

DUNDEE CITY COUNCIL

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

You are strongly advised to contact us, complete a pre application form and discuss your proposals before making an asset transfer request.
(nicky.maccrimmon@dundee.gov.uk)

Please complete the attached asset transfer request form if the property/land is owned/leased/managed by Dundee City Council

You should read the asset transfer guidance provided by the Scottish Government before making a request.
(<http://www.gov.scot/Topics/People/engage/AssetTransfer>)
Please also see Dundee City Council guidance documents.

When completed, this form must be sent to Dundee City Council Community Partnership Manager, Mitchell Street Centre, Mitchell Street, Dundee DD2 2LJ
E-mail: asset.transfer@dundee.gov.uk

- (1) **This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Dundee City Council. Please refer to Guidance document.**
- (2) **This is not an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Dundee City Council. Please refer to Guidance document.**

yes

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

1.1 Name of the CTB making the asset transfer request (Name your organisation)

Fairfield Community Sports Hub SCIO 043752

1.2 CTB address. This should be the registered address, if you have one.

Postal address:

Drumgeith Road
Dundee

Postcode: DD4 0JX

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: Claire Puzey

Postal address: Fairfield Community Sports Hub SCIO
Drumgeith Road
Dundee

Postcode: DD5 4AW

E-mail: fcsh.finance@gmail.com

Telephone: REDACTED

☒ We agree that correspondence in relation to this asset transfer request may be sent by e-mail to the e-mail address given above. (Please tick to indicate agreement).

You can ask the relevant authority to stop sending correspondence by e-mail, or change the e-mail address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please describe the structure of your organisation and its official number, if it has one.

	Company (with no fewer than 20 members), and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members), and its charity number is ...043752.....	SCIO 043752
	Community Benefit Society (BenCom) (with no fewer than 20 members), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of your 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:

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1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers (i.e. those listed at 1.4 above)?

No ☐

Yes ☐ X

If yes what class of bodies does it fall within?

SCIO

Section 2: Information about the land and rights requests

2.1. Please identify the **land/property** 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.

Details of Property 1
Fairfield Community Sports Hub SCIO
Address: Drumgeith Road
Dundee
Postcode:DD4 0JX
Community Area - North East Dundee
what3words - ///sheep.curvy.worry

Details of Property 2
Fairfield Park
Happyhillock Road
Dundee
DD4 8LR
Community Area - North East Dundee
what3words - ///rivers.engine.gap

Details of Property 3
Balerno Education Centre and land adjacent
29 Happyhillock Road
Dundee
DD4 8LA
Community Area - East End Dundee
what3words - ///watch.empty.faces land - ///woven.occupy.scans

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: Fairfield Community Sports Hub - 9059103513
UPRN: Fairfield Park - 9059086162
UPRN: Balerno Education Centre - 9059075490

Section 3: Type of Request, payment and conditions

3.1 Please tick what type of request is being made:

X 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

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?

n/a

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

Proposed rent: £ n/a 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?

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.

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.

4.1.1 Objectives of Project

- Fairfield Community Sports Hub SCIO (SCIO No. 043752) seeks ownership of Fairfield Community Sports Hub, Fairfield Park (including the 3G pitch), and the Balerno Education Centre to secure and expand vital services for the local community.

Our proposal is centred around five key objectives:

1. **Sports Provision:** Offering a comprehensive football pathway from toddlers to older adults, including para football and walking football focused on men's mental health. The 3G pitch is crucial to maintaining year-round, inclusive sports activity.
2. **Youth Engagement and Education:** Through holiday camps, dance and fitness classes, and creative programmes, we provide constructive, accessible opportunities for young people. We aim to introduce further learning, employability, and volunteering programmes from the refurbished Balerno Education Centre.
3. **Health and Wellbeing:** From baby groups to isolation-reducing initiatives for older people, our activities are designed to support physical, emotional, and social wellbeing for all ages. Our community café and food larder offer both nutrition and a vital social lifeline.
4. **Safe, Inclusive Community Space:** We provide a welcoming and affordable place for local groups, families, and individuals, with flexible studio and meeting space. The CAT would allow us to house a private nursery and studios in the Balerno Education Centre, supporting both childcare needs and enterprise development.
5. **Sustainable Development:** We are committed to environmentally conscious upgrades and inclusive growth. At Fairfield Community Sports Hub, we've already installed solar panels, LED lighting, and new flooring in our studio, with full internal flooring improvements scheduled. We aim to replicate this at the currently derelict Balerno Education Centre, which cannot be funded or developed until a successful CAT is confirmed.

