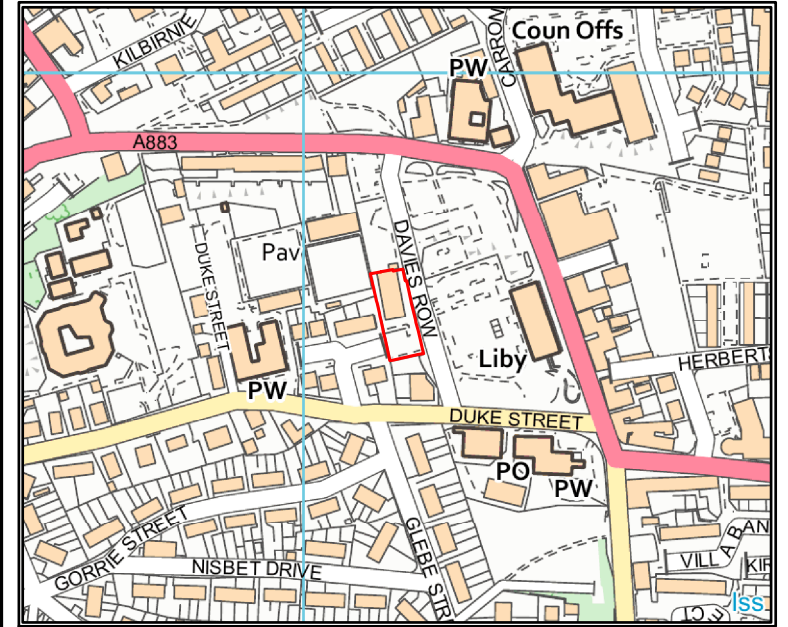


FALKIRK COUNCIL



LOCATION PLAN

scale: 1:5,000

Subject:

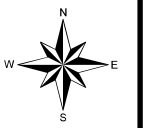
Broompark Community Hall, Denny

Area: 1300 sqm (0.32 acre) or thereby.

Scale:
1:500

Plan No:
3292

Date:
5.9.2025



Place Services

Falkirk Stadium, 4 Stadium Way, Falkirk, FK2 9EE



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CONSTITUTION OF

Denny and Dunipace Pipe Band Association

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Denny and Dunipace Pipe Band Association

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**Constitution
Of
Denny and Dunipace Pipe Band Association**

D

In this constitution, the following definitions apply throughout:

- **“2005 Act”** means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification and re-enactment thereof for the time being in force.
- **“AGM”** means an Annual General Meeting.
- **“Board”** means the Board of Charity Trustees.
- **“Charity”** means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.
- **“Charity Trustees”** means the persons having the general control and management of the Organisation.
- **“Clauses”** means any clause.
- **“Clear days”**, in relation to notice of a meeting, means a period excluding the day when notice is given and the day of the meeting.
- **“Community”** has the meaning given in clause 4.
- **“GM”** means a General Meeting.
- **“Group”** means those other organisations (incorporated or not) that are not this organisation .
- **“Individual”** means a human/person.
- **“Members”** means those individuals and groups who have joined this organisation.
- **“Organisation”** means the SCIO whose constitution this is.
- **“OSCR”** means the Office of the Scottish Charity Regulator”
- **“Property”** means any property, assets or rights, heritable or moveable, wherever situated in the world.
- **“SCIO”** means Scottish Charitable Incorporated Organisation.
- **“them”** and **“their”** refer to individuals or groups (either he, she or they).

Words in the singular include the plural and words in the plural include the singular.

These Clauses supersede any model clauses. Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.

The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the organisation is “Denny and Dunipace Pipe Band Association” SCIO (“ the Organisation ”).
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit the community of Denny and Dunipace and the surrounding areas (the “Community”), with the following purposes (the “Purposes”):
4.1	The provision of Piping and drumming in traditional form; tuition of piping and drumming and the dissemination of these forms through performance, classes and social events; and
4.2	The provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended.
	POWERS
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so. In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:
5.1	to encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	to promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes;
5.3	to provide advice, consultancy, training, tuition, expertise and assistance;

5.4	to prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	to purchase, take on lease, hire, or otherwise acquire any property suitable for the organisation;
5.6	to construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the organisation's property;
5.7	to sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the organisation;
5.8	to establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	to employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the organisation;
5.10	to take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the organisation;
5.11	to accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;
5.12	to borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the organisation;
5.13	to set aside funds not immediately required as a reserve or for specific purposes;
5.14	to invest any funds which are not immediately required for the activities of the organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;
5.15	to make grants or loans of money and to give guarantees;
5.16	to establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	to establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	to enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the organisation and to

	enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	to enter into contracts to provide services to or on behalf of others;
5.20	to effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	to oppose, or object to, any application or proceedings which may prejudice the interests of the organisation;
5.22	to pay the costs of forming the organisation and its subsequent development;
5.23	to carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The organisation is composed of:
6.1	Members
6.2	Associates
6.3	Charity Trustees (composed of Elected Charity Trustees, Appointed Charity Trustees; and Co-Opted Charity Trustees, following the first GM).
	MEMBERSHIP
7	The members of the organisation shall consist of those individuals who made the application for registration of the organisation and such other individuals and groups as are admitted to membership under the following clauses.
7.1	Membership is open to any person who shares an interest in the advancement of the organisation, or the provision or development of recreational activities as set out in clause 4, and who wishes to help promote the purposes of the organisation.
8	The organisation shall have no fewer than twenty members at any time; and
8.1	In the event that the number of members falls below twenty the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the organisation is open to:
9.1	Individuals aged 16 or over who (and groups which) are members of the Community ("Non-playing Members");
9.2	Individuals who have been accepted under clause 10.2 ("Playing Members"). Playing Members aged 16 or over will have full voting rights. Playing Members under the age of 16 will have no voting rights.

9.3	If an Individual or group ceases to fulfil the criteria within clause 9.1, or 9.2, that Individual or group must inform the Organisation.
APPLICATION FOR MEMBERSHIP	
10	No Individual or Group may become a Member unless that Individual or Group has submitted a registration form for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application.
10.1	The Charity Trustees shall consider applications for membership promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming a Non-playing Member.
10.2	The Charity Trustees shall consider applications for membership promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming a Playing Member. This decision will be taken in consultation with the Pipe Major or Leading Drummer who will assess musical capability. This application for Playing Members will be submitted to the Royal Scottish Pipe Band Association for approval and registration, before any decision is made.
11	Membership of the organisation may not be transferred by a member.
MEMBERSHIP SUBSCRIPTIONS	
12	Playing Members will pay a monthly subscription to be determined at the Annual General Meeting.
12.1	For Non-playing Members no monthly subscription will be payable.
RE-REGISTRATION OF MEMBERS	
13	The Board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the Board.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.
13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
LIABILITY OF MEMBERS	
14	The members of the organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.

15	The members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
CESSATION OF MEMBERSHIP	
16	A member shall cease to be a member if:
16.1	that Member sends a written notice of resignation to the secretary of the Organisation; they will cease to be a member as from the time when the notice is received by the organisation;
16.2	that Member has failed to respond to any re-registration request under clause 13;
16.3	a resolution that that Member be expelled (where that Member's conduct, in their/its capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a Board meeting (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Member is entitled to be heard;
16.4	in the case of an Individual, that Individual has died (membership of the Organisation not being transferable);
16.5	in the case of a group, that group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist (membership of the Organisation not being transferable);
16.6	where the Member is a Charity Trustee of the Organisation, that Member has failed to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a member.
REGISTER OF MEMBERS	
17	The Board must keep a register of members, setting out for each current member: <ul style="list-style-type: none"> a) their full name; b) their address; and c) the date on which they were registered as a member of the organisation.
17.1	Where any member is not an individual, the register must also contain: <ul style="list-style-type: none"> a) any other name by which the member is known; b) the principal contact for the member; c) any number assigned to it in the Scottish Charity Register, if it is a charity; and d) any number with which it is registered as a company, if it is a company.
17.2	For each former member the register must set out, for at least six years from the date on they ceased to be a member:

	<p>a) their name; and</p> <p>b) the date on which they ceased to be a member.</p>
17.3	The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.
17.4	If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.
	ASSOCIATES
18	Individuals and Groups wishing to support the Purposes who are not members of the Community may become associates of the Organisation ("Associates"). Associates may attend and speak at GMs but may not participate in such meetings for voting or quorum purposes.
18.1	No Individual or Group may become an Associate unless that Individual or Group has submitted a written application to become an Associate in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by a Group must be signed on behalf of that Group.
18.2	The Charity Trustees shall consider applications for associateship promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Associate.
19	The Charity Trustees shall cause a register of associates to be maintained containing: <ul style="list-style-type: none"> (a) the name and address of each Associate; (b) the date on which each Individual or Group was registered as an Associate; and (c) the date at which any Individual or Organisation ceased to be an Associate.
20	An Associate shall cease to be an Associate if:
20.1	that Associate sends a written notice of resignation to the Organisation;
20.2	that Associate becomes a member of the Community;
20.3	a resolution that that Associate be expelled from being an Associate (where that Associate's conduct, in their capacity as Associate, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a GM (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Associate is entitled to be heard);
20.4	in the case of an Individual:

	<p>(a) that Individual becomes insolvent or apparently insolvent or makes any arrangement with their creditors; or</p> <p>(b) that Individual has died; or</p>
20.5	in the case of a Group, that Group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist.
	GENERAL MEETINGS (Meetings of the Members)
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the secretary of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
	Annual General Meeting
22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	<p>The business of each AGM shall include:</p> <p>(a) a report by the Chairperson on the activities of the Organisation;</p> <p>(b) the election of Elected Charity Trustees;</p> <p>(c) the fixing of annual subscriptions if applicable;</p> <p>(d) consideration of the accounts of the Organisation;</p> <p>(e) a report of the auditor if applicable; and</p> <p>(f) the appointment of the auditor if applicable.</p>
	Notice of General Meetings
23	Subject to the terms of clause 67, notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	<p>The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and</p> <p>(a) in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); and</p> <p>(b) in the case of any special resolution (as defined in clause 30) must set out the exact terms of the resolution.</p>
23.3	Notice of every members' meeting must be given to all the members of the organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.

	CHAIRPERSON OF GENERAL MEETINGS
24	<p>(a) The Chairperson of the organisation shall act as Chairperson of each GM.</p> <p>(b) If the Chairperson is not present or willing to do so the Vice-Chairperson (if applicable) of the organisation shall act as Chairperson of the GM.</p> <p>(c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.</p>
	QUORUM AT GENERAL MEETINGS
25	<p>The quorum for a GM shall be the greater of:</p> <p>(a) eleven Members; or</p> <p>(b) 10% of the Members,</p> <p>present either in person or by proxy.</p> <p>No business shall be dealt with at any GM unless a quorum is present.</p>
25.1	<p>If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.</p>
25.2	<p>The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.</p>
	VOTING AT GENERAL MEETINGS
26	<p>The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.</p>
26.1	<p>Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands</p>
26.2	<p>A secret ballot may be demanded by:</p> <p>(a) the chairperson of the GM; or</p> <p>(b) at least two Members present at the GM,</p> <p>before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.</p>
27	<p>In the event of an equal number of votes for and against any resolution, the Chairperson of the meeting shall have a vote in their capacity as a member of the organisation.</p>

	Resolutions
28	At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).
29	<p>Certain resolutions must be passed as Special Resolutions, including resolutions:</p> <ul style="list-style-type: none"> a) to alter the name of the Organisation; or b) to amend the Purposes; or c) to amend these Clauses; or d) to wind up the Organisation in terms of clause 72. <p>At any GM a Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).</p>
30	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this Clause are followed.
30.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
30.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
30.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
30.4	Written resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), or by means of a website.
30.5	<p>Written resolutions must be accompanied by a statement informing the Member:</p> <ul style="list-style-type: none"> (a) how to signify agreement to the resolution; (b) how to return the signed resolution to the Organisation (in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed)); (c) the date by which the resolution must be passed if it is not to lapse (that is, the date which is 28 days after the Circulation Date); and (d) that they will not be deemed to have agreed to the resolution if they fail to reply.
30.6	A written resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
30.7	Once a Member has signed and returned a written resolution in agreement thereto, that Members' agreement is irrevocable.

