation to the development of the site, ensuring that the proposed facilities are viable, appropriately designed, and aligned with best practice standards.

We have also engaged DM Hall to carry out an independent valuation of the land to support the asset transfer process.

Collectively, this work has enabled a thorough review of any potential restrictions affecting the site, including planning policy, environmental designations, heritage considerations, and land use constraints. Through this process, we have sought to ensure that the development of the land is compliant, sustainable, and appropriately designed to meet all statutory obligations while maximising community benefit. The following section outlines any identified restrictions and how the project will respond to and comply with them.

### **Planning Aid Scotland (PAS)**

PAS outlined that there 3 ways that there could be 'planning' type restrictions on land or buildings (see below).

*- 'Heritage' designations such as listed buildings or conservation areas*

It was reported that there were no heritage designations in the broad area we are considering as part of the CAT application.

*- Planning applications (or planning conditions) that are relevant*

It was reported that there were 3 previous planning applications in this area however these refer to the building that we have now completed the assignment for.

*- Relevant policies or designations in the Development Plan which affect the site or buildings*

It was reported that the land in question appears to be designated as a 'green network site' and/or in a 'mixed use/local centre'. These are not restrictions as such but are instead planning policy designations that would be taken into account in any future planning applications.



LDP Promote Map Legend	
<b>Promoting Development Locations &amp; Infrastructure</b>	
<b>PROM LOC1 Regeneration Priorities</b>	
	Ravensraig
	Regeneration Site
<b>PROM LOC2 Business Development Sites</b>	
	Existing Business Site
	Proposed Business Site
	Specialised Business Site
	Proposed Leisure Site
<b>PROM LOC3 Housing Development Sites</b>	
	Housing Development Site
<b>PROM LOC4 Special Landscape Areas &amp; Green Network Improvements</b>	
	Special Landscape Area (SLA)
	Green Network Site
	Culverted Canal
	Green Network Improvement Opportunity
<b>PROM ID1 Transport Improvements</b>	
	Transportation Opportunity
<b>Placemaking Policies</b>	
	Mixed Use Centre
	Business Centre
	Visitor Economy Location
	General Urban Area
	Green Belt
	Countryside

LDP Protect Map Legend	
<b>Protecting Assets PROT A - Natural Environment and Green Network</b>	
<b>Category A1 International Sites</b>	
	Special Area of Conservation (SAC) / Special Protection Area (SPA)
<b>Category A2 National Sites</b>	
	Site of Special Scientific Interest (SSSI) / Ancient Woodland
<b>Category A3 Local Sites</b>	
	Special Landscape Area (SLA)
	Site of Importance for Nature Conservation (SINC), Local Nature Reserve (LNR), Community Park, etc
	Seven Lochs Wetland Park
	Country Park / Town Park
<b>Category A4 Green Network</b>	
	Green Network Site
<b>Protecting Assets PROT B - Historic Environment</b>	
<b>Category B1 International Sites</b>	
	Antonie Wall World Heritage Site
	Antonie Wall Buffer Zone
<b>Category B2 National Sites</b>	
	Scheduled Monument, Category A listed Building and Garden/Designated Landscape
	Kilsyth Historic Battlefield
<b>Category B3 Regional / Local Sites</b>	
	Conservation Area / Canal Corridor / Site of Archaeological Interest
<b>Environmental &amp; Design Qualities</b>	
	EDQ2 Air Quality Management Area

### Category A4 Urban Green Network

Natural areas (including urban wildlife corridors, trees & woodlands, watercourses & wetlands, and flood plains), outdoor sports facilities\* and other green open spaces contributing to quality of life in local communities.

The Council will maintain community wellbeing in residential areas by protecting the Urban Green Network. Planning permission will only be granted for proposals potentially affecting the Urban Green Network if it can be demonstrated to the Council's satisfaction that there will be no adverse impact or that any impacts can be mitigated in environmental terms. Policy EDQ3 will outline how new development proposals may protect, enhance, and manage existing Green Network infrastructure and, in key locations, provide new Green Network infrastructure.