Why ownership is necessary:

Ownership of these facilities is essential to enable long-term planning, unlock external funding opportunities (currently inaccessible without asset control), improve the sites for public use, and ensure decisions are shaped directly by community needs. Leasing arrangements limit our capacity to maintain, invest in, or respond to the needs of our growing membership and service users.

We believe this proposal represents a bold and inclusive step forward for the East End of Dundee — placing a thriving community organisation in control of critical local assets for the long-term benefit of residents of all ages and backgrounds.

Our proposal will deliver substantial and wide-reaching benefits across the local area:

- **Community empowerment:** The transfer places the assets directly in the hands of the community, ensuring that local priorities and values drive all activity.
- **Increased access and sustainability:** Owning the sites ensures we can maintain, improve, and expand services long-term, with security to attract investment and respond flexibly to community needs.

4.1.2 Why is there a need for your Project?

There is a clear and urgent need for this project due to the high levels of deprivation and social challenges facing communities in the Whitfield, Fintry, Linlathen, Mid Craigie, Mill O Mains, and Douglas areas of Dundee, thereafter referred to as East Ward of Dundee. This area consistently ranks among the most disadvantaged in Scotland, with multiple SIMD (Scottish Index of Multiple Deprivation) data zones falling within the bottom 5%. Residents face a range of intersecting issues including poverty, poor physical and mental health, low educational attainment, high unemployment, and limited access to affordable, inclusive community services.

Social isolation is a major issue, particularly for older adults, single parents, and individuals experiencing long-term health conditions or disabilities. At the same time, many young people in the area lack safe spaces and positive opportunities outside of school, increasing the risk of disengagement, antisocial behaviour, and poor long-term outcomes.

The area also suffers from a shortage of welcoming, well-resourced community facilities where people can come together, build relationships, and access support. This lack of infrastructure has been further compounded by cuts to services and the closure of other community spaces in recent years.

Our charity aims to address these issues head-on by creating a new building which will enhance our current buildings and park with a locally-led, inclusive hub that provides meaningful activities, support services, and opportunities for personal and community growth. It will act as a key asset for regeneration, resilience, and wellbeing—designed by and for the people of the East End.

4.1.3 Development/changes/modifications required

At this time the only facility that requires work will be the Balerno Education Centre. The building is currently derelict and will require a full upgrade

4.1.4 Activities that will take place

We currently run - football pathway, toddler football, para football, mens walking football, mental health walking football, dance classes, exercise classes, creative projects and classes, projects that tackle social isolation for everyone, pram walking, baby classes, Food Larder, which currently services 1900 people in the local community.

If we can obtain Balerno Education Centre, we can increase our provision of sport and activity as well as a community nursery.

All the projects and activities we run are usually for free or lost cost

- Football Development Officer - currently running classes for the below
 - 18 months - 5 years – Saturday Mornings parent and child for younger classes then older classes parent drop off / spectating, classes last 45 mins to maintain optimal engagement with the children
 - 5-6 year olds mixed class, Tuesday evenings - an hour duration
 - 6-12 girls football, Monday evenings an hour duration
 - Multiple primary lunchtime clubs (Longhaugh, Fintry, St Francis currently)
 - P7 diversionary / transition group Fintry Primary School - girls - engagement for sport
 - SFA Leadership Group at Longhaugh P5-7
 - Pram Walking Group on a Tuesday any parents / carers welcome
 - Currently working with 200 children
- Food Larder
 - Runs on a Monday and Saturday 10- 1145.
 - 1900 people on registration
 - £5 for a weeks shopping
 - Volunteers (18 in total) run this ages from 14 - 75 (some taking part in Duke of Edinburgh)
 - Fresh fruit and veg always supplied
 - HINT - nursing team attends to build relationships with users
 - Virgin Money - supplied us with a laptop and attend monthly to engage with users and support them using the laptop, CVs, job applications, benefits etc
- Creative Projects
 - 6-12 year olds, Creative Kids Saturday mornings and Wednesday evenings, creating sewing projects, crafts
 - Craft n Chat - Thursday evenings, two groups for women to come along a

These activities directly contribute to LCPP priorities by:

- Improving health and wellbeing through physical activity and mental health support.
- Tackling child poverty and food insecurity.
- Supporting families through early years provision and parenting activities.
- Reducing social isolation and promoting inclusion for all ages.
- Strengthening community capacity through volunteering, partnerships, and local leadership.