30.8	The Members may require the Organisation to circulate a written resolution.
30.8.1	The resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (faxed or e-mailed), must identify the resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
30.8.2	The Board may reject the resolution but must provide reasons for doing so to the members requesting the resolution.
30.8.3	If accepted, the Organisation must circulate the resolution and any accompanying statement within 21 days, and may require the requesting Members to cover the expenses it incurs circulating the resolution.
	MEETING ADJOURNMENT
31	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
32	The affairs, property and funds of the organisation shall be directed and managed by a Board of Charity Trustees. The Board:
32.1	shall set the strategy and policy of the Organisation;
32.2	shall, where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation;
32.3	shall hold regular meetings between each AGM, meeting as often as necessary to despatch all business of the Organisation;
32.4	shall monitor the financial position of the Organisation;
32.5	shall direct and manage the affairs and Property of the Organisation;
32.6	shall generally control and supervise the activities of the Organisation;

32.7	may, on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM);
32.8	may exercise the powers of the Organisation; and
32.9	may not also be paid employees of the Organisation.
	INTERIM BOARD
33	Upon incorporation of the organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.
33.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 36.5).
	COMPOSITION OF THE BOARD OF CHARITY TRUSTEES
34	The number of Charity Trustees shall be not less than three and the total number of Charity Trustees shall not be more than <u>5</u> .
	APPOINTMENT OF CHARITY TRUSTEES
35	From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):
35.1	up to 5 individual persons elected as Charity Trustees by the Members in accordance with clause 36 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and
35.2	up to 2 individual persons co-opted in accordance with clause 37 (“the Co-opted Charity Trustees”), so as to ensure a spread of skills and experience within the Board.
35.3	Employees of the organisation may not be nominated as or become Charity Trustees.
	ELECTED CHARITY TRUSTEES
36	At the first General Meeting of the Organisation, the Members shall elect up to 5 individual Ordinary Members as Elected Charity Trustees.
36.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing

	to act as an Elected Charity Trustee and must be delivered to the secretary of the Organisation at least seven days before the GM.
36.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.
36.3	Provided the first GM is not also the first AGM, there shall be no changes in the Charity Trustees at the first AGM (except to fill any vacancies left following the first GM or caused by retirements since the first GM).
36.4	At the second and subsequent AGMs, one-third of the Elected Charity Trustees (rounding upwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
36.5	A retiring Charity Trustee shall be eligible for re-election after one term of office. A retiring Charity Trustee shall not be eligible for re-election after two consecutive terms of office until a period of one year in which they have not been a Charity Trustee has passed.
36.6	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
	CO-OPTED CHARITY TRUSTEES
37	Subject to clause 35, the Charity Trustees may appoint Individuals as Charity Trustees to ensure a spread of skills and experience within the Board ("Co-opted Charity Trustees") and may remove a Co-opted Charity Trustee at any time.
37.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.
37.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
37.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend and is eligible to vote at them.
	VACANCY
38	The Board may from time to time fill any casual vacancy arising as a result of the retirement (or deemed retirement for any reason) of any Elected Charity Trustee from or after the date of such retirement or deemed retirement until the next AGM.
	CHARITY TRUSTEES – GENERAL DUTIES
39	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the organisation; and, in particular, must:

39.1	seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
39.2	act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
39.3	in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party, put the interests of the organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
39.4	ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
40	In addition to the duties outlined in clause 39, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:
40.1	that any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
40.2	that any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
41	Provided they have declared their interest - and have not voted on the question of whether or not the organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
42	No Charity Trustee may serve as an employee (full time or part time) of the organisation; and no Charity Trustee may be given any remuneration by the organisation for carrying out their duties as a Charity Trustee.
43	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
CODE OF CONDUCT FOR CHARITY TRUSTEES	
44	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
44.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.

REGISTER OF CHARITY TRUSTEES	
45	<p>The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee:</p> <ul style="list-style-type: none"> a) the name of the Charity Trustee; b) the address of the Charity Trustee; c) the date on which they were appointed as a Charity Trustee; and d) any office held by them in the organisation.
45.1	<p>Where a Charity Trustee is not an individual the register must also contain:</p> <ul style="list-style-type: none"> a) Any other name by which the Charity Trustee is known; b) the principal contact for the Charity Trustee; c) any number assigned to it in the Scottish Charity Register (if it is a charity); and d) any number with which it is registered as a company, if it is a company.
45.2	<p>Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.</p>
45.3	<p>For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee:</p> <ul style="list-style-type: none"> a) the name of the Charity Trustee; b) any office held by the Charity Trustee in the Organisation; and c) the date on which they ceased to be a Charity Trustee.
45.4	<p>The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.</p>
45.5	<p>If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.</p>
TERMINATION OF CHARITY TRUSTEES OFFICE	
46	<p>A Charity Trustee will automatically cease to hold office if: -</p>
46.1	<p>they give the Organisation a notice of resignation, signed by them;</p>
46.2	<p>they become an employee of the Organisation;</p>

46.3	in the case of a Charity Trustee elected under clause 36 they cease to be a member of the Organisation;
46.4	in the case of a Charity Trustee co-opted under clause 37 the Board under clause 37.2 vote to end the appointment;
46.5	they become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;
46.6	they are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
46.7	they become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
46.8	they are removed from office by resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 44);
46.9	they are removed from office by resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
46.10	they become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act
46.11	they commit any offence under section 53 of the 2005 Act.
47	Clauses 46.9 and 46.10 apply only if the following conditions are met:
47.1	the Charity Trustee who is subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for removal is to be proposed;
47.2	the Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the resolution being put to a vote; and
47.3	at least two thirds of the Charity Trustees then in office vote in favour of the resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
48	The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint:

	(a) an Elected Charity Trustee to chair Board meetings and GMs (the "Chairperson"), and
48.1	In the event that: (a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.
BOARD MEETINGS	
49	The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.
49.1	A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.
49.2	The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.
50	7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.
50.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.
50.2	On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.
51	No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.
52	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 34, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
53	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.

54	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
	VOTING AT BOARD MEETINGS
55	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
55.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
55.2	A resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
	SUB-COMMITTEES
56	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
56.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far, as they are not superseded by any regulations made by the Board.
56.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND CHARITY TRUSTEES
57	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
58	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 59.
59	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:

59.1	repayment of out-of-pocket expenses (subject to prior agreement by the Board);
59.2	reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
59.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
59.4	payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
59.5	the purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
59.6	the sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
59.7	payment by way of any indemnity, where appropriate in accordance with clause 67.
60	Where any payment is made under clause 59, the terms of clause 61 must be observed.
	PERSONAL INTERESTS & CONFLICTS OF INTEREST
61	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 61.3 and 61.4, they have a duty to declare this to the Board meeting in question.
61.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which they have a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
61.2	It will be up to the Chairperson of the meeting in question to determine: <ul style="list-style-type: none"> (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.

61.3	An interest held by an individual who is “connected” with the Charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity trustee;
61.4	A Charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
61.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Notices of Relevant Interests is maintained, which shall be open for inspection by both the Board and members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
FINANCES & ACCOUNTS	
62	The Board shall determine:
62.1	which banks or building societies the bank accounts of the Organisation shall be opened with;
62.2	how bank accounts shall be maintained and operated; and
62.3	how cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
63	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
63.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
63.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
63.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.

63.4	Copies of such accounts shall, not less than 21 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
NOTICES	
64	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand-delivered) or electronic form (faxed or e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e-mailed.
65	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
RECORDS OF MEETINGS	
66	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
INDEMNITY	
67	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.
ALTERATION TO THE CLAUSES	
68	Subject to the terms of this clause, this constitution may be altered by a Special Resolution of the members passed in accordance with clause 29 or 30.3

68.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005
68.2	The Board must notify OSCR (and its successors) of any changes to the constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005
DISSOLUTION	
69	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 29 and 30.4, and subject to written consent being obtained from OSCR.
69.1	<p>If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be:</p> <ul style="list-style-type: none"> (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015
FALKIRK COUNCIL ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is an application form which can be used to make an Asset Transfer request to Falkirk Council.

Any Community Body interested in making an Asset Transfer Request is advised to contact the Asset Team on strategicpropertyreview@falkirk.gov.uk before making the request so that we can discuss your proposal.

Please complete the asset transfer request form if the property/land is owned/leased/managed by Falkirk Council.

It is essential that you read the [Asset Transfer guidance](#) provided by the Scottish Government before making a request.

When completed, this form should be emailed to strategicpropertyreview@falkirk.gov.uk or sent to

The Asset Team

Falkirk Council

4 Stadium Way

Falkirk

FK2 9EE

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

1.1 Name of the CTB making the asset transfer request

Denny and Dunipace Pipe Band Association

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

Postal address:
REDACTED

Postcode:

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:

Postal address:

Postcode:

Email:

Telephone:

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 Falkirk Council 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 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	
X	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is	SC002801
	Community Benefit Society (BenCom) and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of the CTB’s constitution, articles of association or registered rules.

Please note that under The Community Empowerment (Scotland) Act 2015, where a CTB is seeking ownership rather than a lease, the organisation must have at least 20 members. See the Scottish Government’s [Guidance for Community Transfer Bodies](#).

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:

1.6 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?

SCIO

Section 2. Information about the land and rights requested

2.1 Please identify the property/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 give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.

Details of Property:

FC LOCATION PLAN



Figure 2: External and Location of Hall



Figure 3: South Hall



Figure 4: North Hall

Address:

Broompark Community Hall
Davies Row
Denny

Postcode:

FK6 6NP

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

UPRN: 136068392

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: £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?

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 set 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

The Denny and Dunipace Pipe Band are seeking to take asset transfer the building, to ensure that a community asset remains within community control.

The Denny and Dunipace Pipe Band was established in 1964 by [REDACTED] who became the band's first Pipe Major. Based in the town of Denny, near Falkirk, the band quickly became a cornerstone of the local community, promoting Scottish music and culture through piping and drumming.

Today, the Denny and Dunipace Pipe Band continues to thrive. The organisation now includes a Grade 2 band led by [REDACTED] and a Grade 4A band under [REDACTED], reflecting its commitment to nurturing talent and expanding opportunities for pipers and drummers of all levels. With a proud history and a strong community presence, the band remains a vibrant part of Scotland's musical heritage.

The Broompark Community Centre, located on Davies Row in Denny (FK6 6NP), has long served as a vital hub for local residents. Originally, the building was known as Broompark Church, a place of worship that played a central role in the spiritual and social life of the community. In the late 1980s, the site underwent a significant transformation when it was repurposed by Falkirk District Council's Planning & Environment Department into a community centre.

This redevelopment, which took place between 1987 and 1988, marked a new chapter for the building. It shifted from a religious institution to a secular space designed to support a wide range of community activities. The centre was officially designated as a community hall, with a total area of 598 square metres, and has remained under outright ownership by the local authority.

Today, Broompark Community Centre has since ceased to operate as an important venue for local events, meetings, and social groups. However, its central location in Denny makes it easily accessible, and its historical roots as a former church add a unique character to the space.

4.1.2 Why there is a need for your Project?

Our community centre has lacked in any programme to develop and drive usage, we believe that we have the necessary skills to manage our building and get the best for our community.