Outdoor sports facilities should not be redeveloped except where:

- the proposed development is ancillary to the principal use as an outdoor sports facility or involves a minor part not affecting its use and potential for sport or training.
- the outdoor sports facility would be replaced by a new or upgraded outdoor sports facility of comparable or greater benefit for sport and in a location convenient for its users; or

• a playing field, or other relevant strategy prepared in consultation with sportscotland which demonstrates a clear excess of provision to meet current and anticipated future demand in the area, and the site could be developed without detriment to the overall quality of provision.

We believe that our plans for the development of the area does not contravene the relevant policies or Local Development plan, and that our proposals would bring greater benefit for sport and recreation that what the site currently does.

### **Sports Labs**

SPSA commissioned Sports Labs to assist them in exploring the possibility of constructing 2 new 3G synthetic pitch, and associated features, on the land included as part of the CAT application. The main aim of the technical feasibility study is to assess the viability of the proposed facilities and identify the outline scope of works and estimated budget costs.

The report includes outline design drawings created following the site visit with the following works/inspections carried out as part of the study.

- a) Desktop Study
- b) Site walkover
- c) Strategic Onsite Meeting
- d) Photographic Survey
- e) Topographical Survey

The full report and outcomes of which can be viewed in *appendix 9 – Sports Lab Quotes* of our business plan.

The key considerations relating to potential restrictions on the use and development of the land have been identified through early feasibility and planning engagement.

The site is bordered by neighbouring residential properties, with community buildings and commercial premises located to the south, a bowling club to the west, and established tree boundaries surrounding the playing fields. These features will require careful consideration during the planning and design stages to ensure that the development is sympathetic to its surroundings, minimises any potential impact on local residents, and enhances the existing environment.

In addition, there are a further legal/compliance requirements and planning constraints associated with the site, which have been identified and are detailed in *Appendix 9 - Sports Labs quotes – point 5*, from our business plan.

To ensure full compliance and a robust planning approach, we will utilise North Lanarkshire Council's pre-application advice service to guide the design process and address any potential issues at an early stage.

### **DM Hall**

SPSA commissioned DM Hall, an independent firm of chartered surveyors, to undertake a valuation of the land as part of the Community Asset Transfer process. As part of this assessment, DM Hall considered any factors that may impact the value or development potential of the site, including planning constraints and land use restrictions. Their findings

confirmed that there were no significant planning constraints or material issues identified that would require to be reported as part of the valuation. This provides a level of assurance that the site is suitable for the proposed development, subject to the normal planning and regulatory processes being followed.

A full copy of the valuation report is attached as appendix B.

### **Additional Notes**

While we are currently considering reorientating the pitches from an east-to-west alignment to a north-to-south alignment, we believe this would provide a significantly improved playing experience for our young people. A north-to-south orientation is widely recognised as best practice within football facility design, as it reduces the impact of low sun glare during morning and evening periods, improving visibility, safety, comfort, and overall playing conditions for participants, coaches, and spectators alike.

We recognise, however, that implementing this change may require the relocation of the existing throughway path currently in place. We would therefore welcome the opportunity to engage in discussions with NLC to explore the implications of this and to work collaboratively towards a suitable solution for all parties.

## 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.*

While our consultation demonstrates overwhelming support for the proposed CSH, SPSA recognises that there may be potential negative consequences which require careful management. These have been identified both through our own assessment and extensive community and stakeholder consultation, ensuring that the project is responsive to local concerns and has directly informed the design, planning, and delivery approach.

Key issues identified include increased footfall and activity levels around the site, which may lead to concerns relating to traffic, parking, noise, and the potential impact on neighbouring residential properties. Traffic, parking, and access were consistently highlighted as key considerations, particularly given the site's proximity to residential areas. There is also the potential for short-term disruption during the construction phase, alongside environmental considerations associated with the development of the land and its surrounding green space. Feedback also highlighted the importance of ensuring the development remains sensitive to its setting and continues to benefit the wider community.