With the addition of **Balerno Education Centre**, we can significantly scale up provision, particularly in early years childcare, community learning, and flexible space for local services and partner agencies.

4.1.5. If the asset is to be used by the public it would be helpful if you could provide details of letting's policy and opening times.

Please see attached Lettings Policy

4.1.6 What provision will be provided for people with disabilities?

Currently our sites at the Hub and Fairfield Park are all on one level and where this is not achievable there are also ramps. It would be our intention to have Balerno in a similar situation, including disabled toilets

Many of our users have hidden disabilities and we work closely with them to ensure our premises are accommodating and user friendly. We also have a group at the Hub who play Para Football and some of the players can have significant disabilities so again we work closely with them as we do with our Mens Mental Health Walking Football group. We have attached our relevant policy documents also - Safeguarding Policy

4.1.7 Any other relevant information?

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.

Please explain how the project will benefit your community by detailing how your project will promote or improve:-

4.2.1. Economic development/income generation - :

Balerno Education Centre - Through the private nursery, studio hire, café, events, and volunteering opportunities, we will create local jobs and pathways into employment and training. Fairfield Community Sports Hub SCIO supports Community Wealth Building by creating local jobs, training, and volunteering opportunities, using local suppliers wherever possible, and reinvesting income back into community services such as sport, wellbeing programmes, and our Food Larder. Through community ownership, we ensure that resources and opportunities stay within the East End of Dundee, directly benefiting local people.

Fairfield Community Sports Hub - We currently employ 5 members of full and part time staff with additional freelance staff. There is also a cafe onsite with 6 members of full and part time staff. We currently employability based projects around creative subjects working with young mums and 16 - 25 year olds. We also provide numerous volunteering opportunities, and currently have 18 volunteers for our Food Larder ages ranging from 14 - 75. We have two income generators through our Jet Washes and Laundry machines which provide valuable funding that we can use to run our services and reduces the need for external funding. We also hire our studios, creative room and our 3G sports pitch as well as changing rooms. All of these are income generators and again provide valuable funds helping us become more sustainable.

Fairfield Park - This is generally used by St James Juniors who have a rolling yearly hire, they also maintain the park

Fairfield Community Sports Hub (FCSH) will deliver strong economic benefits and long-term cost savings to Dundee City Council (DCC) through this Community Asset Transfer, while creating a sustainable community-led model that draws external investment into the city.

Cost Savings to Dundee City Council:

- **Volunteer-led services:**

Our services, including the Food Larder and a range of community activities, are delivered by **18 volunteers** aged 14 to 75. Assuming each volunteer contributes just **5 hours per week**, this represents a minimum saving of **£56,160 per year** to DCC if the same provision were delivered through paid staff.
(£12/hour national minimum wage x 5 hours x 18 volunteers x 52 weeks)

- **Food Larder provision:**

With **1,900 people registered** and an average of **100 weekly users**, our Food Larder provides shopping for **£5 per week**, compared to a retail value of around

£70.

This equates to a direct **community saving of £6,500 per week**, or approximately **£338,000 annually**.

(100 users/week x £65 saving = £6,500/week)

- **Community nursery at Balerno Education Centre:**

The proposed nursery will provide high-quality, affordable childcare for up to **40 children**.

Local authority provision costs an estimated **£6,000–£8,000 per child per year**, depending on needs.

By delivering this service, FCSH would save DCC approximately **£240,000–£320,000 annually**, or up to **£1.6 million over five years**, while also enabling more parents to access work or education.

- **External funding brought to Dundee:**

FCSH has a strong track record of attracting investment from major funders such as the National Lottery, Foundation Scotland, and The Robertson Trust.

Through the development of the Balerno Education Centre and expanded services, we estimate we can bring **£1 million of external funding** into the North East of Dundee over the next five years—money that would otherwise not come into the city.

Total Cost of Development:

The total estimated cost for the development of the Balerno Education Centre, including capital refurbishment and the delivery of expanded services such as the nursery, is **£1 million**. This will be met through:

- External capital and revenue funding
- Income from the nursery and other trading activities
- In-kind volunteer contributions
- Reinvestment of surpluses into local services

Our model supports economic development, reduces reliance on statutory services, and delivers cost-effective outcomes through early intervention, prevention, and community empowerment.

4.2.2. Regeneration -

The buildings will play a vital role in promoting local regeneration by revitalising a currently neglected community building and transforming it into a vibrant, inclusive space that meets the needs of local residents. By bringing these assets into community ownership, we will:

1. **Enhance Local Services and Activities:** The buildings will provide a base for activities, events, and services that respond to the specific social, cultural, and economic needs of the area—ranging from youth engagement to wellbeing

initiatives and skills training.

2. **Create Employment and Volunteering Opportunities:** By refurbishing and running Balerno Education Centre, we will create local jobs and provide volunteering and upskilling opportunities, particularly for those furthest from the job market.
3. **Improve Social Cohesion:** Our inclusive programming will encourage participation across all ages and backgrounds, helping to reduce isolation, increase civic pride, and strengthen local networks.
4. **Stimulate the Local Economy:** The buildings will support regeneration by hosting local enterprises, or pop-up events that attract footfall and investment into the area.
5. **Preserve and Enhance the Built Environment:** We will breathe new life into a valuable building and space at Balerno, improving its condition, preserving its standing in the community and enhancing the visual appeal of the neighbourhood.
6. **Encourage Sustainable Development:** The project will promote environmental sustainability by reusing existing infrastructure, implementing energy-efficient measures, and fostering local solutions to climate challenges
7. **Benefits to existing facilities** - Owning Fairfield Community Sports Hub, Fairfield Park and Balerno Education Centre will bring security and sustainability to these well-used community facilities. At present, investment is restricted by our lack of asset control. Ownership will unlock external funding streams unavailable to tenants, enabling us to improve, modernise and maintain the buildings for long-term use.

With ownership we can create a proactive asset management plan, ensuring essential repairs, energy efficiency measures and environmental improvements are carried out. This will reduce running costs, increase sustainability, and extend the lifespan of the facilities.

Control of the buildings will also allow us to adapt spaces to meet the changing needs of the community—expanding our food larder, creating flexible activity rooms, and improving accessibility. Importantly, ownership safeguards these vital facilities in community hands, protecting them from decline or alternative use.

In short, ownership allows us to move from being managers of buildings to custodians with the power to invest, improve and secure them for future generations.

4.2.3. Public Health

Our project is designed with community wellbeing at its core, and will make a meaningful, measurable contribution to improving public health in our area—particularly by addressing

isolation, tackling health inequalities across generations, and supporting better mental health outcomes. Specifically, we aim to:

1. **Reduce Social Isolation:** By offering a welcoming, accessible space with regular activities, social events, and volunteering opportunities, the project will create vital opportunities for people of all ages—especially older adults and vulnerable groups—to connect, build friendships, and feel part of the community.
2. **Address Generational Health Inequalities:** We will provide intergenerational programming that supports physical activity, healthy eating, and lifestyle education—from youth sports and wellbeing clubs to walking groups and health check-ins for older adults. This inclusive approach ensures that no group is left behind, and that people of all ages can lead healthier lives.
3. **Support Mental Health and Wellbeing:** We will offer safe spaces and structured support—such as mindfulness workshops, peer support groups, and creative or physical activities—that are proven to reduce stress, anxiety, and depression. Simply having a place to belong, feel heard, and contribute can be transformative for individual mental wellbeing.
4. **Create a Sense of Purpose and Belonging:** Whether it's through volunteering, participating in group activities, or helping shape the future of the space, people will have the chance to feel valued and included. This sense of ownership and agency is vital to mental health and community resilience.
5. **Work in Partnership with Health Providers:** We will continue to collaborate with local NHS services, charities, and public health initiatives to deliver targeted health interventions and outreach, ensuring our most at-risk residents receive the support they need.