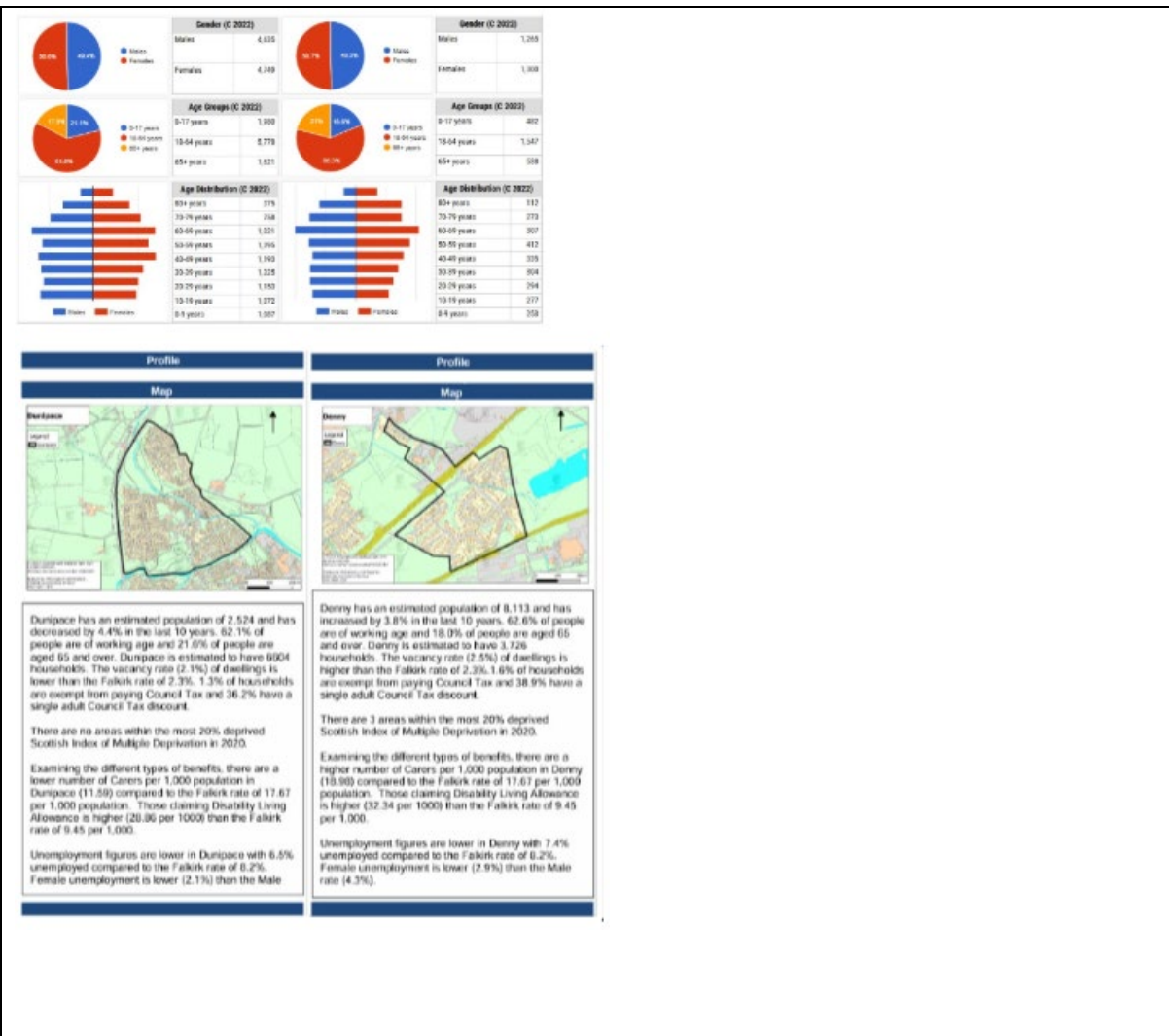
By transferring ownership of the centre to the community, we aim to re-open and safeguard a vital local asset that will offer inclusive space for social connection, learning, and support.

“Our mission is to foster cultural enrichment, musical education, and community connection by providing a welcoming and accessible hall owned by Denny & Dunipace Pipe Band, through traditional music, inclusive programming, and collaborative use of the space, we aim to strengthen local identity, promote the heritage of pipe band music, and offer a venue that supports the diverse needs of our community.”

Our plans for the community ownership of the Broompark Community Centre are rooted in the pressing needs of our local population. Denny and Dunipace, together comprise an estimated 6,604 and 3,726 households (10,330 households), with a significant proportion of these households facing financial constraints due to the cost-of-living crisis. In Dunipace, 36.2% of households receive a single adult Council Tax discount, while in Denny this figure rises to 38.9%. These indicators reflect a high level of economic vulnerability and social isolation, underscoring the importance of accessible, community-led services.

The age profile of the area is mixed, with a balance of young families, working-age adults, and older residents. This diversity creates demand for a wide range of services—from youth activities and family support to adult learning and social opportunities for older people. The centre is well-positioned to meet these needs through inclusive programming and flexible space use.

Overall, the demographic and economic profile of the area clearly demonstrates the need for a community-owned facility that is responsive, inclusive, and sustainable. The centre will serve as a hub for social connection, learning, and opportunity—helping to build a stronger, more resilient community.



4.1.3 Will any Development/changes/modifications to the asset be required?

A range of essential developments and modifications will be required to bring the asset up to a safe, functional, and community-ready standard. These include repairs to the roof, installation of compliant fire doors, replacement or servicing of boilers, construction of partition walls, fitting of soundproof windows, implementation of a secure door entry system, and the installation of a new floor in the main hall. Due to a prolonged period of limited maintenance, we will implement a regular programme of works to ensure that the building remains safe, efficient, and fit for purpose over time.

4.1.4 What activities will take place?

We will provide space for our community to participate in the following:

Flexible Rentals: Offer hourly, half-day, or full-day rates to accommodate different community needs.

Traditional Music Nights: Host monthly traditional Scottish music evenings featuring local performers alongside your band.

Workshops for All Ages: Offer free or low-cost sessions on drumming, piping, ceilidh dancing, or heritage storytelling.

Heritage Exhibitions: Showcase the pipe band's history and local culture through pop-up exhibits or photo displays.

Seasonal Festivals: Celebrate Hogmanay, Burns Night, or local holidays with communal events and performances.

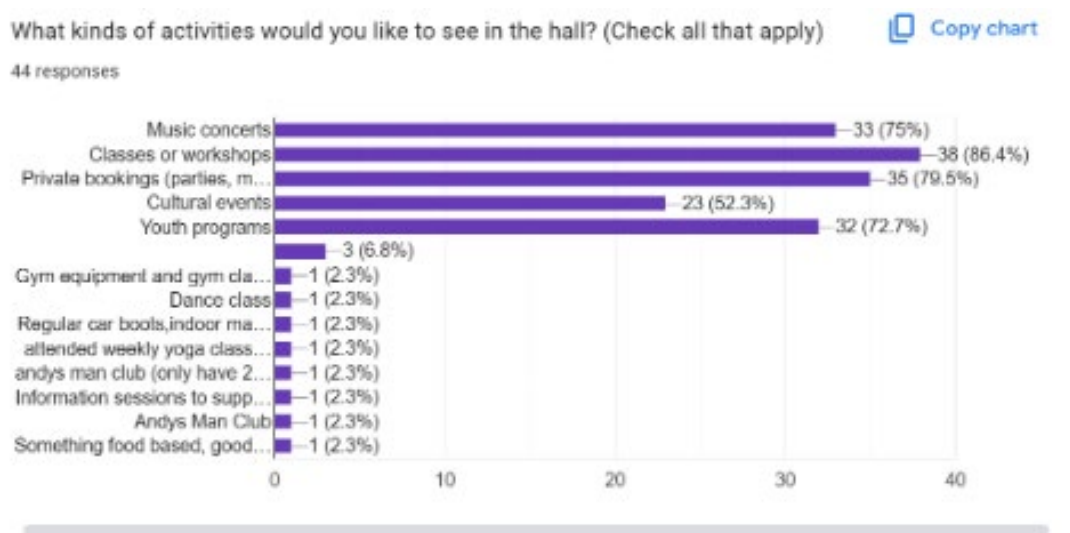
Open House Days: Let the public explore the hall, meet the band, and learn about your mission.

Tea & Tunes Afternoons: Casual daytime socials with music, snacks, and friendly chats—especially welcoming for older residents.

Partnerships: Collaborate with schools, music tutors, or cultural groups to offer shared programmes.

Venue Hire: Rent for parties, workshops, fitness classes, or small concerts.

Pipe Band practises.



Based on our community feedback we aim to provide space for:

Classes or workshops; Private bookings (parties, meetings, etc); Music concerts; Youth programmes; Cultural events; Gym equipment and gym classes; Dance class; Regular car boots, indoor markets; Weekly yoga classes; Andy's Man Club; information sessions to support families; Food-based activities.

4.1.5. If the asset is to be used by the public, please provide details of lettings policy and opening times.

The centre will operate daily from 10am to 10pm, offering inclusive access to the hall without discrimination. All bookings will be overseen by our Board of Trustees, with each let personally facilitated by a committee member. During this process, the terms of use are agreed upon, and both our contract of agreement and let form – which we are currently drafting – will be required to be completed and signed.

4.1.6 What provision will be provided for people with disabilities?

While Broompark Community Hall currently presents some accessibility challenges due to its age and layout – including multiple levels and staircases – efforts will be made to improve access wherever practicable. Most areas of the building are accessible, with the exception of the top landing and one room that currently requires re-entry via a separate entrance. We are committed to enhancing accessibility and will seek funding to install new disabled toilet facilities and improve access routes throughout the building. A phased approach will be taken to ensure that as much of the hall as possible is accessible to people with disabilities, aligning with inclusive community values and legal obligations.

All lets, activities, and groups hosted at the hall are open to everyone, without discrimination. We actively promote inclusive participation and will continue to work towards removing barriers to access, ensuring that all members of the community – regardless of ability – can engage fully with the services and opportunities offered at Broompark Community Hall.

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.

Local Authorities are permitted to dispose of property at less than market value where there are wider public benefits to be gained. This is set out in the Disposal of Land by Local Authorities (Scotland) Regulations 2010. These public benefits are listed below.

In this section, please explain how the project will benefit your community, and others. Please refer to the Scottish Government [guidance](#) on how the Council 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

ie. Please include details of any job creation or **volunteering and training** opportunities that will be available as a result of the Asset Transfer. Also details of how your organisation will involve the **local community** and of any incentives that may be available to encourage the local community to use the proposed services.

Our plans for community ownership of Broompark Community Centre will provide essential services and spaces that might otherwise be inaccessible due to the financial constraints of our local community. We plan to offer employment opportunities once the asset transfer is complete, in the form of a cleaner and a caretaker/project worker.

Moreover, the centre will serve as a platform for volunteering and skill development, enabling individuals to build experience and confidence. This is particularly valuable in areas like ours, where access to formal training and employment pathways can be limited. Through structured volunteer roles, we will support residents in enhancing their employability and personal development, helping to break cycles of disadvantage.

Income levels and employment opportunities in the area are also key considerations. Both Denny and Dunipace show signs of economic deprivation, with limited access to well-paid, stable employment. This highlights the importance of local initiatives that can offer job creation, volunteering, and skill-building opportunities. Broompark Community Centre can play a vital role in addressing these gaps.

4.2.2. Regeneration

i.e. Please include details of whether your organisation will contribute to the **physical regeneration** of the area, and how your proposal will impact the regeneration of the area, in terms of volunteering or employment, giving examples.

Unfortunately, due to the economic climate and the cost-of-living crisis, there has been a decline in the number of businesses, venues, and amenities in our community. The permanent closing of a vital community building would be hugely damaging to the local area. We will maintain and upgrade the facilities to a modern standard. We have plans to upgrade our space and our outdoor area, so that it can be enjoyed by our whole community. We plan to continue our community work to contribute to the local regeneration of the area.

4.2.3. Public Health

i.e. How likely is the proposal to improve the Public Health of the Community, in terms of **physical and mental health**, for example through volunteering, training, or taking part in activities, giving examples.

By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose. Physical activities at our centre, such as yoga classes, martial arts classes, and dance classes, help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social, mental, and physical health, they are less likely to require intervention from public services. This proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most.

4.2.4. Social Wellbeing

i.e. How will the proposal improve the Community's Social Well-Being and mental health, or how might it improve the **learning offer and activities** available in the area? Please give brief examples of these activities.

The activities and social interactions facilitated at Broompark Community Centre, will contribute significantly to both the mental and social wellbeing of our community. Our centre provides a safe space for the local community to meet and engage with each other, in a vast range of activities and events.

