

Community Asset Transfer

Stage 2: Asset Transfer Form

Using 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 along with the local guidance provided on the Council's Asset transfer website.

The Council actively wishes to support community groups to meet the ambitions of their local communities and can provide practical advice and support through our local ward officers. You are strongly advised to contact the Council to discuss your proposals before making an asset transfer request.

Further guidance is available on the Council's asset transfer Website

When completed, this form must be sent to:

CommunityAssetTransfer@dumgal.gov.uk

Or by post to:

Community Development and Empowerment Manager

Communities Directorate

Dumfries and Galloway Council

Municipal Chambers

Buccleuch Street

Dumfries

DG1 2AD

Tel: 030 33 33 3000

Section 1: Information about the Community Transfer Body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Dalbeattie Community Initiative LTD

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]

Telephone:

[Redacted]

Email:

[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 tick the relevant box to confirm the type of CTB and its official number, if it has one.

- Company, and its company number is [Redacted]
- Scottish Charitable Incorporated Organisation (SCIO), and its charity number is [Redacted]
- Community Benefit Society (BenCom), and its registered number is [Redacted]
- 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?

Yes No

Please give the title and date of the designation order:

[Redacted]

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

Yes No

If yes what class of bodies does it fall within?

Scottish Limited Company with Scottish charity number.

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 attach a map and 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 'former' Dalbeattie Primary School, Southwick Road, Dalbeattie, DG5 4EW

Boundary map attached

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

This should be given in the relevant authority's register of land

UPRN: 105X00

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?

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 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.

Between October 2016 and January 2019, Rocks and Wheels have held a series of consultations ranging from public drop in, visits to local community groups, online surveys, and school presentations with the local High and Primary school. It was important to give the community an opportunity to voice their interests as to what they thought the town needed. There has been much support for the project, and the former Dalbeattie Primary School sited in a prominent location in the town providing an ideal opportunity to establish a community activity centre which links many different aspects of the town together.

The Rock and Wheels (RAW) objectives is to establish in response to locally identified needs, a facility which will be unique in Dumfries & Galloway and which will contribute significantly to the economic, physical and social health of the town and its surrounding area. With immediate access available to Dalbeattie Forest and the woodlands of the Solway coast, it will exploit the surrounding landscape and both complement and enhance existing facilities with the objective of encouraging a healthy and active lifestyle for all ages leading to improvement in the physical and mental health and wellbeing of those using it.

The adaptation of the former primary school building will provide a centre which will be a base for many diverse local pursuits: road cycling, mountain biking, running, walking, orienteering, climbing, golf, sailing, and yoga to name a few.

The facility will cater for individuals, couples, families, small groups, uniform organisations and school parties.

The site development will include :

- ~ 60 bed hostel and refectory
- ~ Reception area
- ~ Indoor bouldering centre
- ~ Outdoor pump track
- ~ Lockers, changing facilities, drying rooms, storage and maintenance areas
- ~ Indoor and outdoor café
- ~ Office and management space
- ~ Community/small business/training rooms and exhibition place
- ~ Outdoor civic/event area with Amphitheatre

The project aims to:

- ~ Provide 21st century facilities for community and regional use.
- ~ Create a destinational centre that can accommodate visitors to our area.
- ~ Assist in regenerating the local economy of Dalbeattie and the surrounding area.
- ~ Develop facilities and activities to promote health and wellbeing to all and encourage the adoption of a healthy lifestyle.
- ~ Build opportunities for our community's social growth.
- ~ Future proof the development of sustainable and improved infrastructure for our town.
- ~ Adopt and expand the opportunity for local employment, volunteering and training schemes.

In addition to the facilities, it will make use of local resources and skills to support the town's commercial and service economy by providing 23 employed positions and by encouraging visitors to come to and stay in the area.

This is detailed in the Buiness Plan under - 1. Project Summary and 2. Project Alignment.

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.

We envisage this centre becoming a central attraction in Dalbeattie bringing together the community to engage in activities to improve their health and wellbeing; using the building to grow social groups; providing training to upskill our community members and providing space for business use and encouragement of new enterprises.

It will also give visitors a place to stay and become a key tourist attraction for Dumfries and Galloway — these visitors will then be signposted to all of our regional connections. It will encourage visitors to explore the region and opening the opportunity for returned custom.