4.2.4. Social Wellbeing -

Our buildings will be a cornerstone for strengthening social wellbeing in the community by fostering inclusion, connection, and active participation. We aim to create a welcoming and empowering environment where people feel valued, supported, and part of something meaningful. The key ways we will promote social well being include:

1. **Creating an Inclusive and Welcoming Space:** The buildings will ensure that people from all backgrounds, ages, and abilities feel safe and encouraged to participate, helping to reduce loneliness and promote a sense of belonging.
2. **Encouraging Community Involvement and Ownership:** Through volunteering, co-design opportunities, and community-led programming, local people will have the chance to contribute their time, skills, and ideas—boosting confidence, pride, and social connection.
3. **Providing Opportunities for Positive Social Interaction:** Regular events, workshops, clubs, and drop-ins will bring people together in ways that foster friendships, support networks, and mutual understanding across generations and cultures.

4. **Building Resilience and Empowerment:** By equipping individuals with skills, knowledge, and access to peer support, the project will enhance community resilience, encouraging self-help and collective action around shared goals.
5. **Reducing Barriers and Promoting Equality:** We will continue to actively reach out to underrepresented or disadvantaged groups, ensuring that everyone can access and benefit from what the project offers—helping to bridge social divides and promote cohesion.
6. **Celebrating Local Identity and Culture:** By providing a platform for local talent, stories, and traditions, the project will help strengthen the community's identity and sense of shared heritage, which is a key foundation of social wellbeing.

4.2.5. Environmental Well Being/Environmental Benefits.

Our charity is committed to improving environmental wellbeing by encouraging more sustainable practices, enhancing access to green space, and fostering a stronger connection between people and the environment. We aim to embed environmental responsibility into every aspect of the charities's development and ongoing operation. Key benefits include:

1. **Sustainable Use of Existing Community Assets:** By taking over and revitalising a current facility rather than building anew, we are promoting sustainable development and reducing environmental impact through reuse and refurbishment.
2. **Green Infrastructure and Biodiversity:** Where possible, we will enhance surrounding outdoor areas—through planting schemes, community gardens, or biodiversity-friendly features—which can improve local air quality, reduce urban heat effects, and support pollinators and wildlife.
3. **Education and Engagement:** We will run workshops, activities, and campaigns that raise awareness of environmental issues such as recycling, energy conservation, and local food growing. This will empower residents—especially young people—to make greener choices in their everyday lives.
4. **Promoting Active and Sustainable Transport:** By encouraging walking, cycling, and the use of public transport to reach the site, we aim to reduce car dependency and support healthier, lower-carbon travel habits.
5. **Energy Efficiency and Waste Reduction:** We will adopt energy-saving technologies, reduce waste through recycling and composting schemes, and explore renewable energy options where feasible—all of which reduce our carbon footprint and operating costs.
6. **Supporting Climate Resilience:** Through local action and community education, the project contributes to broader efforts to prepare for and adapt to the impacts of climate change—particularly in disadvantaged areas that are often most affected.

4.2.6. Does your project contribute to the reduction in inequalities? Please detail how.

Our charity is designed to actively reduce inequalities by removing barriers to participation, addressing disadvantages, and creating inclusive opportunities for all members of our

community. We recognise that inequality can take many forms—social, economic, cultural, physical—and we are committed to tackling these challenges through practical, community-led action. Specifically, we will:

1. **Ensure Equal Access for All:** We will make our facilities and programmes physically, financially, and culturally accessible—through inclusive design, subsidised or free activities, and targeted outreach to underrepresented groups.
2. **Support Disadvantaged and Marginalised Communities:** Our Charity will prioritise support for people who face greater barriers to participation, including those on low incomes, disabled people, ethnic minorities, and individuals with lived experience of exclusion, poor health, or unemployment.
3. **Promote Equity Through Tailored Support:** By offering a range of services and activities that meet the diverse needs of the community—from youth development to adult learning and wellbeing—we will help level the playing field and ensure people get the support they need to thrive.
4. **Champion Community Voice and Representation:** Local people will be directly involved in shaping the project's design and delivery, ensuring it reflects the lived experiences and aspirations of those most affected by inequality.
5. **Create Pathways to Opportunity:** Through volunteering, skills development, and partnerships with local services, we will provide stepping stones into further education, employment, and community leadership—helping to break cycles of poverty and exclusion.
6. **Foster a Culture of Respect and Inclusion:** By bringing people together in a safe and welcoming environment, we will help build understanding, reduce stigma, and promote social cohesion across different backgrounds and generations.