Consultation identified specific concerns regarding the impact on dog walkers who currently use the space, as well as the need to ensure that existing community users and groups are not displaced or disadvantaged. Broader feedback also emphasised the importance of financial sustainability and affordability, ensuring the project does not place financial strain on the organisation or create barriers to participation. In addition, partners highlighted the importance of ensuring the facility is inclusive, accessible, and complementary to existing local services, rather than duplicating provision.

To minimise these risks, St Patrick's Sports Academy will adopt a proactive and responsible approach throughout the planning, development, and operational phases. This will include sensitive design and layout of the facility, appropriate operating hours, and ongoing engagement with local residents and stakeholders. A robust financial plan has been developed, based on diversified income streams, prudent cost assumptions, and a phased delivery model, ensuring long-term sustainability while maintaining affordable access and reinvesting surpluses into community benefit.

Traffic and access management plans will be developed as part of the planning process, supported using North Lanarkshire Council's pre-application advice service. We will also explore opportunities with relevant Council departments to utilise nearby car parks that are underused out with normal business hours, alongside encouraging car sharing and sustainable travel behaviours to reduce pressure on local infrastructure.

Environmental impacts will be mitigated through sustainable design, retention of natural features where possible, and responsible site management practices. In response to feedback from dog walkers, we will engage directly with this user group to explore options such as the creation of a dedicated enclosed area, ensuring continued access and shared use of the space. Any disruption during construction will be managed through careful planning, phased delivery, and clear communication with local residents.

Furthermore, the Hub is designed as an inclusive, multi-use, partnership-focused community asset, supporting a wide range of programmes including ASN provision, health and wellbeing services, and community activities. It will complement, rather than duplicate, existing services while ensuring equitable access for a wide range of users. In addition, the development will address existing concerns around underuse and anti-social behaviour by transforming the site into a well-lit, actively managed space with regular positive use, contributing to improved community safety.

Overall, these considerations reflect constructive feedback rather than opposition and have strengthened the project by ensuring it is responsive, inclusive, and well-planned. Through ongoing engagement, partnership working, and a proactive approach to risk management, St Patrick's Sports Academy is confident that any potential negative impacts can be effectively minimised while maximising long-term community benefit.

## 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.*

SPSA has a strong and well-established governance structure, supported by a committed Board of Trustees and wider committee who bring a broad range of relevant skills and experience to deliver and sustain the proposed Community & Sports Hub.

The academy currently supports over 250 young people across 19 teams, delivered by more than 60 volunteers and coaches, demonstrating a proven track record in managing programmes, people, and resources at scale.

As part of the Community Asset Transfer process, a detailed skills analysis was undertaken in line with best practice.

This identified key development areas including

- business planning,
- planning applications,
- legal processes,
- bid and tender development,
- fundraising,
- social value measurement.

These gaps have been proactively addressed through a combination of targeted recruitment, training, and the use of professional advisers.

For example, Sports Labs have been commissioned to undertake feasibility work and support planning considerations; Planning Aid Scotland has been engaged to guide planning compliance; and legal matters have been supported by our appointed solicitor.

In addition, three new volunteers with extensive experience in bid writing, fundraising, and tender development have joined the committee following community engagement activity.

Support for social value measurement has been enhanced through engagement with North Lanarkshire Council's Community Partnership team and the Community Ownership Support Service.

The academy operates under a clear governance framework, with defined roles and responsibilities across the Board and committee, supported by formal policies covering safeguarding, health and safety, financial management, and operational delivery.

Regular, minuted committee meetings (with appropriate redactions where required) ensure transparency, accountability, and effective decision-making. A recent governance review identified areas for improvement, and these recommendations have been actively implemented, further strengthening the organisation's leadership and oversight. In addition, a Trustee Development Day has been undertaken to build capacity, align strategic priorities, and ensure all members are equipped to support the next phase of growth.

SPSA also has practical experience in managing facilities and delivering community-based services, including coordinating access to multiple venues, overseeing maintenance, and ensuring safe, compliant environments for participants. This experience will be formalised and expanded through the development of Standard Operating Procedures (SOPs), which will guide all aspects of facility management, programme delivery, safeguarding, and partnership working. A phased operational model, supported by a dedicated Operations Manager and volunteer workforce, is outlined within the business plan and ensures a structured and sustainable approach to delivery.

Financially, the organisation has developed a robust and realistic financial plan, incorporating diversified income streams, prudent cost management, and a blended funding strategy. This demonstrates both the viability of the project and the organisation's ability to manage resources effectively over the long term.

Collectively, this combination of strong governance, proven delivery experience, proactive skills development, professional support, and robust planning provides clear evidence that St Patrick's Sports Academy has the capacity, capability, and structure required to successfully manage the project and achieve its stated objectives

Outlined below are brief profiles for each of our trustees with further detail outlining qualifications, experience, and roles available on *appendix 1 – Trustee Profiles* of our business plan.

#### **██████████ – Chair**

██████████ is an experienced software development consultant with over 24 years' experience delivering complex projects across multiple sectors. As Chair, he provides strategic leadership, governance oversight, and operational direction, ensuring the club is sustainable, compliant, and focused on delivering positive outcomes for the community.

#### **██████████ – Vice Chair & Treasurer**

██████████ brings over 25 years' experience in construction, health & safety, and facilities management. As Vice Chair and Treasurer, he oversees financial management and contributes technical expertise to support the safe development and long-term maintenance of the proposed facility.

#### **██████████ – Vice Chair & Child Wellbeing**

██████████ has over 36 years' experience in banking, including senior roles in risk, audit, and compliance. He plays a key role in governance, safeguarding, and operational oversight, supported by over 25 years' involvement in grassroots football and youth development.

#### **██████████ – Club Secretary**

██████████ has over 20 years' experience across business, hospitality, and community leadership. As Club Secretary, she leads governance administration, compliance, and organisational coordination, ensuring effective communication and robust decision-making processes.

#### **██████████ – First Aid Coordinator**

██████ is a business owner with over 20 years' experience and a qualified coach with over 10 years in grassroots football. He supports operational delivery, equipment management, and health and safety compliance across club activities.

██████████ – **Child Protection Officer**

██████ has over 18 years' experience working with young people. As Child Protection Officer, he ensures safeguarding is embedded across all activities, creating a safe, inclusive, and supportive environment for participants.

██████████ – **Partnership & Growth Coordinator**

██████ has over 20 years' experience in employability and service delivery, most recently as Head of Operations at Routes to Work. She leads partnerships, funding, and the Community Asset Transfer process, ensuring alignment with local priorities and strong project delivery.

██████████ – **Committee Member**

██████ brings experience in finance, administration, and childcare. Her professional background and lived experience of supporting children with additional needs strengthen the club's inclusive approach and safeguarding awareness.

██████████ – **Committee Member**

██████ is a small business owner with experience in customer service, operations, and marketing. She contributes strong organisational and communication skills, alongside active involvement in school and community leadership.

██████████ – **Committee Member**

██████ has over 11 years' experience in construction and project management, including delivering large-scale developments. He provides expertise in capital projects, procurement, and asset management to support the development of the facility.

██████████ – **Committee Member**

██████ has extensive experience in football coaching and community leadership, alongside running his own business. He brings strong project management, governance, and facility experience, with a focus on inclusive community sport.

**Additional Information**

SPSA has taken a proactive and collaborative approach to building the capacity and expertise required to deliver the proposed Community & Sports Hub.

We have engaged directly with North Lanarkshire Council's Community Payback Order team to support the cleanup of the external landscape, ensuring that we are creating a welcoming space for everyone.