Pipe bands encourage teamwork, confidence, a sense of dress and discipline, fun and friendship, and they open the doors to travel too. Pipe bands are a focus of pride for schools and build positive relations with the community. And of course, the bagpipes and pipe band drums are traditional Scottish instruments, and an important part of our shared heritage and cultural future.

[\(https://sspdt.org.uk/information/frequently-asked-questions/\)](https://sspdt.org.uk/information/frequently-asked-questions/)

Widespread research shows that learning to play an instrument helps to develop numeracy, literacy, social and fine motor skills. Pipe bands encourage skills for life, learning and work. For example, teamwork, perseverance, camaraderie and confidence, and a sense of discipline and dress. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles.

[\(https://sspdt.org.uk/10-reasons-start-pipe-band/\)](https://sspdt.org.uk/10-reasons-start-pipe-band/)

4.2.5. Environmental Wellbeing / Environmental Benefits

i.e. Will the proposal bring green / environmental benefits and / or have an impact on the **local environment**? Will it help mitigate the effects of climate change? If so please give details.

We plan to continue to work in an environmentally conscious way, and we have plans to engage with funders to make energy efficiency improvements to reduce our carbon footprint on the environment and local community by having solar panels on our south facing roof. These improvements contribute to a healthier, more attractive, and more liveable community, benefiting all who live here. Providing space for the local community will help reduce travel to other areas and therefore cut down on fuel consumption.

4.2.6. Does your project contribute to the reduction of inequalities?

i.e. Will the proposal enable the community to access activities not otherwise available; will these activities be available at an affordable rate; how will your organisation work with other local providers to **reduce inequalities**?

The proposed community ownership of Broompark Community Centre will enable local residents to access a wide range of activities and services that are currently unavailable or unaffordable. These include cultural events, music workshops, youth programmes, as well as health and wellbeing activities. All lets and activities will be open to everyone, without discrimination, and we will offer **tiered pricing** to ensure affordability—particularly for charities, youth groups, and local non-profits.

We recognise the economic challenges faced by many in our community, including high levels of financial vulnerability and social isolation. By offering inclusive programming and flexible space use, we aim to create a welcoming environment that supports people of all ages and backgrounds. Our organisation will work collaboratively with other local providers, including schools, health and social care partners, and community groups, to deliver joined-up services that address local needs.

Through community ownership, we will become a local anchor organisation, strengthening our ability to attract funding, deliver essential services, and empower residents. Our centre will also support digital inclusion, employability, and volunteering opportunities, helping to break cycles of disadvantage and build a more resilient, connected community.

4.2.7 Will local people be engaged in the use and management of the Asset?

A “community of interest” may not represent the people living near to the asset. Please provide evidence of how **local people and communities** will be engaged in the use and management of the asset, and how they have been consulted.

The Denny and Dunipace Pipe Band operate as a two-tier membership organisation, comprising Playing Members – who participate in musical performance and education – and Non-Playing Members, who support the band and the community centre, through volunteering, administration, and community engagement. The organisation is managed by a Board of Trustees, with broader membership open to individuals and groups from Denny, Dunipace, and the surrounding areas. All members are encouraged to participate in decision-making, including voting at Annual General Meetings.

As part of our commitment to community engagement, we have actively consulted local residents to understand what activities and services they would like to see at Broompark Community Centre. This feedback has shaped our plans, and we will continue to engage with the community to ensure the centre reflects local needs and remains a welcoming, inclusive space for all.

4.2.8 How will you monitor whether the Asset Transfer is benefiting the community?

ie. Will you survey the users / invite feedback / compare user numbers with a baseline etc

As the building has been closed for a while, we will look to use the facility for our practices for 4 hours per week on average and bring in a number of lets. We will measure the usage of the hall on a monthly, quarterly and yearly basis, against our aims to increase usage ongoing.

We will keep records of the number of people who attend our facility, our membership levels, the number of people engaging with us on social media and website users.

We will monitor our social impact by collecting information on the demographics of hall users, gathering feedback in terms of health and social benefits of users. We will keep records of feedback to measure the impact our services have on the local community.

4.2.9 Any other relevant information?

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.

No known restrictions.

Negative consequences

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

We have considered potential negative consequences of the group taking over the building through Community Asset Transfer as:

- Costly repair work is required for the building we will need to fund
- Utility costs are high for the building, and we understand the risk of these increasing
- There is a risk of us not being able to attract enough business to ensure the hall is able to continue
- We understand there is a lot of volunteering work required for our proposal to work and are reliant on there being a continued involvement from the community to help with this
- Increase in the level of traffic due to increased usage of the hall
- Increase in the level of noise pollution due to the increase in usage of the hall

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.

4.5.1 Has your organisation or any of its members managed projects or owned / leased property/land prior to this?

Yes

No

Please provide details of:

4.5.2 Skills and experience of the members of the organisation

1. [REDACTED] I hold the position of Chairman of Denny and Dunipace Pipe Band Association. I have been associated with Pipe Bands for more than 50 years. For most of this time I have been a drummer and leading drummer in the two Grades, I also play alongside my daughter in the band. Professionally, I am a retired English teacher. With some 40 years' experience during my teaching career, I held a few positions of teacher, assistant principal and acting principal teacher. During my teaching career I also worked as a marker for the Scottish Examination Board, latterly the Scottish Qualifications Authority. On a couple of occasions, I was invited to act as an interviewer at [REDACTED] for prospective student English teachers. On a lighter side of things in teaching, I wrote several plays to be performed at school and within pipe bands I have written two books about pipe band life with all proceeds donated to charity.

2. [REDACTED] I have been associated with pipe bands for over 40 years and within this time supported [REDACTED] the pipe bands with positions including Treasurer for Seafield and District Pipe Band. Professionally I am a retired teacher of Business Education and Accounts. I was Principal Teacher of Business Education at [REDACTED] and ran what was statistically proved to be one of the most successful departments in Scotland.

3. [REDACTED] I hold the position of secretary, Bus and Travel Convenor for the Pipe Band. I did have the position of Social Convenor and do still assist in this area, but we now have a team allocated for this. I have been associated with Pipe Bands for around 22 years. My professional career is with Adult Health Social Care.
4. [REDACTED] I bring over two decades of experience in both music and technology. I have proudly played my pipes with the Denny and Dunipace Pipe Band for 21 years. Professionally, I hold an Honours Degree in Cyber Security and have built a solid career in IT. I began as Desktop Services ICT Technician and now serve as the Desktop Services Manager at [REDACTED], where I lead the delivery of robust and user-focused IT support services.
5. [REDACTED] I am a former member of Denny and Dunipace Pipe Band. My major influence in the band was PM [REDACTED] who taught me from the very beginning until the time I left. Although I no longer play, I like still to follow the band progress. At present I work part time for [REDACTED] where I carry out all office work for the business. This includes assisting accountant with payroll, paying invoices, negotiating utility contracts and the pricing with various suppliers. I am happy to offer the band assistance in any way I can either with the proposed purchase and running of the premises you have in mind or any other band matter.
6. [REDACTED] I have played the bagpipes for 52 years, associated with Denny and Dunipace Pipe Band which started as a Boys Brigade band in 1964 and I joined from around 1975. I have had a few positions within the band including Secretary, Treasurer and Pipe Major, where we played and progressed from Grade 4 right up to Grade 1. In my professional career I am a welder, sheet metal worker, and electrician. I am now employed at [REDACTED] where all of my trades are useful.
7. [REDACTED] I have been associated with Pipe Bands for many years as my [REDACTED] is the bass drummer with Denny and Dunipace Pipe Band, he has also played with other local community bands and is a snare drummer with another Pipe Band. I am involved with Denny Pipe Band assisting with many engagements and events and supporting the secretary. My hobbies and interests are travelling and supporting the Pipe band, holidays, socialising and watching movies.
8. [REDACTED] I have played with Pipe Bands for 35 years, I started on the Bass Drum, then learned Tenor in 2 other local pipe bands and now back playing bass drum with Denny and Dunipace Pipe Band. My son plays snare drum and plays in a Grade 1 Pipe Band, my wife shares the same interests and supports the pipe bands with different events.
9. [REDACTED] I support the whole band as designated drone tuner. I work in [REDACTED]
10. [REDACTED] A qualified accountant. I have been a member of the Chartered Association of Certified Accountants (ACCA) for over 30 years. I have over 30 years work experience in local government, [REDACTED] I have experience over the remits of Finance, Education, Property, Contract Management and Procurement. [REDACTED]. I have past experience of voluntary unpaid roles, e.g local authority

representative on the Board of the Scottish Scientific Research and Education Centre (SSERC) for all of Scotland. I am a resident of Denny as well as a subscriber to Denny and Dunipace Pipe Band Association Grade 4, side drummer.

4.5.3 Do you intend to use professional advisors? Please provide details.

We will carry out the necessary record-keeping/book-keeping. We will engage with an accountant to complete our annual Return to OSCR as a registered SCIO.

If required, we will undertake a full survey of the building including RAAC, asbestos and cavity wall insulation. We intend to instruct a solicitor to negotiate an agreement with Falkirk Council. Our lawyers will work collaboratively with Falkirk Council to agree any remedial work it should carry out prior to any agreement of sale.

We intend to instruct surveyors, architects, building contractors, etc, as the need arises.

4.5.4 Do you currently lease/manage a property from Falkirk Council? If yes, please provide details.

We do not currently manage any property owned by Falkirk Council.

4.5.4 Please detail how you plan to manage the building?

For example opening and closing the building / managing lets / will you have staff etc?

The centre will be managed by volunteers. This will include opening and closing the building, ensuring all statutory compliance requirements are monitored and actioned, all cleaning, the taking of lets and monies, and all other relevant activities. We have plans in place to fund a facilities officer, either on a full or part-time basis, as well as a cleaner, and other staff as required.

4.5.5 Please provide any other information you think may be relevant.

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.

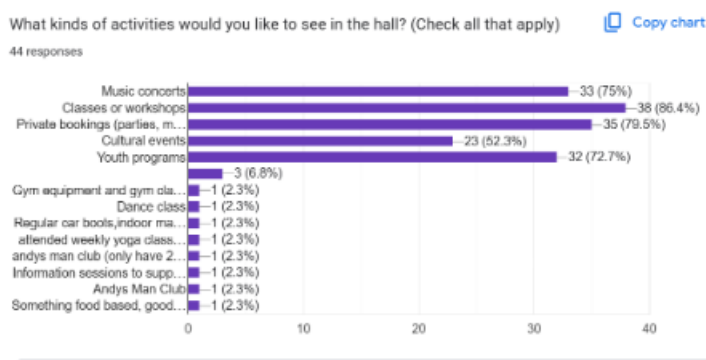
This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

5.1.1. What community engagement has taken place to help develop your business plan? Please provide evidence, for example any completed surveys, questionnaires, letters of support, minutes of public meetings etc.

We have engaged with the community on multiple occasions through online surveys and speaking with potential future user groups and other local stakeholders, including the Gala Committee, and the local football team. Unfortunately, as the centre is currently closed, there are currently no user groups who use the hall. This has also meant that we have been restricted in how we have been able to gather in-person feedback.

We conducted an online survey using Google forms, posted on our own Facebook page, as well as other local Facebook groups (eg. Denny Town Page). We were able to gather over 40 responses from this survey. As the centre was closed, we asked our local community if we re-opened the centre, would they use it, and what type of events and activities they would like to see.

Denny and Dunipace Pipe Band Survey Statistics Summary

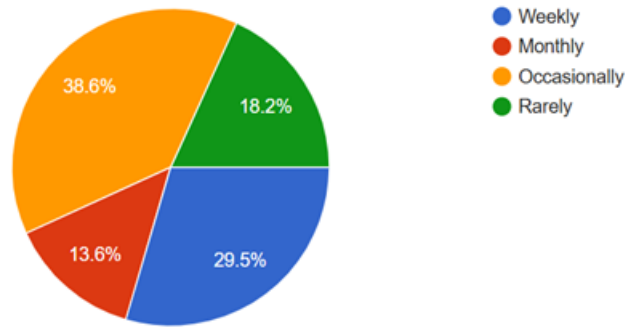


Top Activities Requested:

1. **Classes or workshops** – 38 votes (86.4%)
2. **Private bookings (parties, meetings, etc.)** – 35 votes (79.5%)
3. **Music concerts** – 33 votes (75%)
4. **Youth programs** – 32 votes (72.7%)
5. **Cultural events** – 23 votes (52.3%)

How often do you think you would use the hall if it were available?

44 responses



Usage Frequency:

- **Occasionally** – 38.6% (most common response)
- **Weekly** – 29.5%
- **Rarely** – 18.2%
- **Monthly** – 13.6%

The majority of respondents indicated they would use the hall at least **occasionally or more frequently** (81.7% in total), with nearly **1 in 3** saying they would use it **weekly**. Only a small portion (18.2%) expect to use it **rarely**, suggesting strong community interest in regular use if the hall is made available.

Below is a small sample of what our community is saying about our plans to take over the Broompark Community Centre.

‘The Broompark Centre is a central location for Denny & Dunipace. It will act as a hub for many community groups & be more accessible to locals.’ – local resident and volunteer.

‘I love the pipe band and fully support them taking over the hall, they could host events and then we could all enjoy the birl o’ the pipes.’ – local resident.

‘I think having lessons for beginners would benefit the band and the community’ – band member

‘Access to practices to showcase the band’ – band member

‘They have a good social media following and are a great asset to our community doing many events for our local community and for individuals.’ – Founder of the Denny and Dunipace Toy Appeal

From our most recent Facebook Poll:



Figure 3: Facebook Comments

A letter of support from a local resident and former band member (other letters of support are attached.)



Figure 3: Facebook Comments

5.1.2 Have you consulted with other local stakeholder groups or agencies? Please provide evidence.

We have worked closely with CVS Falkirk & District. They have supported our organisation, from helping with our SCIO application, to drafting our business plan, finances, and overall governance.

We are in regular contact with the Gala Day Committee to discuss offering them appropriate lets.

We have been in touch with the local football team, who are supportive of our plans.

We recently got in contact with other groups who are going through Community Asset Transfer in the Falkirk & District Area, thanks to the Community Ownership Group that is hosted by CVS Falkirk & District.

5.1.4 Have you been in contact with any other communities or community groups that may be affected? Please give details.

We recently attend the Community Ownership Group meetings facilitated by CVS Falkirk & District, where we made contact with other local community groups who are taking on similar buildings through Community Asset Transfer.

We are also in regular contact with other community groups within our own local area, including the local football team, the Gala committee, and the local Air Cadets.

5.1.5 Please provide any other information you think may be relevant.

Section 6. Financial Viability of Project

Your Business Plan should contain full information about the financial viability of the project, evidencing that the organisation will be able to sustain the project in the long term.

Please submit

- at least 1 year's audited accounts to evidence your organisations financial stability (if available)
- where audited accounts are not available (for instance for new groups) please provide a bank statement.
- a projected 5 year income and expenditure account
- a cash flow forecast for the proposed asset transfer.

6.1 Please outline the Policies and Procedures your organisation has in place to govern the group's finances

As a registered charity, we have submitted our accounts for all previous years that we have been operational to OSCR.

As a registered SCIO, we will ensure that our accounts are submitted, complete and on time, to OSCR. Our finances will be presented and scrutinised on at least, a quarterly basis at our board meetings. We will follow OSCR's Guidance and Good Practice for Charity Trustees (oscr.org.uk) to ensure we manage our finances correctly.

The rates for each of our spaces will be set for forthcoming years at our first AGM, and these will be reviewed yearly at our AGM.

Section 7. Funding

7.1 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.

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.

7.1.1 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 our attached Cash Flow for all our planned start up, ongoing, maintenance and planned redevelopment costs. Our Cash Flow also shows all proposed income and investment.

We aim to have fundraisers on a frequent basis to help generate income for the organisation.

All proceeds from lets will be used to continue our charitable purposes.

We recognise we will require a solicitor to review and negotiate the terms of our agreement of sale with Falkirk Council.

Product / Service /Let	Selling Price £
One-off Bookings	£25/hour
Business Rate	£20/hour
Charity/Community Group Rate	£10/hour
Storage	By request

7.1.2 Please supply details of what funding you have received so far, and of any conditions attached to it.

We have successfully secured funding in the past, most recently we received £380 from the Scotmid Small Grant Scheme; £2,000 from the Falkirk Council Small Grants scheme; and £10,000 from the Kelvin Valley and Falkirk CLLD Fund 2024.

7.1.3 Please supply details of any funding you have applied for but have not yet received a response or decision. Please include timescales if known.

We currently have no outstanding funding applications.

7.1.4 Details of any other funding you will have access to? i.e. voluntary contributions, borrowing etc.

Volunteer Hours	Hours	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Board of Trustees (£40/Hour)	65	£2,600	£2,691	£2,785	£2,882	£2,984	£13,942
Volunteers (£12.60/Hour)	598	£7,535	£7,799	£8,072	£8,354	£8,647	£40,406
Total	663	£10,135	£10,763	£10,857	£11,236	£11,631	£54,622

Our voluntary contributions are evidenced in the table above. General duties can include redecorating and other maintenance duties.

As a registered SCIO we will have access to overdraft and borrowing facilities with our bank.

7.1.5 Please outline your funding strategy if you have one, as well as any other relevant information.

We recognise that there is a need to continually update and upgrade our facilities, and we keep up to date with the various funding opportunities available to us, thanks to our local third sector interface, CVS Falkirk & District.

Section 8. Enablement Fund

Falkirk Council will hand the building over wind and watertight and compliant. However, this is quite light-touch and would involve (for example) patching of a leaky roof. For more significant building works, groups can apply to the Enablement Fund, to pay for capital improvements such as energy efficiency improvements or larger capital renewals which support the viability of the project going forward. **Only capital items are eligible.** Running repairs are revenue costs and are not eligible. You are strongly advised to email strategicpropertyreview@falkirk.gov.uk to confirm eligibility criteria before you submit this application.

Requests to the Fund must be supported by estimates / quotations from professionals which should be provided as supporting documents.

Please provide details of your request to the Enablement Fund, if applicable.

Enablement Fund request for larger capital renewals which support the viability of the CAT		
Item	Estimate Provided By	Amount not more than (including VAT)
Apex Roof	[REDACTED]	£72,000
Flat Roof	[REDACTED]	£18,000
Fire Doors & Soundproof Windows	[REDACTED]	£45,753
Boilers	[REDACTED]	£72,000
Partition Walls	Awaiting Quote	---
Secure Entry Door System	Awaiting Quote	---
New floor for Main Hall	Awaiting Quote	---
Toilets	[REDACTED]	£45,600
Accessible Toilets	[REDACTED]	£16,800
Total including VAT		£270,153+Estimate

Checklist of accompanying documents

To check that nothing is missed, please tick which additional documents are accompanying this form.

- Section 1 – You must attach your organisation's constitution, articles of association or registered rules
- Section 2 – Any maps, drawings or description of the land requested
- Section 3 – Note of any terms and conditions that are to apply to the request
- Section 4 – Any additional evidence regarding 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 – Copies of accounts, forecasts, etc
- Section 7 – Funding – Copy of Business Case etc
- Section 8 – Enablement Fund – copies of estimates

Declaration

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at Section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name [REDACTED]

Address [REDACTED]

Date 29th August 2025

Position Secretary

Signature [REDACTED]

Name [REDACTED]

Address [REDACTED]

Date 29th August 2025

Position Chair

Signature [REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: BroomparkCentre
Date: 28 August 2025 07:56:05

Hi

Another support letter to add to our application

Thanks

[REDACTED]

From: [REDACTED] <railwayinnplatform@outlook.com>
Sent: 27 August 2025 21:45
To: [REDACTED]
Subject: BroomparkCentre

To whom it may concern!
Re:- DENNY & DUNIPACE PIPE BAND

I am the owner of the Railway Inn & Platform Lounge at Dennyloanhead

The pipe band have been great customers of our establishment for over 10 years!

They pop in after all their competitions and always hold their annual dinner dance with us!
They are a lovely bunch of pipers & drummers along with their supporters and family members!

They are always in good spirits and are a pleasure to have in our pub!

I think them being able to purchase the Broompark centre will be a huge asset for our local community!

It will give the pipe band their own premises to hold band practice and give other local groups a space to encourage new members to join and support local groups!

The Broompark Centre will go from strength to strength if ownership goes to the pipe band!

Kind Regards

[REDACTED]

Sent from my iPhone

Denny and Dunipace Pipe Band Survey Statistics Summary

The chart shows the results of a survey asking **what kinds of activities people would like to see in the hall**, based on **44 responses**. Respondents could select multiple options.

Top Activities Requested:

1. **Classes or workshops** – 38 votes (86.4%)
2. **Private bookings (parties, meetings, etc.)** – 35 votes (79.5%)
3. **Music concerts** – 33 votes (75%)
4. **Youth programs** – 32 votes (72.7%)
5. **Cultural events** – 23 votes (52.3%)

Less Common Suggestions (Each 1 vote, 2.3%):

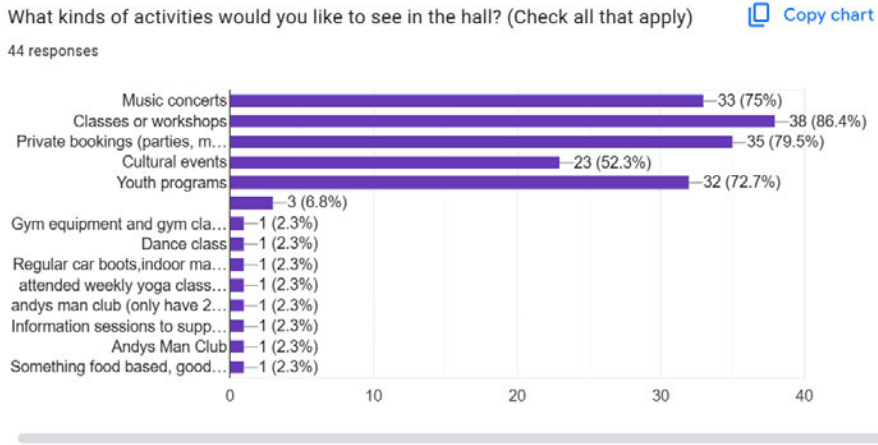
- Gym equipment and gym classes
- Dance class
- Regular car boots, indoor markets
- Weekly yoga classes
- Andy's Man Club (mentioned twice, once with extra detail)
- Information sessions to support families
- Food-based activities

Other:

- An "Other" category (3 votes, 6.8%)

Summary:

The most popular suggestions are structured activities such as **workshops, private bookings, and music concerts**, showing a strong interest in **community-oriented and cultural** events. There is also a clear desire to **support youth programs**. Less common but potentially meaningful suggestions include wellness, support groups, and food-based activities.



This pie chart summarizes how frequently people think they would use the hall if it were available, based on **44 responses**:

Usage Frequency:

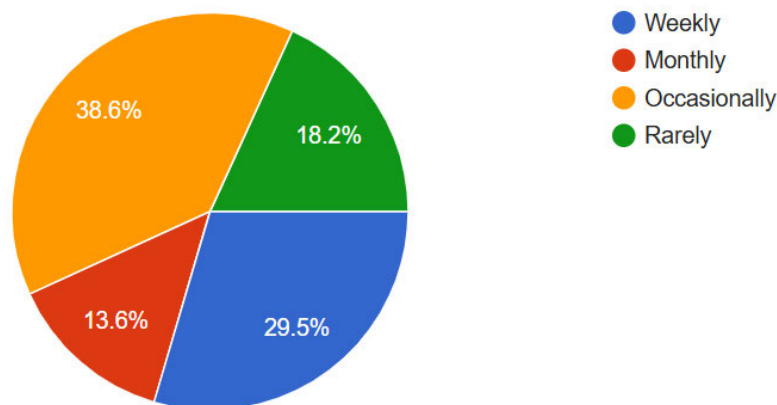
- **Occasionally** – 38.6% (most common response)
- **Weekly** – 29.5%
- **Rarely** – 18.2%
- **Monthly** – 13.6%

Summary:

The majority of respondents indicated they would use the hall at least **occasionally or more frequently** (81.7% in total), with nearly **1 in 3** saying they would use it **weekly**. Only a small portion (18.2%) expect to use it **rarely**, suggesting strong community interest in regular use if the hall is made available.