We hope to grow our local economy by increasing footfall locally and regionally, using local business and growing the local workforce offering training and activities leading to relevant vocational training (e.g. catering, trail-building, group leadership & facilities management) through links with local colleges.

The project will attract £5million grant funding investment and then is projected to be self-supporting through income generation. Any profits will be used for continued development and upgrading of the project along with creating a sustainable income source for Dalbeattie Community Initiative therefore removing the need for ongoing grant funding.

The project will strive towards net zero (achieving a balance between the carbon emitted into the atmosphere, and the carbon removed from it.) in line with the ambitions of the region; this will be achieved by implementing various strategies both to benefit the site and the locality. We will endeavour to achieve this by encouraging outdoor activities, active travel, the inclusion of electrical vehicle charging points and using alternative heat sources where possible.

It will also play an important role in the area's post-Covid recovery programme by rebuilding our economy, improving our local infrastructure, creating opportunity for health improvements and a centre that can react to the developing needs of our community.

The RAW project will provide local, accessible and affordable facilities which will offer opportunities to people of all ages, local and from further afield, to participate in health-supporting activities and in developing new skills and interests which can be sustained through life. In addition, it is closely aligned to Scotland's Public Health Priority 6 targeted at increasing physical activity with people being able to live in “vibrant, healthy and safe places and communities” with “good mental wellbeing, opportunities to “flourish in our early years” and a “sustainable, inclusive economy with equality of outcomes for all.”

The RAW project will offer such opportunities and will underpin the equal opportunities priority by working to ensure that access is available to all young people regardless of ability, location or financial circumstances. It will also offer training and certification opportunities to young people through links with the local colleges.

The RAW project will actively support and participate in DCI events such as the annual Dalbeattie Hardrock Challenge, the activities surrounding the 7stanes Trail, the Solway Sportive cycle event, Dalbeattie Walking Festival and provide a platform for new events and activities.

Dalbeattie Forest is used extensively by the local population and visitors for walking, cycling, scrambling and orienteering and regularly hosts the Scottish Cross Country Mountain Bike Series. The RAW project builds on these established activities through the new facilities and accommodation to be made available. Active travel is a core component of Transport Scotland's strategy. Developing an Active Nation. It recommends walking and cycling for short journeys to replace car use. RAW will give local, regional and national support to such an aim by acting as a local walking and cycling centre.

RAW builds on a well-established background of Dalbeattie as a destination for outdoor activity. It addresses a number of gaps in current provision, most notably for visitor and group accommodation attached to these activities. It will provide a focal point for the community as well as a unique visitor destination. It is closely aligned to national, regional and local priorities and will contribute significantly to community regeneration while creating a flagship facility to support the move towards sustainable, low carbon travel and a healthier lifestyle.

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.

The main building of the former school with the clock tower is 'C' listed. Plans are for internal changes and external restoration to ensure we keep the iconic building.

In July 2020, we commissioned for an investigation of land contamination of which resulted in historical contamination but allowances have been made for this and no immediate resolution is required.

Appendix C shows information on Feasibility/Survey/Consultancy Summary

The council has already addressed any burdens related to the site.

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.

Consideration to the surrounding residences who live in close proximity to the former school site. With the site being dormant, the opening of a commercial business may have some negative consequences. However we would like to reassure the residents that parking will be improved, and as the school once consisted of 400 pupils the volume of traffic will be considerably less. The main entrance of the activity centre will be from Southwick Road and most of the activities will be inside the building or on the grounds behind the building near the football stadium, tennis courts and Colliston park.

The hostel may be seen as direct competition but it is a different kind of accommodation which is not already provided in the area. There will be ample parking to accommodate visitors to the centre which will not have a negative impact on parking for residents.

The activity centre will not be a threat to already established businesses in the area nor, in turn, will it be threatened by local competition. Indeed, the expectation is that it will attract such numbers that will generate additional interest and business.

More information can be found in the Business Plan - 4. Users & Competitors.

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.

Over the last 25 years DCI has grown in experience and has successfully delivered many projects/events/activities. Some of the most successful past projects were the setting up and running of computer training centre for 3 years; Festival of granite including the installation of permanent granite sculptures in Colliston Park, the setting up of Galloway Carbon Action Group and delivery of 18 month community programme including the employment of 8 persons. Currently we have 17 active projects at DCI including running our tourist information point and crafter centre, charity shop, Hardrock Challenge event, Ebike fleet, and walking festival to name a few; details of all DCI current activities can be found in appendix A. We have gained experience in public consultation, grant funding, management of assets and multi-agency collaboration and co-operation.

Leading the RAW development is the Project Steering Group. This team is made up of 9 members from our community each bringing their own unique skills to see this project through to fruition. The Steering group has experience in Architecture and Design, Project Management, Health, Education, Social Services, Engineering, Facilities Management, Sport enthusiasts and Management roles and are assisted by staff of the Initiative.

We have consulted with many professional consultants from the beginning to provide reports and information. This will continue as the project progresses.

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.

Between October 2016 and January 2019, Rocks and Wheels have held a series of consultations ranging from public drop in, visits to local community groups, online surveys, and school presentations with the local High and Primary school. It was important to give the community an opportunity to voice their interests as to what they thought the town needed. There has been much support for the project, and the old Primary School sited in a prominent location in the town providing an ideal opportunity to establish a community activity centre which links many different aspects of the town together.

Our next community engagement is planned via the website and social platforms in early February 2022 to re-engage with the community after pause of the project due to the Covid19pandemic. This will give us the opportunity to demonstrate social enterprise more clearly including employment, economic growth in the town, and health and wellbeing benefits for those living locally. All of these initial aims are even more important in our post pandemic community life.

A more detailed summary is in Appendix B

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.

The DCI will purchase the land for the agreed price of £1 from the unrestricted funds.

To date the project has been supported by several funders:

2017-2020 Scottish Government's Strengthening Communities Programme granted £77,290 for the engagement of CEIS to develop the project vision and assist with feasibility, for engagement of development officer for 3years, and appointment of various consultants to provide all essential survey work.

April 2018 Peoples Project Trust donated £1000 for development and running of Rocks and Wheels Website.

November 2018 Just Enterprise granted '8 days' service to assist with developing financial forecast spreadsheet.

January 2020 Dumfries and Galloway Council's Town Centre Fund £29,690 was granted for ground survey work and the engagement of architect to manage this work.

SOSE have been supporting the development of the project's business plan and have expressed interest in financial support for the capital build stage.

During the CAT 2 stage submission applications to fund the design stage and bring on a funding consultant will begin. Initial discussions have been opened with Creetown Initiative who provided a quotation for this type of funding consultant support. We have engaged a project officer to undertake this work over the next 6 months.

The capital project of £5million will require the support of a raft of funders local and national. Contact and research will begin once a funding consultant or officer can be put in place. To date the following funding agencies have been identified as possible future funders for the project: Platinum Jubilee Fund, Robert Barr Trust, D&G Region wide Community Fund, Wolfson Foundation, Young Start, Heritage Fund, Henry Smith Charity, Esmee Fairburn Trust and The Tudor Trust.

This is documented in the Business Plan - 8. Fundraising Strategy.

A Platinum Jubilee Fund application is pending for £43890.00 and application is currently being reviewed at D&GCouncil for the CLERF funding FOR £337000.00.

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	<input type="text"/>
Address	<input type="text"/>
Date	<input type="text" value="26.01.2022"/>
Position	<input type="text" value="Chairperson"/>
Signature	<input type="text"/>

Name	<input type="text"/>
Address	<input type="text"/>
Date	<input type="text" value="26.01.2022"/>
Position	<input type="text" value="Trustee"/>
Signature	<input type="text"/>

Please see checklist of accompanying documents over the page

SUBMIT

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:

<https://www.dalbeattiematters.net/community-initiative/reports-and-minutes> Link to M&A's already submitted to ward officer.

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

Documents attached:

Dalbeattie PS Boundary Site Plan Transfer

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

Documents attached:

The steering group for the project instigated a discussion with council officers. During these discussions we explored the possibility of requesting an extension to the period where any contract would need to be concluded following a decision to transfer.

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:

RAW BP 01 22 final.docx

Section 5 - evidence of community support

Documents attached:

RAW BP 01 22 final.docx

Section 6 - funding

Documents attached:

RAW BP 01 22 final.docx