In parallel, we are actively engaging with local employers to explore how the project can support the delivery of their community benefit commitments, creating opportunities for local investment, skills development, and shared value.

To further strengthen our delivery capability, we have registered with the Glasgow City Regions Community Benefits Hub, enabling access to specialist advice, support services, and best practice in sustainable development.

In addition, we have drawn on the expertise of a number of our existing sponsors, who bring knowledge across construction, business development, and operational delivery.

Collectively, these partnerships and support mechanisms enhance our organisational capacity and provide confidence in our ability to successfully deliver and sustain the project.

**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.*

St Patrick’s Sports Academy has undertaken extensive and meaningful engagement to ensure that the proposed Community & Sports Hub reflects the needs and aspirations of both our existing members and the wider community. This engagement has demonstrated a high level of support across multiple stakeholder groups, providing strong evidence of demand and long-term sustainability.

Engagement with our core footballing community—including players, parents, and coaches—has been significant. Surveys show overwhelming support for the project, with 94% of players, 100% of coaches, and 97% of the wider football community supporting the development of dedicated facilities and a community hub. This reflects the views of a large proportion of our active membership base, which currently includes over 250 young people and more than 60 volunteers and coaches. Importantly, many respondents also indicated a willingness to support the project through volunteering, fundraising, and sharing professional expertise, demonstrating both commitment and capacity within the community.

Beyond our membership, we have actively engaged with the wider local community through a structured and inclusive consultation process. This included online surveys, leaflet drops, social media engagement, and promotion through local venues such as schools, health centres, community facilities, and local businesses. A total of 193 responses were received from local residents, the majority of whom have lived in the area for over 10 years, demonstrating strong local insight and connection to the area. Support for the project was very high, with 82% of respondents supportive of the asset transfer and 91% supportive of developing the building into a community hub. Feedback highlighted clear demand for improved sports facilities, youth provision, community activities, and health and wellbeing services.

We have also engaged extensively with community groups, third sector organisations, and statutory partners to ensure the proposal reflects wider community needs. This included outreach through organisations such as NHS Lanarkshire, Voluntary Action North Lanarkshire, local churches, youth groups, and community organisations, alongside a dedicated partner engagement session attended by representatives from health, employability, housing, education, and community services. These discussions reinforced the need for accessible, flexible community space and highlighted opportunities for partnership delivery across health, wellbeing, employability, and social inclusion. Please refer to *appendix C* for a copy of the presentation.

In addition, we have engaged with local elected members, who have provided strong support for the project and its potential to address key local priorities. Letters of support have been secured and are included within the appendices. We have also received a significant number of statements of support from clubs, organisations, and community representatives, demonstrating broad backing from across the wider sporting and community network.

Importantly, engagement has not been limited to those directly involved in the club. The consultation approach was designed to reach communities who may be affected by the development, including local residents living in proximity to the site, community facility users, and local businesses. Feedback from these groups has been used to shape the design and future operation of the hub, with key considerations such as access, parking, inclusivity, and community use informing the next stages of development.

Overall, the level and nature of support for the project is both strong and wide-reaching, spanning internal members, local residents, community organisations, partners, and elected representatives. This comprehensive engagement process demonstrates that the proposal is community-led, evidence-based, and responsive to local need, providing a solid foundation for the successful delivery and long-term sustainability of the project.

The following business plan appendices will provide further information regarding the support for the CAT as well as the project as a whole.

*Appendix 2 – Community Consultation Process*

*Appendix 3 – Consultation Surveys Overview*

*Appendix 4 – Support Received*

**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 financial position and funding approach for the proposed CAT are set out in full within the accompanying Business Plan, which provides a comprehensive overview of all capital and revenue costs associated with both the acquisition and development of the land and the wider Community & Sports Hub. This includes detailed projections covering land transfer costs, site development, construction, professional fees, ongoing maintenance, and operational delivery, alongside identified income streams, funding sources, and in-kind contributions.

