



From mountain to sea

**Asset Transfer Request**

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015. **Please read the applicant notes before completing this form.**

**Section 1: Information about the community transfer body (CTB) making the request**

1.1 Name and address of the CTB making the request. This should be the registered address, if you have one.

Name	Fraserburgh West End Bowling Club
Postal Address	Union Grove Fraserburgh
Postcode	AB43 9LD

1.2 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]
Position in CTB	Treasurer
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.*



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1.3 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	
	Community Benefit Society (BenCom), and its registered number is	
X	Unincorporated organisation (no number)	

**Please attach a copy of the CTB’s constitution, Articles of Association or registered rules.**

1.4 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:

1.5 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?

Community controlled body



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### Section 2: Information about the asset requested

2.1 Please identify the asset - land or building(s) - 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.*

Name of Asset	Bowling Green and associated grounds
Address of Asset	Union Grove Fraserburgh
Postcode of Asset	AB43 9LD

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: unknown



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

3.1 Please mark what type of request is being made (mark one only):

- 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 asset requested?

Proposed price: £

Please give information setting out any other terms and conditions you wish to apply to the request.



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### 3B – Request for lease

What is the length of lease you are requesting?

99 year lease

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

Proposed rent: £1 per annum

£ per

Please give information 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.



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### 3C – Request for other rights

What are the rights you are requesting?

n/a

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.



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### 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 area has been used as a bowling green since 1925. At the start of the COVID-19 pandemic, during the initial lock-down, when Aberdeenshire Council were only undertaking essential work, members of the bowling club commenced with the tending and maintaining of the bowling green to ensure that the facility was not 'lost' to the local community. Had members not stepped in and undertaken this, the bowling green would no longer be in a suitable condition to play lawn green bowls and this asset for outdoor activity would have been lost to the community. Since that time, members have continued with the responsibility for the tending of the bowling green. We now wish to place this on a formal basis by taking a long-term lease of the bowling green to ensure it remains a facility to play lawn green bowls for the community and surrounding area. There will be no change to the use of the facility, it will remain a facility to play lawn green bowls with associated club pavilion.



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### Benefits of the proposal

- 4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. This should include: - economic, regeneration, public health, social wellbeing, environmental benefits; or how this will reduce inequalities.

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

The tending to the bowling green by club has seen a cost saving to Aberdeenshire Council, with landscape services not having undertaken these duties since March 2020. Ensuring the facility remains for use by the community continues to benefit public health and social wellbeing. The playing of bowls can be experienced at any age and whilst not an energetic sport, it can help with posture, flexibility, balance and hand-eye coordination. The Health benefits of bowls include:

#### IMPROVED FITNESS

According to the NHS, low-impact, moderate-intensity exercise can be just as effective as high-impact exercise (for example, running) at lowering the risk of heart disease. Bowls is one type of therapeutic exercise that ticks the boxes in terms of fitness and health benefits. There's a surprising amount of walking involved in bowls (you could end up walking up to three miles while you play!), and it's a good workout for your arms too.

#### INCREASED COORDINATION

Rolling the bowl with the goal of getting it as close to the jack as possible requires a healthy amount of hand-eye coordination. The more practice you get playing bowls, the better your hand-eye coordination will become. This, in turn, can stimulate mental alertness and improve concentration.

#### ENHANCED MENTAL WELLBEING

By increasing the level of endorphins in your body, exercise has been proven to boost mental wellbeing. Bowls also has a social element and sense of community, which can also be a great mood booster and source of support. \*

\* source: [bowlr.co.uk](http://bowlr.co.uk)





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### 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.*

We plan to continue using the area of ground as a bowling green for the playing of lawn green bowls. No changes are proposed.

### Risk Analysis

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.*

We do not view there to be any negative consequences if the asset transfer is agreed. The facility will continue to be used in its current format as a lawn green bowling facility.



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### 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.*

The club currently owns, manages and operates the clubhouse facility at the site. The clubhouse facility is a new purpose built facility, which the club built following a concerted fund raising campaign. The clubhouse facility is on ground owned by Aberdeenshire Council and the area of ground is leased by us.

The club currently tends to the upkeep and maintenance of the bowling green and raises funds through various activities including membership fees, green fees, sales of refreshments and fundraising activities to cover the costs of the necessary materials and equipment. These costs are already borne by the club. The raising of the necessary funds required will continue.

The club assumed responsibility for the maintenance and upkeep of the bowling green following the initial COVID-19 lockdown in March 2020 and now to seek to place this on a formal arrangement.



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### 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, their response and how the community have contributed to the design of the project. You should also show how you have engaged with any other communities that may be affected by your proposals.*

We have support from all our members for this applicaiton, with members coming from the local community.

We have reached out to local Councillors to advise them of our plans to secure a long-term lease by way of Asset Transfer.



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### Section 6: Funding

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

*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 club currently tends to the upkeep and maintenance of the bowling green and raises funds through various activities including membership fees, green fees, sales of refreshments and fundraising activities to cover the costs of the necessary materials and equipment. These costs are already borne by the club. The raising of the necessary funds required will continue.

With the club in ownership of the required equipment to tend and maintain the facility, it is not envisaged that any further capital expenditure is required in the short/medium term.

We will continue to use our operational income and fundraising activities to enable us to purchase the necessary seeds, fertiliser etc. to maintain the bowling green to its current good level.



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### Section 7: Business Plan including a 3-year financial forecast

#### 7.1 Please give details of your Business Plan

*You should include a statement of your goals, reasons they are attainable, plans for reaching them and a forecast of future revenues and expenses.*

Detailed business plan is attached as an appendix to accompany our Asset Transfer Application.

Our aim is to secure a long term lease of the bowling green, an asset which we are already tending to the maintenance and upkeep of. We have undertaken the maintenance and upkeep since March 2020 and during that time, the bowling greens appearance and playing surface has improved. Our aim is to continue with the good work that has already been invested in the asset.

Without the club taking on this responsibility, it is very likely this bowling green would be lost, which would be to the detriment of the current membership and the wider community as a place to meet, socialise and enjoy the outdoor activity of lawn green bowls.



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### Signatures

Two authorised signatories (e.g. manager, 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 in 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	[REDACTED]
Position	Treasurer
Signature	[REDACTED]
Name	[REDACTED]
Address	[REDACTED]
Date	10/02/2023
Position	[REDACTED]
Signature	[REDACTED]



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### 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:

#### **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 asset or potential negative consequences, and your organisation’s capacity to deliver.**

Documents attached:

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

Documents attached:



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### Section 6 – funding

Documents attached:

### Section 7 – business plan including a 3-year financial forecast

Documents attached:

Completed applications should be sent to your **local Area Manager** and marked '**Asset Transfer**'. **Contact addresses are listed below:**

<p><b>BANFF &amp; BUCHAN</b> Area Manager Town House 34 Low Street Banff AB45 1AY</p> <p>Tel. no: 01467 537131 Email: <a href="mailto:banffandbuchanamo@aberdeenshire.gov.uk">banffandbuchanamo@aberdeenshire.gov.uk</a></p>	<p><b>BUCHAN</b> Area Manager Buchan House St Peter Street Peterhead AB42 1QF</p> <p>Tel. no: 01467 537259 Email: <a href="mailto:buchan@aberdeenshire.gov.uk">buchan@aberdeenshire.gov.uk</a></p>
<p><b>FORMARTINE</b> Area Manger Formartine Area Office 29 Bridge Street Ellon AB41 9AA</p> <p>Tel. no: 01467 538439 Email: <a href="mailto:formartineareaoffice@aberdeenshire.gov.uk">formartineareaoffice@aberdeenshire.gov.uk</a></p>	<p><b>GARIOCH</b> Area Manager Gordon House Blackhall Road Inverurie AB51 3WA</p> <p>Tel. no: 01467 539371 Email: <a href="mailto:garioch@aberdeenshire.gov.uk">garioch@aberdeenshire.gov.uk</a></p>
<p><b>KINCARDINE &amp; MEARNES</b> Area Manager Viewmount Arduthie Road Stonehaven AB39 2DQ</p> <p>Tel. no: 01467 539723 Email: <a href="mailto:kincardineandmearns@aberdeenshire.gov.uk">kincardineandmearns@aberdeenshire.gov.uk</a></p>	<p><b>MARR</b> Area Manager Alford Area Office School Road Alford AB33 8TY</p> <p>Tel. no: 01467 536421 Email: <a href="mailto:marr@aberdeenshire.gov.uk">marr@aberdeenshire.gov.uk</a></p>