How often do you think you would use the hall if it were available?

44 responses





Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.) *Band member*
- Have you attended any events hosted by Denny & Dunipace Pipe Band. *Yes*



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
 - Weekly
 - Monthly
 - Occasionally
 - Rarely
- What kinds of activities would you like to see in the hall? (Check all that apply)
 - Music concerts
 - Classes or workshops
 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: _____



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band.



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
 - Weekly
 - Monthly
 - Occasionally
 - Rarely
- What kinds of activities would you like to see in the hall? (Check all that apply)
 - Music concerts
 - Classes or workshops
 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: _____



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe (if available)
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?

I think having lessons for beginners would benefit the band and community.



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band.



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
 - Weekly
 - Monthly
 - Occasionally
 - Rarely
- What kinds of activities would you like to see in the hall? (Check all that apply)
 - Music concerts
 - Classes or workshops
 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: _____



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band.



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
 - Weekly
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 - Rarely
- What kinds of activities would you like to see in the hall? (Check all that apply)
 - Music concerts
 - Classes or workshops
 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: PIPE BAND PRACTICE



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.) REGULAR VISITOR
- Have you attended any events hosted by Denny & Dunipace Pipe Band. YES



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
 - Weekly
 - Monthly
 - Occasionally
 - Rarely
- What kinds of activities would you like to see in the hall? (Check all that apply)
 - Music concerts
 - Classes or workshops
 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: _____



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band.



Interest in the Broompark Community Hall

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 - Other: _____



Community Engagement

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Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band. **YES**



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
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 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: _____



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall? **School Breakfast Club**
- Any thoughts on how the pipe band could better connect with the community? **Amel concert**



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.) *Friends*
- Have you attended any events hosted by Denny & Dunipace Pipe Band. *Yes.*



Interest in the Broompark Community Hall

- How often do you think you would use the hall if it were available?
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- What kinds of activities would you like to see in the hall? (Check all that apply)
 - Music concerts
 - Classes or workshops
 - Private bookings (parties, meetings, etc.)
 - Cultural events
 - Youth programs
 - Other: *pipe band rehearsals*



Community Engagement

- Would you be interested in volunteering to support hall operations or events?
 - Yes
 - Maybe
 - No
- What would help you feel welcomed and included in events held at the hall?



Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
- Any thoughts on how the pipe band could better connect with the community?

Hire out mini band for events.

Engagement via social media.



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band.



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 - Youth programs
 - Other: _____



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Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
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Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

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Ideas & Feedback

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TRAINING + TEACHING PROGRAMS



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, ~~business owner~~, ~~student~~, etc.)
- Have you attended any events hosted by Denny & Dunipace Pipe Band.



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Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

- What is your connection to the community? (Resident, business owner, student, etc.) *MEMBER*
- Have you attended any events hosted by Denny & Dunipace Pipe Band. ✓



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Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

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Ideas & Feedback

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Access to practices to showcase the Band



Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



About You

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Broompark Community Hall & Denny & Dunipace Pipe Band Support Survey



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Ideas & Feedback

- What is one idea you'd love to see come to life in the hall?
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2d Like Reply

[Redacted]
Good idea

2d Like Reply

[Redacted]
Good idea!

1d Like Reply

[Redacted]
Great idea xx

2d Like Reply

[Redacted]
Yes definitely

2d Like Reply

[Redacted]
Great idea

1d Like Reply

[Redacted]
Yes !!

2d Like Reply

[Redacted]
%



Comment publicly a...





[Redacted] post



[Redacted]

What piping centre you all could make for the future of the band and Denny John. Some place for youngsters to go. The local council should be backing Denny & Dunipace 100% on this project. 👍👏

1d Like Reply

1



[Redacted]

Great idea

2d Like Reply

1



[Redacted]

Yes, fab idea 🎉

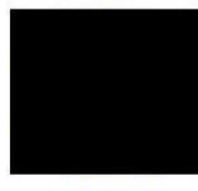
2d Like Reply



[Redacted]

Good idea

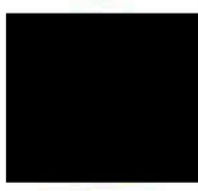
2d Like Reply



[Redacted]

Good idea!

1d Like Reply



[Redacted]

Great idea xx

2d Like Reply



[Redacted]

Yes definitely

2d Like Reply



Comment publicly a...



[Redacted] post



[Redacted]
Good idea get the place opened up again

2d Like Reply

2



[Redacted]
Yes defo

2d Like Reply

1



[Redacted]
Great idea x

2d Like Reply

1



[Redacted]
Great idea

2d Like Reply

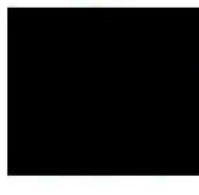
1



[Redacted]
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1d Like Reply

1



[Redacted]
Great idea

2d Like Reply

1



[Redacted]
Yes, fab idea



post



MURPHY

Would you agree Denny and Dunipace Pipe Band taking over the Broompark Centre in Denny? We aim to refurbish the centre and use as a practice venue. We plan to rent space to local groups/businesses.

Yes I think this is a good idea

No I don't think this is a good idea



Like



Comment



Share

No I don't think this is a good idea

1% • 7 votes





Post

Would you agree Denny and Dunipace Pipe Band taking over the Broompark Centre in Denny? We aim to refurbish the centre and use as a practice venue. We plan to rent space to local groups/businesses.

Like

Yes I think this is a good idea

No I don't think this is a good idea

Comment

Share

Yes I think this is a good idea

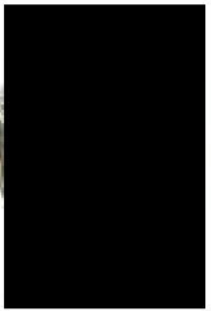
98% • 469 votes



[Redacted] post

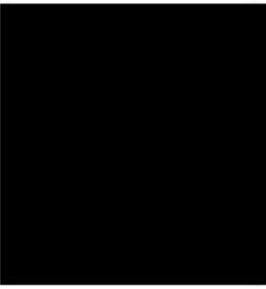


2d Like Reply



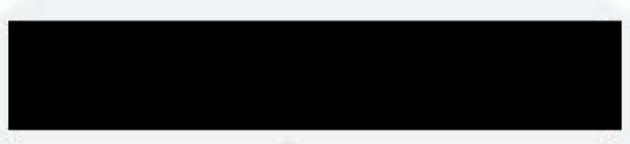
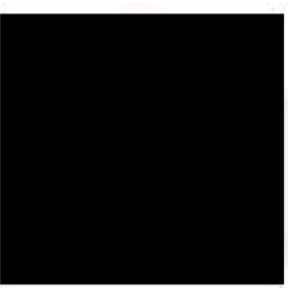
Good idea

2d Like Reply



Good idea!

1d Like Reply



Great idea xx

2d Like Reply



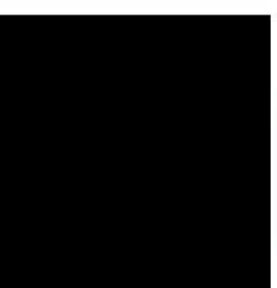
Yes definitely

2d Like Reply



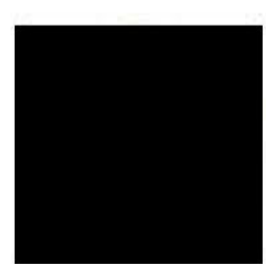
Great idea

1d Like Reply

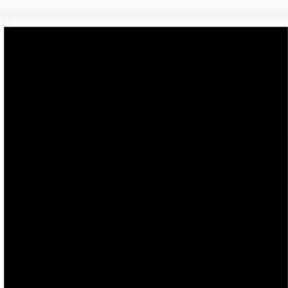


Yes !!

2d Like Reply



%



Comment publicly a...



endeavour and would appreciate it if you could take a second to vote on this, using the buttons below.

Would you agree Denny and Dunipace Pipe Band taking over the Broompark Centre in Denny? We aim to refurbish the centre and use as a practice venue. We plan to rent space to local groups/businesses.

Yes I think this is a good idea [Redacted]

No I don't think this is a good idea [Redacted]

Like

Comment

Share

[Redacted] + 4

21 shares

Most relevant ▾



[Redacted]

Fantastic idea. It's a win for the band and the community. The community get a local property preserved and keep a great local asset like Denny and Dunipace Pipe Band.

2d Like Reply

1

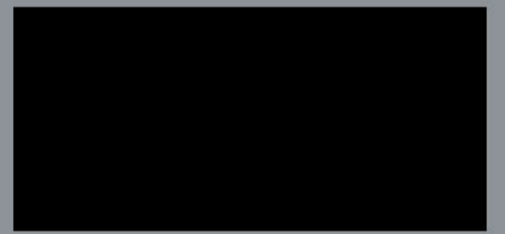


Comment publicly...

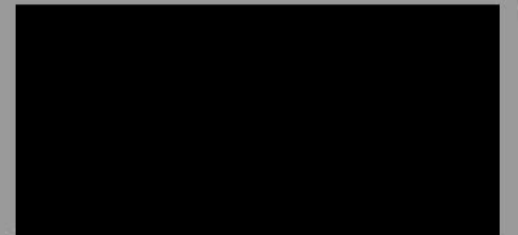


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Yes I think this is a good idea



No I don't think this is a good idea



Like



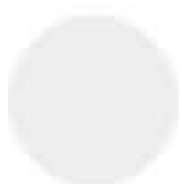
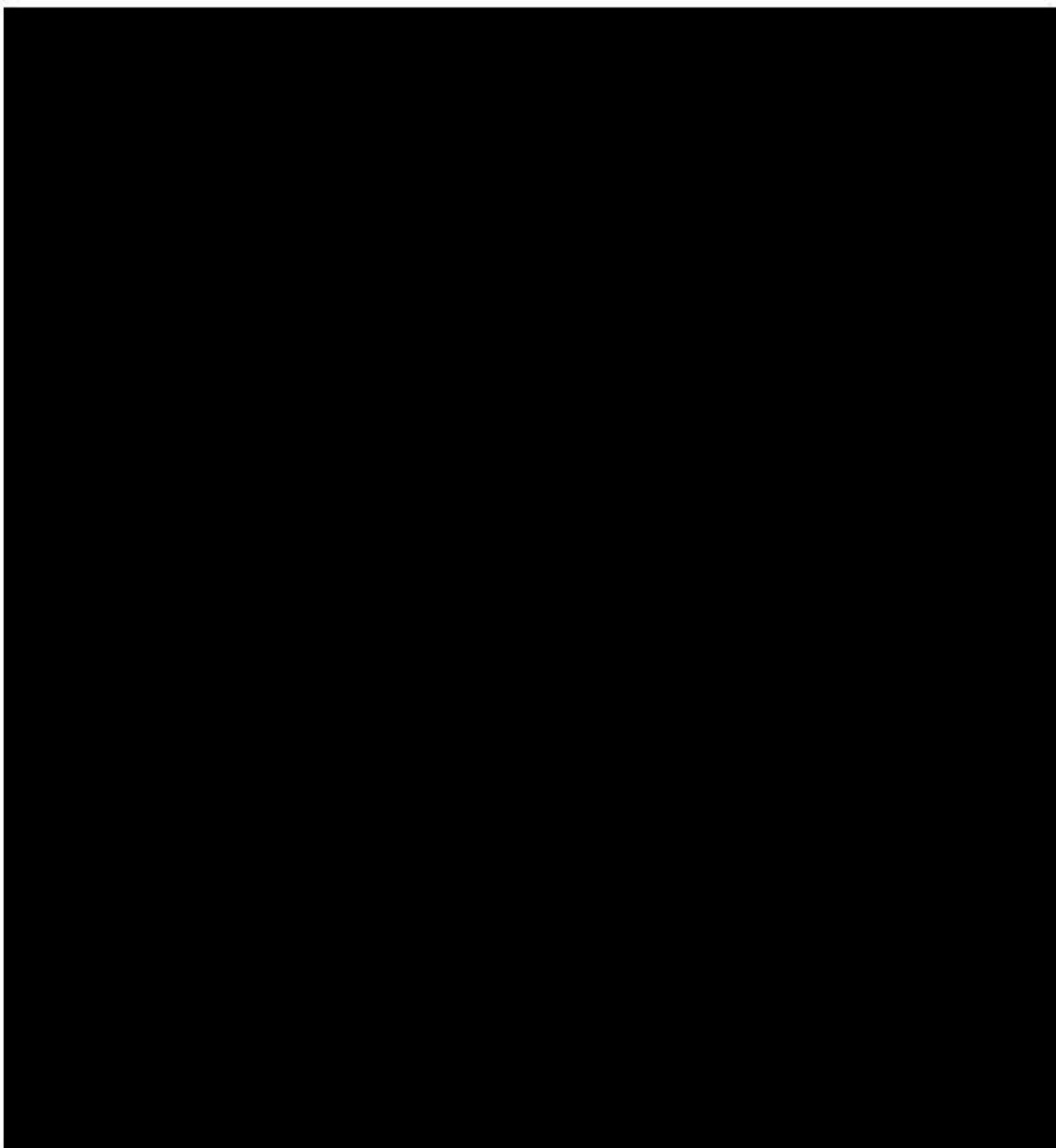
Comment



Share

Yes I think this is a good idea

98% • 469 votes





To Whom It May Concern,

Bathgate Band are proud to offer our full support to **Denny & Dunipace Pipe Band** in their Community Asset Transfer application to Falkirk Council for the establishment of a dedicated band hall.