While we have sought, where possible, to isolate and present the financial elements specifically relating to the development of the pitches, it is important to note that the overall project is designed as a fully integrated Community & Sports Hub. As such, the financial model is inherently interdependent, with the viability and sustainability of the pitch development closely linked to the wider facility, including the building, community programmes, and commercial activities. Income generated across the hub—such as pitch hire, memberships, room hire, programmes, and partnerships—collectively contributes to the long-term financial sustainability of the asset.

The Business Plan demonstrates a robust and realistic funding strategy based on a blended model of grant funding, sponsorship, private investment, and community fundraising, supported by significant volunteer input and in-kind contributions. All anticipated funding sources have been identified in line with relevant eligibility criteria, and discussions with funders and partners have been undertaken to ensure alignment with their requirements. This integrated approach ensures that both the acquisition and ongoing use of the land are financially viable, sustainable, and capable of delivering long-term community benefit.

We have outlined below grant provision that has been investigated and confirmed as being eligible to apply. These funding streams relate directly to the development of the pitches and wider land.

#### sportsscotland - Sports Facilities Fund

- Strong community demand (82–97% support)
- Focus on increasing participation, particularly for girls and ASN groups
- Clear health and wellbeing outcomes
- Sustainable operating model demonstrated in the business plan
- Potential funding of up to £250,000

#### SFA - Facilities and Development Funding

- Active SYFA club working towards Quality Mark Gold
- Supports over 250 players across 19 teams
- Demonstrates clear need due to lack of facility access
- Potential funding of up to 50% of the overall costs, assuming match funding is in place

#### North Lanarkshire Council - Regeneration Capital Grant Fund

- Providing a place-based regeneration projects
- Tackling inequalities in a deprived community
- Potential funding to be confirmed
- We have engaged with NLC regarding this fund and have been advised that EOI's will be requested in May however SG are yet to confirm if the funding stream will continue

#### North Lanarkshire Council - CAT Capital Grant

- Undertaking CAT process with NLC
- Potential funding of £100,000

#### The Benzie Foundation

- Facility will sit within an SIMD area of North Lanarkshire
- All community members will be actively encouraged to use the facility
- Awaiting detail of potential funding values

#### Scottish Football Partnership Development Fund

- Enabling girls and women to play football as well as offering ASN and Walking footballing opportunities
- Facilities is being developed to increase available lets and pitches in an area of need
- Awaiting detail of potential funding values

#### Private Funding

- SPSA have a number of club sponsors who have agreed to provide both financial and in kind support that will assist in the development of the land.
- Potential Funding for land development of £795,000

**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 13<sup>th</sup> May 2026

Position Chair

Signature [Redacted]

Name [Redacted]

Address [Redacted]

Date 13<sup>th</sup> May 2026

Position Partnership and Growth Co-ordinator

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:

*SPSA Club Constitution*

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

Documents attached:

*Business Plan Appendix 9 - Sports Labs Feasibility Study Report*

*CAT application – Appendix B - DM Hall Report & Valuation*

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

Documents attached: N/A

**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:

*Business Plan and Appendices*

- 1) Trustees Profiles*
- 2) Community Consultation Process*
- 3) Consultation Surveys Overviews*
- 4) Support Received*
- 5) Community Asset Transfer Process*
- 6) a) Phase Land Development & b) Land Development Plan*
- 7) a) Phase Building Development & b) Building Development*
- 8) Operational Plan Post Construction*
- 9) Sports Labs Quotes*
- 10) a) Anticipated Impact, b) Measurable KPI’s, c) Evaluation Methods & Data Collection*
- 11) Social Value*
- 12) Risk Register*

**Section 5 – evidence of community support**

Documents attached:

- Business Plan Appendix 2 Community Consultation Process*
- Business Plan Appendix 3 Consultation Surveys Overviews*
- Business Plan Appendix 4 Support Received*

**Section 6 – funding**

Documents attached:

*Please refer to Section 8 – Financial Plan & Funding of our business plan*