Fairfield Community Sports Hub (FCSH) is located within a community that sits in the **top 5% most deprived areas** in Scotland (Scottish Index of Multiple Deprivation). Our work is specifically designed to reduce inequalities by improving access to essential services, wellbeing support, and opportunities for all ages.

We address barriers related to poverty, social isolation, poor health, and unemployment by:

- **Operating a Food Larder** that currently supports 1,900 registered individuals and offers weekly access to nutritious food at a very low cost.
- Delivering a wide range of **free or low-cost classes** across sport, fitness, creativity, and mental health for children, young people, families, older adults, and those with additional needs.
- **Expanding our childcare offering** by developing a new community nursery at the Balerno Education Centre, enabling more parents—particularly women—to return to work, education, or training.

We work in partnership with schools, NHS staff, and other local organisations to deliver inclusive programmes, while offering volunteering pathways and leadership opportunities to build local skills and confidence.

Our model aligns with the **20-minute neighbourhood** approach by placing essential services—childcare, food access, health support, exercise, and social connection—within easy reach of the community, reducing reliance on transport and enhancing equity of access.

Through targeted delivery and inclusive design, FCSH directly tackles inequality, promotes fairness, and supports community-led regeneration in one of Dundee’s most disadvantaged areas.

4.2.7 Any other relevant information? No

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. (It may be necessary to organise meetings with City Development Planning Officers to ascertain this information).

We are not aware of any restrictions at this time

Risk Analysis

4.4 Please identify the main risks to your project and how you could mitigate/reduce 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.

Our Board has carefully considered the potential risks to the success of the project and developed strategies to reduce or manage them. We are committed to delivering a sustainable, inclusive community asset that minimises harm and maximises benefit for all.

1. Financial Risk (e.g. rising costs, lack of funding):

Mitigation: We will develop a clear, phased business plan with realistic income projections, diversified funding sources (grants, earned income, partnerships), and

built-in contingencies. Regular financial monitoring and early intervention will help us stay on track.

2. **Governance or Capacity Risk:**

Mitigation: Our organisation has a strong, experienced board and will continue to strengthen governance by investing in training, recruiting skilled volunteers, and partnering with local organisations. Clear roles and decision-making structures are already in place.

3. **Lack of Community Engagement or Participation:**

Mitigation: We will continue community consultation and co-design throughout the life of the project. Activities will be shaped around local needs, and we will actively reach out to underrepresented groups through partnerships, outreach, and inclusive marketing.

4. **Risk of Exclusion (e.g. not reaching marginalised groups):**

Mitigation: We are committed to equity and will ensure that our services are accessible in terms of physical access, cost, language, and cultural relevance. We will monitor participation data and adapt provision to ensure no one is left behind.

5. **Environmental Impact (e.g. increased footfall, energy use):**

Mitigation: We will implement environmentally responsible practices such as energy-efficient upgrades, recycling, green transport promotion, and sustainable procurement. Outdoor improvements will prioritise biodiversity and green space access.

6. **Local Economic Disruption (e.g. competition with other providers):**

Mitigation: Our model is based on collaboration, not competition. We will complement rather than duplicate existing services and work with local businesses and partners to ensure mutual benefit—for example, by sourcing locally and hosting joint initiatives.

7. **Long-Term Sustainability Risk:**

Mitigation: Sustainability is a core goal. Alongside grant funding, we will generate income through venue hire, events, and services, ensuring we can maintain and reinvest in the facility over time. Regular evaluation will help us adapt to community needs and secure future viability

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 experiences of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Have you/your organisation managed projects or owned/leased land previously?

.Please provide details of:-

4.5.1. Skills and experience of members of the organisation

FCSH have managed our buildings and 3G pitch since 2003 and we have gained many skills and experience and we feel we can continue to do this within our current and new facility. Our current Board Members include trustees who have many years of experience in areas such as the third sector, health & safety, management, human resources, networking, partnership working, funding, building maintenance, Our current Board comprises of 6 members who all grew up and still live in East End Dundee, and they are fully committed to the current and new facilities, each with their own strengths.