As fellow champions of traditional music and community engagement, we recognise the profound impact that purpose-built musical spaces can have, not only on the development of musicianship, but on the cultural life of a region. Denny & Dunipace Pipe Band has long demonstrated a commitment to excellence, inclusion, and youth development, and their vision for a permanent home reflects these values.

In Bathgate, we are pursuing the creation of the Bathgate Music Hub, a collaborative space designed to serve a wide range of ensembles and community groups. We understand the challenges of securing suitable facilities and the opportunities that arise when musicians are given room to grow, collaborate, and inspire. The proposed band hall in Denny is a vital step toward ensuring that their band, and the wider musical community, can continue to thrive.

We believe this initiative will strengthen the cultural fabric of Falkirk and beyond. Bathgate Band fully endorses Denny & Dunipace Pipe Band's bid and encourages all stakeholders to support this important and forward-thinking project.

Your Sincerely,

Vice President | Bathgate Band



Letter of Support for Denny and Dunipace Pipe Band - Broompark Community Asset Transfer

Subject: Strong Support for Community Asset Transfer of Broompark Building to Denny and Dunipace Pipe Band

Dear Sir/Madam,

I am writing to express my unequivocal support for the Community Asset Transfer request by the Denny and Dunipace Pipe Band Association for the Broompark building. As a local General Practitioner whose practice is directly across the road, and with a deeply rooted family history intertwined with both the band and the Denny community, I can attest to the profound and lasting positive impact this transfer would have.

My family's connection to the Denny and Dunipace Pipe Band spans generations. It was my **grandfather who founded the band 61 years ago** from within the Boys Brigade, with their very first public performance at the Armistice Parade 60 years ago. Since that day, the band has proudly played at every single Armistice Parade held for the last six decades, a testament to its enduring presence and commitment to our community's heritage. My father, [REDACTED] served with distinction as the **Pipe Major for many years**, guiding the band from Grade 4 all the way to Grade 1. Growing up, the band was a constant and cherished part of my childhood. While I didn't play then, I took up learning 11 years ago through the Denny and Dunipace Pipe Band and have played with them intermittently ever since. This personal journey highlights the band's remarkable ability to draw in and retain community members across all ages.

For almost as long as the band has existed, acquiring its own premises has been a key aim, yet other opportunities have unfortunately not materialized. The Broompark building, currently lying unused, presents a vital opportunity to finally secure a stable home for this cornerstone of our community. Its proximity to my practice means I see firsthand the vacant potential it holds. Having the band care for this building and offer it back for wider community use would be an incredible asset.

This transfer is critical for the band to **maintain its integral place within the community** and to flourish moving forward. Own premises would serve as a **catalyst for more extensive teaching and cultural programming**, something currently hampered by the uncertainty of leases and other accommodations. As my father recalls, the band started in the old Church Manse as a Boys Brigade Company Band. When the Council

acquired properties in the area, including Broompark, there was an agreement for the band to have free access to schools for practice due to its teaching activities – a clear historical recognition of the band's role as a community project focused on education and outreach. Indeed, from its very inception with the Boys Brigade, the "Band" was conceived as a community project, fostering a love for piping and drumming among former members, Scouts, and Guides alike.

From a professional standpoint, both my father, who served as a GP in Denny since 1983, and myself, since 2014, have witnessed the vital role community initiatives play in the overall well-being of our patients and residents. Providing a dedicated space like Broompark for the band's activities, and for wider community engagement as outlined in their Business Plan, will undoubtedly **promote more meaningful community integration and involvement.**

The [REDACTED] family has a long-term emotional attachment to the Denny and Dunipace Pipe Band, alongside our professional commitment as business owners serving this community. We firmly believe that granting this Community Asset Transfer is not only a deserved recognition of the band's historical and ongoing contribution but also a strategic investment in the future social, cultural, and educational fabric of Denny.

I urge Falkirk Council to approve this request and enable the Denny and Dunipace Pipe Band to transform the Broompark building into a vibrant and enduring community hub.

Yours sincerely

[REDACTED]



[REDACTED]
Denny & Dunipace Pipe Band
Denny

22/08/2025

Dear [REDACTED]

Broompark Centre – Community Asset Transfer

This letter is to wish the Denny & Dunipace Pipe Band support in your application of the Community Asset Transfer of Broompark Centre.

As a Community Group ourselves, we know how important it is that clubs and bands can continue to flourish and the pleasure that we bring to our members.

At these challenging times, it is commendable that volunteers continue to put so much into their communities.

Although we have a facility at Westfield Park and use other local facilities for our club, we believe strongly that the assets of the community should be maintained within the community. If required we would definitely make use of the Broompark Centre if available.

Dunipace Football Club wish you good luck and support you in your application.

Yours sincerely

[REDACTED]

[REDACTED]
Dunipace Fc

[REDACTED]
DOB: 28/10/1972

Address: [REDACTED]

I am a former member of Denny and Dunipace Pipe Band. I joined the band in 1987 and played with them as a piper until around 2000/2001. My major influence in the band was PM [REDACTED] who taught me from the very beginning until the time I left. Although I no longer play I like still like to follow the bands progress.

At present I work part time for [REDACTED] in Bonnybridge where I carry out all office work for the business. This includes assisting our accountant with payroll, paying invoices and maintaining all livestock records "the latter being a legal requirement". I am also responsible for negotiating utility contracts and the pricing of feed and fuel with various suppliers.

I would be happy to offer the band assistance in any way I can either with the proposed purchase and running of the premises you have in mind or any other band matter.

Kind Regards
[REDACTED]

From: Flight Lieutenant [REDACTED] B(MedSci)(Hons) MBChB FRCA FFICM RAFAC
Officer Commanding



867 (Denny) Squadron RAFAC

The Cadet Hall
Castlerankine Road
Denny
FK6 5LW

[REDACTED]
www.raf.mod.uk/aircadets

To Whom it May Concern,

I wish to write this letter in support of Denny and Dunipace Pipe Band taking on ownership of the Broompark Centre. We have worked with the Pipe Band for many years and are fully aware of how big an asset they are to the local community in Denny, Dunipace and the wider area.

As a local organisation ourselves and on behalf of our squadron, I wish to express my support for Denny and Dunipace Pipe Band utilising the Broompark Centre for practices and allowing use of this resource for other local organisations.

Please feel free to contact me using the above details if you wish to discuss anything further.

Yours sincerely,

[REDACTED]

Flight Lieutenant (RAFAC)
Officer Commanding
867 (Denny) Sqn



The Aims of the Air Cadets are:

- To promote and encourage among young people a practical interest in aviation and the Royal Air Force.
- To provide training which will be useful both in the Service and civilian life.
- To foster the spirit of adventure and to develop the qualities of leadership and good citizenship.

A Recognised Scottish Charity- No SCO 24638





DENNY & DUNIPACE PIPE BAND ASSOCIATION

Business Plan for Community Asset Transfer

Broompark Community Hall

“The purpose of this business plan is to support Denny & Dunipace Pipe Band Association in acquiring and managing a local community hall. This hall will serve as a rehearsal space, a cultural venue, and a resource for the wider community. By letting the space to local groups and hosting public events, the band aims to promote traditional music, strengthen community ties, and generate sustainable income to fund its ongoing activities and educational outreach.”

13/08/2025

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Floor Plan

Denny and Dunipace Pipe Band Business Plan

1. Introduction/Executive Summary

1.1. History

The group originally formed as a Boys Brigade Pipe Band in 1964, 60 years/ 8 month.

The Denny and Dunipace Pipe Band was established in 1964 by Captain [REDACTED] and [REDACTED], who became the band's first Pipe Major. Based in the town of Denny, near Falkirk, the band quickly became a cornerstone of the local community, promoting Scottish music and culture through piping and drumming.

Over the decades, the band has experienced a dynamic competitive journey. They first reached the prestigious Grade 1 level in 1989, marking their arrival among the elite in the pipe band world. A major milestone came in 2006, when they won the World Championships in Grade 3A, earning promotion to Grade 2. Their most successful competitive period came in 2012, when they swept the European, Cowal, and World Championships in Grade 2 and were crowned Champion of Champions, leading to another promotion to Grade 1 for the 2013 season.

Leadership has played a key role in the band's development. In 2010, [REDACTED] took over as Pipe Major, with [REDACTED] as Lead Drummer, guiding the band through a period of growth and success. Following the challenges of the COVID-19 pandemic, the band restructured into a single Grade 3A unit under Pipe Major [REDACTED] and Lead Drummer [REDACTED]. This revitalised group achieved notable success, including winning the Scottish Championships in 2024, coinciding with the band's 60th anniversary.

Today, the Denny and Dunipace Pipe Band continues to thrive. The organisation now includes a Grade 2 band led by [REDACTED] and a Grade 4A band under [REDACTED], reflecting its commitment to nurturing talent and expanding opportunities for pipers and drummers of all levels. With a proud history and a strong community presence, the band remains a vibrant part of Scotland's musical heritage.

The Broompark Community Centre, located on Davies Row in Denny (FK6 6NP), has long served as a vital hub for local residents. Originally, the building was known as Broompark Church, a place of worship that played a central role in the spiritual and social life of the community. In the late 1980s, the site underwent a significant transformation when it was repurposed by Falkirk District Council's Planning & Environment Department into a community centre.

This redevelopment, which took place between 1987 and 1988, marked a new chapter for the building. It shifted from a religious institution to a secular space designed to support a wide range of community activities. The centre was officially designated as a community hall, with a total area of 598 square metres, and has remained under outright ownership by the local authority.

Today, Broompark Community Centre has since ceased to operate as an important venue for local events, meetings, and social groups. However, its central location in Denny makes it easily accessible, and its historical roots as a former church add a unique character to the space.

1.2 Aims

The group have been working together to form a plan of action, which has covered a variety of improvements to support the community:

- **Maintenance Schedule:** Regular checks for plumbing, heating, lighting, and acoustics to ensure safe and optimal use—especially for musical rehearsals.
- **Cleaning & Upkeep:** Hire local cleaners or rotate volunteer duties to keep the space welcoming.
- **Regular Events:** Host ceilidhs, music nights, open mic sessions, or cultural workshops to build local interest.
- **Volunteer Programme:** Recruit locals to help with hall operations or event staffing—great for building members and ownership.
- **Partnerships:** Collaborate with schools, music tutors, or cultural groups to offer shared programs.
- **Venue Hire:** Rent for parties, workshops, fitness classes, or small concerts.
- **Tiered Pricing:** Offer discounts for local non-profits or youth groups.
- **Access & Security:** Install secure entry systems and manage keys or codes for trusted users.
- **Merchandise:** Sell band merchandise, offering snacks, or drinks during events.

