

**COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

**ASSET TRANSFER REQUEST FORM**

**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

Barrhead Men's Shed SCIO

1.2 CTB address. .

Postal address:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Postcode: [REDACTED]

1.3 Contact details. .

Contact name: [REDACTED]

Postal address:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

**Y** 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)*

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 .....	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  **N**

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 **N**

Yes

If yes what class of bodies does it fall within?

## **Section 2: Information about the land and rights requested**

2.1 Please identify the land 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.*

Units 1-4

9 Robertson St

Barrhead

Glasgow

Postcode: G78 1QW

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

*If the property has a UPRN you will find it in the relevant authority's register of land.*

UPRN:

**Section 3: Type of request, payment and conditions**

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

**3A – Request for ownership**

What price are you prepared to pay for the land requested? :

Proposed price: £

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?

100 year

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

Proposed rent: £ 1 per year

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

### 3C – request for other rights

What are the rights you are requesting?

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Do you propose to make any payment for these rights?

Yes

No

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

Proposed payment: £                      per
----------------------------------------------

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

## **Section 4: Community Proposal**

4.1 Please set out the reasons for making the request and how the land or building will be used.

*This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.*

The purpose of our Men's Shed is to provide recreational facilities and advance the social needs, health and well being of men of all ages and backgrounds living in East Renfrewshire and surrounding areas. The building will continue be used for woodworking and lighter craft work or such other creative activities that fulfil demand from our potential membership.

The shed is an important part of our members' lives and any threat of closure is a major source of anxiety. We need a long lease to remove that threat; provide the security that will enable us to invest in facilities beyond the workshop that we currently provide; and allow us confidently to publicise our offering to attract others in need of our services.

Before we can take on a long lease we need to be able to afford it. It is the nature of our Men's Shed that it can not survive without public support of some kind. It would negate the object of the Shed to oblige members to generate survival income. We are able to generate sufficient income to cover utilities; insurances ;maintenance and the like but not rent as well.

It is already established practice in East Renfrewshire that organisations that use council property to provide recreational activity, are not required to pay rent. The council does not receive any income from the building used by ERCLT which is the main provider of recreational activity in the area. . We consider that our performance compares favourably with ERCLT. Our target membership is a vulnerable and hard to reach section of the community and one which is particularly likely to have increased demands on caring services without our Shed.

### **Benefits of the proposal**

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

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

Our project is to ensure the long term survival of a first class Men's Shed.

Our members benefit by reducing their social isolation and by providing mental stimulation. Many report improved health and reduction in the need for medication.

Often their families benefit from reduced caring duties and reduced the demand on public caring services such as NHS.

We have links with other organisations such as schools and nurseries who benefit from bespoke goods we make that are hard to obtain at an affordable price elsewhere; and also from shared activities that for instance include children and encourage their interest in making things.

In purely financial terms it is believed that Men's Sheds in general can save NHS money by preventing health deterioration of those who participate in the shed. It is Scottish Government policy to encourage prevention to avoid the need for cures

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

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

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

### **Negative consequences**

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

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

It could be that a tenant with a long lease on our site could present a problem for future development of the surrounding area. We propose a clause in the lease that would allow the council to regain control at any time after 25 years with certain conditions.

- There is a confirmed redevelopment programme
- We are given sufficient notice e.g. 6 months
- Alternative appropriate accommodation is provided elsewhere with similar terms.

### **Capacity to deliver**

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

*This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.*

We have been running the men's shed successfully since it became a SCIO in 2016 and this will continue because

- Our members are determined to see the Shed succeed
- Within our membership there are, as might be expected, a number who have management or executive experience and know what is needed to run an organisation.
- We have a robust management structure. Management and supervisory roles are identified and described along with documented procedures so that these roles can be taken up by someone new.. Everyone who is playing an important role in the organisation is tasked with ensuring that he is dispensable.
- All our board members are kept informed of each other's business at monthly board meetings if not before.
- We have 3 years of financial results that justify our claim that a free rent is both necessary and sufficient for our survival.
- We are fortunately surrounded by many sources of professional advice willing to assist us and we are confident that we are able to recognise when we need help.

## **Section 5: Level and nature of support**

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

*This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how*



*you have engaged with any other communities that may be affected by your proposals.*

At Barrhead Housing Association's participatory budgeting funding event last year local people voted for 6 out of 20 voluntary groups applying for funding. The Barrhead Men's Shed was the most popular, gaining 171 of 2586 votes cast. This was 10 votes more than the next most popular.

We have spoken to a number of local and national politicians who represent the people in the area that we serve. It is their job to have a good grasp of the opinions of those whom they represent. Without exception they were keen supporters of our shed.

**Section 6: Funding**

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

*You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.*

## 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

Position [REDACTED]

Signature

Name [REDACTED]

Address [REDACTED]

Date

Position [REDACTED]

Signature

## **Checklist of accompanying documents**

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

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

Title of document attached:

Constitution of Barrhead Men’s Shed

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

Documents attached:

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

Documents attached:

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

Documents attached:

### **Section 5 – evidence of community support**

Documents attached:

3 Testimonials

### **Section 6 – funding**

Documents attached: