



Community Empowerment (Scotland) Act 2015

Community Asset Transfer Request Form

IMPORTANT NOTES:

This form is for use by an Organisation wishing to request transfer of an asset from Glasgow City Council.

You should read the [asset transfer guidance for community transfer bodies](#) provided under the Community Empowerment (Scotland) Act 2015 before making your request. This form includes page numbers of parts of the Guidance that will help you to complete the form. We also provide additional information on our website.

When completed this form and accompanying documents (see checklist at end of this form) should be sent to:

communityassettransfer@glasgow.gov.uk

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

Section 1 Organisation Information

Please provide details of the Organisation making the request		
1.1 Name of Organisation:	Barmulloch Community Development Coimpany	
1.2 Address of Organisation (this should be the registered address, if you have one):	54, Quarrywood Road Barmulloch, Glasgow	
1.3 Contact Name:	[REDACTED]	
1.4 Position in Organisation:	General Manager	
1.5 Correspondence address:	54, Quarrywood Road Barmulloch, Glasgow	
1.6 Postcode:	G21 3ET	
1.7 Telephone Number:	[REDACTED] [REDACTED]	
1.8 E-mail address: Do you agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above?	contact@bcdcglasgow.co.uk Yes x <input type="checkbox"/> No <input type="checkbox"/>	
1.9 Website Address (if applicable):	www.bcdcglasgow.co.uk	
1.10 Please provide the date that the Organisation formed:	2005	
1.11 Please indicate what type of Organisation you are, along with the official number (if applicable): (see pages 11-15 of Guidance)	Company Limited by Guarantee and its company number is:	SC286657
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is: SC036648	SC036648
	Community Benefit Society (BenCom) and its registered number is:	
	Voluntary or Unincorporated Organisation (no number)	
	Other Please specify:	
1.12 Please indicate what type of	Community Controlled Body (see pages 11-14 of Guidance)	

<p>Community Transfer Body you are (see pages 11-15 of Guidance)</p> <p>Please tick only one</p>	<p>Your Organisation is individually designated as a community transfer body by Scottish Ministers? (see pages 14-15 of Guidance)</p> <p>If yes, please give the title and date of the designation order:</p>	
	<p>Your Organisation falls within a class of bodies which has been designated as community transfer bodies by Scottish Ministers? (see pages 14-15 of Guidance)</p> <p>If yes, what class of bodies does it fall within?</p>	

Please **attach** a copy of the Organisation's constitution, articles of association or registered rules.

Section 2 Asset Information

2.1 Please provide the Name (if it has one), Address and Postcode of the asset.	567 Broomfield Road, Barmulloch, G21 3HW
2.2 Please provide the name of the Landlord or Owner of the asset	Glasgow City Council
2.3 Is the asset a Building or Land or both?	Land
2.4 Please provide the UPRN (Unique Property Reference Number) if known (This may be given in the authority's register of land)	Unknown

Please **attach** a location plan of the asset, if available.

Section 3 Type of request, payment and conditions

<p>3.1 Please indicate what type of request is being made:</p> <p>See Community Empowerment (Scotland) Act 2015 for relevant sections (also see pages 29-30 of Guidance)</p>	For ownership (under section 79(2)(a)) – go to section 3.2A below	X
	For lease (under section 79(2)(b)(i)) – go to section 3.2B below	
	For other rights (section 79(2)(b)(ii)) – go to section 3.2C below	

<p>3.2A – Request for ownership: What price are you prepared to pay for the land and/or building requested? (see parts 11 and 12 of Guidance)</p> <p>(Please attach a note setting out any other terms and conditions you wish to apply to the request)</p>	<p>Proposed price: £ TBC</p>
<p>3.2B – Request for lease: What is the length of lease you are requesting?</p> <p>How much rent are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year. (see parts 11 and 12 of Guidance)</p> <p>(Please attach a note setting out any other terms and conditions you wish to apply to the request)</p>	<p>Proposed price: £</p>
<p>3.2C – Request for other rights: What are the rights you are requesting?</p> <p>Do you propose to make any payment for these rights?</p> <p>If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year.</p> <p>(Please attach a note setting out any other terms and conditions you wish to apply to the request)</p>	<p></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Proposed price: £</p>

Section 4 Community Proposal

<p>4.1 Please set out the reasons for making the request and how the land and/or building will be used. (see pages 30-33 of Guidance)</p> <p>(This should explain the objectives for your project, why there is a need for it, any development or changes you plan to make to the land and/or building, and any activities that will take place there.)</p>
<p>BCDC wish to acquire the land behind and adjacent to our existing site at 567 Broomfield Road, Barmulloch. Our intention is to create a Community Campus or Hub where a</p>

number of much needed community activities can be offered in one location. Such easily accessed and inter-related services will be designed to encourage people to improve their social and economic standing through personal aspiration and achievement.

Created on green field sites in the 1950's as Glasgow Overspill Areas, Barmulloch and Balornock do not have the longevity or heritage of Springburn or Possilpark nor the strong sense of community they hold. It can be argued that removal of facilities and large movements of families over recent decades have diminished a sense of "pride of place" and the spirit that should motivate people to improve their environment and their ambition.

The proposed Campus will be designed to offer such a range of services/activities to families and individuals, which will attract them to get involved in a number of self improvement actions, all within easy reach.

Facilities proposed for this 5-acre (approx) site include: Full size floodlit football pitch, childcare operation, purpose - built gymnasium, changing rooms, meeting/training rooms, community led licensed social club, soft play centre, café, cycle/skateboard park, history/nature gallery, growing area and a community cinema/theatre space. Most of the above could be accommodated in one building, leaving sufficient space for inclusion of Local Authority facilities, if the area was to be considered as a Hub for disposal of services from the City centre.

The proposed facilities would augment those already on site which include a Boxing Club, Credit Union and a Carers Group.

Land acquisition would enable BCDC to provide additional off- road parking and a new and safer entrance and egress facility.

4.2 Please set out the benefits that you consider will arise if the request is agreed to. (see pages 30-33, 41-43 of [Guidance](#))

(This should explain how the project will benefit your community, and others.)

The lack of community spirit referred to above is but one of the problems affecting many people in our Area of Multiple Deprivation. It must be tackled because it mainly affects adults, many of whom have children. Too often in families we see the same problems being experienced in succeeding generations. The results are well documented, anti-social behaviour, drugs/alcohol abuse, unemployment, dependency culture, ill-health etc. The Community Campus offers much opportunity for a new, focussed approach to break the cycle of under achievement that affects many families.

Each of the proposed activities offer benefits for health and well-being, educational standards, social integration, employment opportunities etc, etc, but worthy of further analysis is the proposal for licensed premises. There are no licensed premises in Barmulloch or Balornock, yet there are depressing statistics about drugs/liquor abuse. One likely cause could be the absence of suitable premises. Faced with long walks to public houses in Blackhill or Auchinairn or the Garngad, local people opt for purchasing

drinks for home consumption or perhaps prefer drugs -reports suggest these are readily available.

The proposal is to create licensed premises as part of a main building where family occasions can be catered for and members of a Social Club can gather in convivial surroundings, subject to rules and standards set by the community. The model would follow the "Gothenburg Pub" example which has been successful in the Lothians area in the East of Scotland. Thus an opportunity would be created for adults to meet, to learn of opportunities, to be appraised of community issues, to empathise with development activities, to hear of health improvement plans, to be encouraged to become involved etc. This is particularly important for adult males. It is generally accepted they are the most difficult to engage with, yet most of the problems relating to health, well-being, social and behavioural issues are to be found in this group.

4.3 If there are any restrictions on the use or development of the land and/or building, please explain how your project will comply with these. (see pages 44-45 of [Guidance](#))

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

Nothing known.

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these? (see page 45 of [Guidance](#))

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

In developing the site care would be taken to avoid any duplication of facilities already being adequately supplied by others. Where perceived gaps or insufficient supply is identified, discussions with other interested parties will be carried out prior to deciding on action.

4.5 Please show how your organisation will be able to manage the asset and achieve your objectives. (see pages 32-33 of [Guidance](#))

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

BCDC has a track record of managing developments and premises. The Company was founded from Barmulloch Tenants and Residents Association(BTRA) in 2005. BTRA members, with their own hands built a hall in 1957 and successfully ran it as a going concern until it became unfit for use in 2007. BCDC took over and now has a £1.7m Residents Centre on the former hall site and purchased two former Church facilities in the area. All three are used exclusively for third sector community activities with an average occupancy figure of 75%.

The Company operates to a strong business model, overlooked by a Board of Directors. Senior Staff have broad business experience with relevant qualifications. Business modelling and financial projections will be initiated by Staff and Board but final Business Plan will be the responsibility of independent consultants.

4.6 Please provide details of any partnership working arrangements in place with other organisations.

(Please include both current arrangements and proposed partner relationships and how these will impact on the service.)

The Company was a founder member of the Barmulloch Balornock Initiative and remains

a key member. The Initiative is a partnership of local community groups, schools and third sector organisations all intent on providing a co-ordinated approach to community development. The Company enjoys good working relationships with elected representatives and various departments within Glasgow City Council. BCDC is a member of the Development Trusts Association (Scotland) who can provide a level of expertise and guidance on matters relating to community development, including new build/premises refurbishment. Recently they recommended BCDC's services to another Development Trust, the outcome being a £22k contract to help the organisation to plan and complete a £3.8m Community Centre in an area of Multiple Deprivation.

Section 5 Support

5.1 Please provide details of the level and nature of support for the request from your community and, if relevant, from others. (see pages 33-34 of [Guidance](#))

(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.)

The proposal has been considered by the BCDC Board and they have authorised this application. It compliments the Company's Organisation Development Plan 2019 (attached) and in particular Section 2.3.4. of the Plan (See download section from BCDC website www.bcdcglasgow.co.uk). They reviewed a number of Community Consultations carried out by BCDC in recent years, mainly to ascertain demand for services to support (successful) funding applications to build the £1.7m Barmulloch Residents Centre in Quarrywood Road. Responses regularly cited lack of services and often lack of facilities. (This backs Board members observations "on the ground", experience of local wants and needs and regular feedback from Trust members and users of premises.). BCDC Board assessed that inadequate, unsuitable supply of facilities was hampering community development and made steps to address the problem by acquiring and managing two redundant churches. Their impact on the community has been significant and can be demonstrated by their utilisation figures which average 75% and growing. However, no BCDC premises – or other local facilities - can accommodate the services/activities planned for the Community Campus. The Board believe the Community Campus plans offer much needed facilities and will provide an opportunity for greater community involvement and integration than currently exists..

Section 6 Financial Information

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land and/or building, and your proposed use of the asset. (see page 33 of [Guidance](#))

(You should show your calculations of the costs associated with the transfer of the land and/or building and your future use of it, including any redevelopment, ongoing maintenance, running costs 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 Company intends to apply to the Scottish Land Fund for funds to purchase the land. Exploratory enquiries have indicated the proposal would be considered. A purchase would be necessary to attract monies from private funding groups and certainly from the Community Fund (Lottery).

6.2 Please provide a copy of your most recent accounts / income & expenditure

Yes x ☐ No ☐

6.3 ONLY for organisations **formed within the last twelve months** unable to submit accounts:

6.3a When was the organisation formed?

6.3b What is your projected annual income for 2019/20?

£

6.3c What is your projected annual expenditure for

£

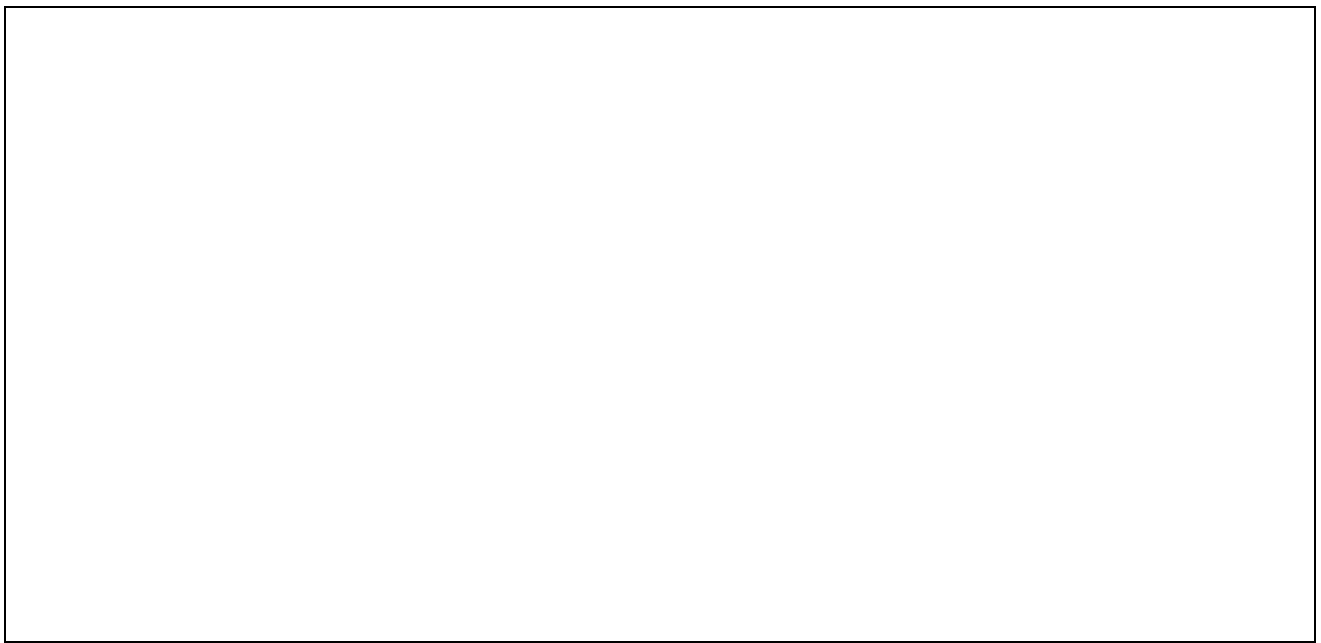
2019/20?		
6.4 Does the organisation hold a bank account? If so please provide full details (name of Bank, address, sort code, account number etc.)		
Bank Name:	[REDACTED]	
Bank Address:	[REDACTED]	
Sort code:	[REDACTED]	
Account Number:	[REDACTED]	
6.5 Is your organisation currently in receipt of funding from any public body, Glasgow City Council, Big Lottery Fund or similar organisations? If so, please list these here with the amounts awarded and dates.		
Funder	Amount of award	Period of award
Community Fund (Lottery)	£135,495	April 2019 till March 2022
6.6 How do you plan to finance any development or refurbishment costs, ongoing repair, caretaking, cleaning, maintenance, insurance, rates and other running costs? Please include details of any funding applications you have made, or intend to make.		
<p>An estimate of expenditure onsite to accommodate much of the proposals contained in Section 4.1 is £4M. BCDC would seek to fund this from Regeneration Capital Grant Fund £1.5M, Community Fund £850k, the remainder from funding groups such as Robertson Trust, Henry Duncan, Inspire Scotland and from private sponsorship.</p>		

6.7 Please outline any contingency plans that you have in place.

Please attach a copy of your business plan, if available.

Section 7 Risk/Social Impact

7.1 Please outline whether any other organisation/business in your area will be affected by your proposals, how you will monitor the benefits of the asset transfer and what barriers or challenges to your project succeeding you have identified.
<p>BCDC Board is committed to assisting local community groups. This extends in many ways, not least to ensuring they only duplicate the work of others with agreement or because demand exceeds supply.</p> <p>Local groups find some difficulty in finding suitable premises. The proposed Asset Transfer will be the start point to provide facilities either not available or in short supply e.g. for football, gymnastics, social gatherings, family entertainment and children's play</p> <p>Many local groups struggle to sustain themselves and a major advantage of facilities proposed would be the prospect of using custom built premises with greater opportunities for recruiting to their activities. A new Campus facility, run by a Community Group would also ensure lowest possible let/lease fees and other support issues..</p> <p>A major challenge will be attracting adequate grant funding. The BCDC Board will consider all options, including developing on a phased basis, Community Share Schemes and Commercial Loans. An independently produced Business Plan will be the basis for planning and decision making.</p>



DECLARATION

I confirm that the information set out in this Form, any appendices and any enclosed accompanying documents are correct.

I confirm that if there are any significant changes to the application or the project/initiative, Glasgow City Council will be informed immediately.

I confirm that the organisation will comply with any monitoring and evaluation requirements as required by Glasgow City Council.

Where the Organisation provides any personal data (as defined in the Data Protection Act 1998) to the Council in connection with this, the Council will use that personal data for such purposes as outlined here. It may share that personal data with other regulators (including the Council's and Organisation's external auditors, HMRC and law enforcement agencies) as well as with the Council's Elected Members. The personal data may be checked with other Council Services for accuracy, to prevent or detect fraud or maximise the Council's revenues. It may be shared with other public bodies for the same purposes. The Organisation undertakes to ensure that all persons whose personal data are (or are to be) disclosed to the Council are duly notified of this fact.

Where the Organisation processes (or will process) personal data (as defined in the Data Protection Act 1998), it hereby confirms that it has (or will acquire) a valid Notification with the Information Commissioner covering its processing of personal data, including in that Notification the disclosure of personal data to the Council. This requirement shall not apply if the Organisation is, by virtue of the Data Protection (Notification and Notification Fees) Regulations 2000 as amended, exempt from the requirement to notify.

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.

1st office-bearer

Name:	
Address:	
Date:	23 rd January 2020
Position:	Chairperson
Signature:	

2 nd office-bearer	
Name:	<div></div>
Address:	<div></div>
Date:	23 rd January 2020
Position:	Director
Signature:	<div></div>

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

Memorandum and Articles of Association

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

Marked up Aerial Map of the Site at Broomfield Road.:

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

:

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

Section 5 – evidence of community support

Section 6 – financial information and business plan

Annual Accounts 2018/2019

Organisation Development Plan 2019 (See website www.bcdcglasgow.co.uk)