4.5.2 Do you intend to use professional advisors

For the new building we are currently working with Arktx Architects and we have also been liaising with the Care Inspectorate with regards to the proposed nursery and also Dundee City Council Early Years Team again regarding the nursery. We also have a professional fundraiser who supports our work and he will be involved in the development of funding strategy for the new facility.

4.5.3 Do you currently lease/manage a property from DCC? If yes, please provide details

Yes, Fairfield Community Sports Hub and Fairfield Park, and previously the Social Club. All are currently on long term leases - the Hub is free whilst Fairfield Park is £250 a quarter

4.5.4. Please detail how you plan to maintain the asset?

We already maintain both properties with a team of maintenance staff, and a cleaner. We outsource any jobs out with this to ensure high standards are maintained and we strive to use local trades and suppliers where possible

4.5.5 Any other relevant information?

none at present

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.

5.1.1 How many people are members of your organisation? Are they in agreement with this application?

20 members as per our constitutional requirements and all have full agreement - however we have over 2800 community members who utilise our facilities weekly - these include various groups and projects and football teams

5.1.2 How many people are members of your community as defined in your constitution/governing rules? Are they in agreement with this application?

20 members as per our constitutional requirements and all have full agreement - however we have over 2800 community members who utilise our facilities weekly - these include various groups and projects and football teams

5.1.3 Have you consulted with other local stakeholder groups and agencies? Please provide evidence.

Yes, we have had consultations with DCC, Care Inspectorate, East End and North East Community Empowerment Teams, Local community Planning Partnerships, Children & Family Services, Johnny Lothian Campus Manager of Drumgeith, (work experience, community garden, nursery, volunteers etc prefects for lunches

Low cost childcare provision has been identified through the Linlathen Fairness Initiative Survey attached from questionnaire

NHS Health Inclusion Nursing Team

5.1.4 Have you made contact with local staff? If yes please provide details of who

Wendy Knight - have had meetings with Wendy and shown her the new site - she has helped with planning and design of the proposed nursery, also went and visited Wendy at one of the council nurseries and how it runs

Care Inspectorate visit - visited the site and helped with many questions and plans

Gareth Dailly - Active Dundee

Johnny Lothian - Campus Manager of Drumgeith Campus / Greenfield Academy

Mr Albayati - Longhaugh Primary School - Head Teacher

Nicola Weryk - Head Teacher Fintry Primary School

Alan Gunn - Dundee City Council

Al Kay - Dundee City Council

Joanne Kelly - Community Empowerment teams

Natalie Mackland - Community Empowerment team

Sarah Barham - Community empowerment team

5.1.5 Have you made contact with any other communities that may be affected?

We have spoken to Johnny Lothian from School Community

Ginny McLanders from Brooksbank

Dundee Rugby

Mid Lin Day Care

The Yard

The Hub Larder and freecycle
Scott Hunter Police
DCC Youth Service

These discussions have focused on **how our project can enhance the local ecosystem of support**, especially in relation to food insecurity, youth engagement, early years support, and community safety. There is a strong shared understanding of the challenges facing the area, and mutual interest in developing services that are aligned and responsive.

We are exploring **ways we can work together**, including:

- Shared signposting and referrals between services
- Joint delivery of programmes or events
- Coordinated approaches to volunteering, outreach, and local engagement
- Ensuring any expanded provision (e.g. childcare or food support) fits within existing local needs and gaps

This open and cooperative approach ensures our development strengthens, rather than competes with, other valued community services.

5.1.6 Any other relevant information?

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.

We have the understanding that the purchase price will be £1 so this won't cause any issues

6.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings 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.

Please see attached - income and expenditure currently at FCSH

6.1.2 Please also supply details of what funding you have received so far and any conditions attached.

We are still in the early stages of compiling suitable funders for the Balerno building

6.1.3 Details of funding you have applied for but are still waiting a decision/response

As above

6.1.4 Details of other funding i.e. voluntary donations, borrowing etc.

As above

6.1.5 Any other relevant information?

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: James Sorrie

Address: Redacted

Date: 10/10/25

Position: Trustee



Signature _____

Name: George Barr

Address: Redacted

Date: 10/10/25

Position: Chairperson



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

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

Documents attached- plans from Arktx

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

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.

Section 5 – evidence of community support

Documents attached - Social Media Survey

Section 6 – funding

Documents attached