Our current and future aims are:

- **Priority Access:** Allocate preferred time slots for pipe band rehearsals and core events.
- **Online Booking System:** Use affordable digital tools (like Calendly or Skedda) to manage hall reservations.
- **Usage Analytics:** Track Hall usage and income to guide future planning.
- **Flexible Rentals:** Offer hourly, half-day, or full-day rates to accommodate different community needs.
- **Feedback Collection:** Regular surveys or suggestion boxes to understand users' needs.
- **Annual Reviews:** Evaluate effectiveness and adjust strategies as your community evolves.
- **Traditional Music Nights:** Host monthly traditional Scottish music evenings featuring local performers alongside your band.
- **Workshops for All Ages:** Offer free or low-cost sessions on drumming, piping, ceilidh dancing, or heritage storytelling.
- **Heritage Exhibitions:** Showcase the pipe band's history and local culture through pop-up exhibits or photo displays.
- **Seasonal Festivals:** Celebrate Hogmanay, Burns Night, or local holidays with communal events and performances.
- **Open House Days:** Let the public explore the hall, meet the band, and learn about your mission.
- **Tea & Tunes Afternoons:** Casual daytime socials with music, snacks, and friendly chats—especially welcoming for older residents.

1.3 Proposal for Community Ownership

Our community centre has lacked in any programme to develop and drive usage, we believe that we have the necessary skills to manage our building and get the best for our community.

By transferring ownership of the centre to the community, we aim to re-open and safeguard a vital local asset that will offer inclusive space for social connection, learning, and support.

“Our mission is to foster cultural enrichment, musical education, and community connection by providing a welcoming and accessible hall owned by Denny & Dunipace Pipe Band, through traditional music, inclusive programming, and collaborative use of the space, we aim to strengthen local identity, promote the heritage of pipe band music, and offer a venue that supports the diverse needs of our community.”

We want to Community Asset Transfer the following Falkirk Council Property:

Broompark Community Centre, Davies Row, Denny, FK6 6NP

UPRN: 136068392

We are unaware of any other interested parties in a community asset transfer of the above property.

We are unaware of any restriction on the use of the asset, designation, or listing, that would prohibit Falkirk Council from disposing of the asset

The proposed plan will keep the proposed asset in community usage, and we will strive to make it an ongoing success.

The current valuation of the building is £115,000; the current rental value of the building is £14,000 per annum. We propose to pay the purchase price of £1.

2. The Group status

The charity is called Denny & Dunipace Pipe Band Association and has the legal status of a Scottish charity

SCIO 2 tier

SCIO number (Awaiting Confirmation)

Current Charity No. SC002801

Initially it will be managed by volunteers from our membership group, however, we may in the future look at employing an individual to manage the building.

We will have Public Liability insurance for £5million.

We seek to purchase the building.

2.1. Exemptions

We will seek VAT exemption as a registered SCIO.

We will seek full rates relief.

We will seek exemption from water charges as a registered SCIO.

3. Community Engagement

3.1. Community Consultation

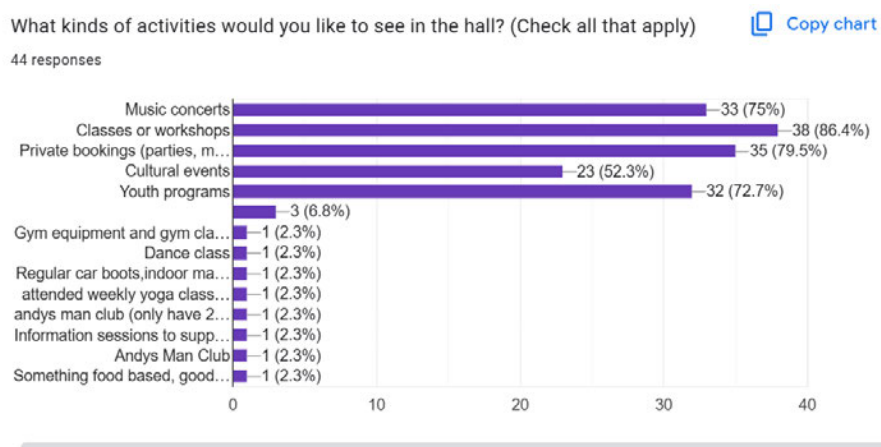
We have engaged with the community on multiple occasions through online and in person surveys/questionnaires, polls, in person discussions. We will continue to host events and have in-person discussions with the local community to ensure they are involved and have their say going forward with Broompark Community Centre.

Our community engagement shows that there is a need, genuine desire, and support, for the community asset transfer.

3.2. Community Support

Quantitative Feedback

Denny and Dunipace Pipe Band Survey Statistics Summary



The chart shows the results of a survey asking **what kinds of activities people would like to see in the hall**, based on **44 responses**. Respondents could select multiple options.

Top Activities Requested:

1. **Classes or workshops** – 38 votes (86.4%)
2. **Private bookings (parties, meetings, etc.)** – 35 votes (79.5%)
3. **Music concerts** – 33 votes (75%)
4. **Youth programs** – 32 votes (72.7%)
5. **Cultural events** – 23 votes (52.3%)

Less Common Suggestions (Each 1 vote, 2.3%):

- Gym equipment and gym classes
- Dance class

- Regular car boots, indoor markets
- Weekly yoga classes
- Andy's Man Club (mentioned twice, once with extra detail)
- Information sessions to support families
- Food-based activities

Other:

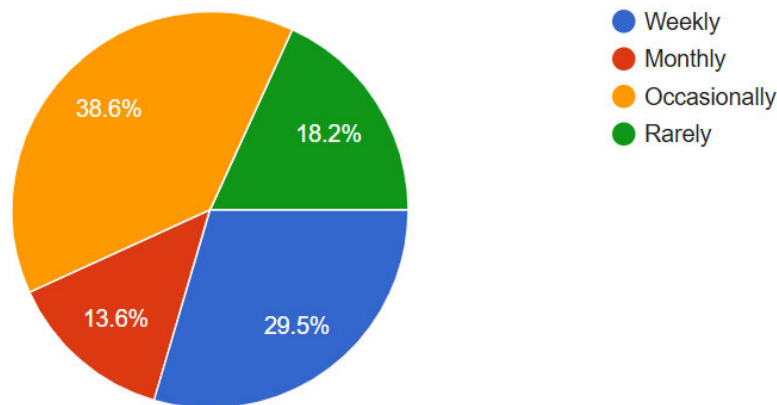
- An "Other" category (3 votes, 6.8%)

Summary:

The most popular suggestions are structured activities such as **workshops, private bookings, and music concerts**, showing a strong interest in **community-oriented and cultural** events. There is also a clear desire to **support youth programs**. Less common but potentially meaningful suggestions include wellness, support groups, and food-based activities.

How often do you think you would use the hall if it were available?

44 responses



This pie chart summarizes how frequently people think they would use the hall if it were available, based on **44 responses**:

Usage Frequency:

- **Occasionally** – 38.6% (most common response)
- **Weekly** – 29.5%
- **Rarely** – 18.2%
- **Monthly** – 13.6%

Summary:

The majority of respondents indicated they would use the hall at least **occasionally or more frequently** (81.7% in total), with nearly **1 in 3** saying they would use it **weekly**. Only a small portion (18.2%) expect to use it **rarely**, suggesting strong community interest in regular use if the hall is made available.

Qualitative Feedback

Below is a small sample of what our community is saying about our plans to take over the Broompark Community Centre.

'The Broompark Centre is a central location for Denny & Dunipace. It will act as a hub for many community groups & be more accessible to locals.' – local resident and volunteer.

'I love the pipe band and fully support them taking over the hall, they could host events and then we could all enjoy the birl o' the pipes.' – local resident.

'I think having lessons for beginners would benefit the band and the community' – band member

'Access to practices to showcase the band' – band member

'They have a good social media following and are a great asset to our community doing many events for our local community and for individuals.' – Founder of the Denny and Dunipace Toy Appeal

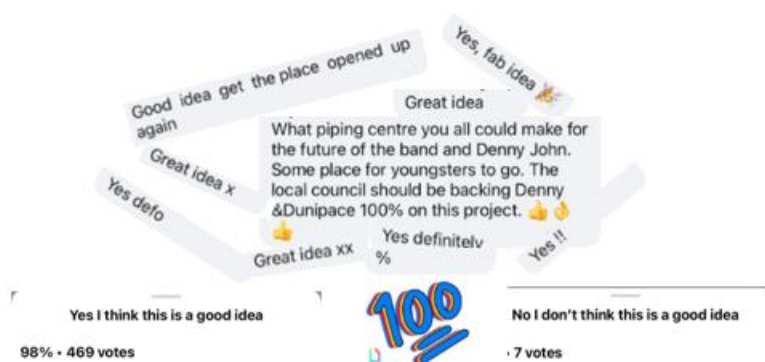


Figure 3: Facebook Comments

Letters of Support from our community.

[Redacted]
DOB: 28/10/1972

Address: [Redacted]

I am a former member of Denny and Dunipace Pipe Band. I joined the band in 1987 and played with them as a piper until around 2000/2001. My major influence in the band was PM [Redacted] who taught me from the very beginning until the time I left. Although I no longer play I like still like to follow the bands progress.

At present I work part time for John Pollock and Sons Ltd, Bonnyhill Farm in Bonnybridge where I carry out all office work for the business. This includes assisting our accountant with payroll, paying invoices and maintaining all livestock records "the latter being a legal requirement". I am also responsible for negotiating utility contracts and the pricing of feed and fuel with various suppliers.

I would be happy to offer the band assistance in any way I can either with the proposed purchase and running of the premises you have in mind or any other band matter.

Kind Regards
[Redacted]

Figure 1: Letter of Support



Denny & Dunipace Pipe Band
Denny

22/08/2025

Dear [REDACTED]

Broompark Centre – Community Asset Transfer

This letter is to wish the Denny & Dunipace Pipe Band support in your application of the Community Asset Transfer of Broompark Centre.

As a Community Group ourselves, we know how important it is that clubs and bands can continue to flourish and the pleasure that we bring to our members.

At these challenging times, it is commendable that volunteers continue to put so much into their communities.

Although we have a facility at Westfield Park and use other local facilities for our club, we believe strongly that the assets of the community should be maintained within the community. If required we would definitely make use of the Broompark Centre if available.

Dunipace Football Club wish you good luck and support you in your application.

Yours sincerely



Dunipace Fc

Figure 2: Letter of Support

[REDACTED], aged 58, resident of Denny since 1989. Married to [REDACTED] since 2005. Business owner / dog groomer since 2009, Bow Wow Scotland. Chairman of Denny Events Group who have been organising the annual town Gala Day and Christmas Event since 2014. Also, Chairman of Save a Staffie Scotland said: *'I have been volunteering within the community for many years and as such become acquainted with many local groups as we all work together for the benefit of the community we live in. Denny Events Group have worked closely with Denny and Dunipace Pipe Band Association who have fronted the Gala Day Parade since 2014. If the Pipe Band isn't available, we change the date. Having them resident in the Broompark Centre will open amazing opportunities which will support our events in this potentially amazing venue and also allow us access to a meeting space during planning of all community events. We can't wait to work with the Pipe Band in their New Home!'*

'My name is [REDACTED]. I have been childminding for over 20 years as well as organising fundraising events, parties and social events for over 20 years also. Working alongside the Pipe Band in their new HQ will also be give me a place to store the Christmas toys and deliver them from there, as we have been doing the Christmas toy appeal for people in need in Denny and Dunipace for many years. I can have fundraising events to buy the toys, so this supports a wide range of uses for myself alone. A few years ago, I completed my SCQF 7 for Children and Young People.' – [REDACTED]

3.3. How We Will Implement

We will continue to engage with our service users and our local community, to ensure that we are delivering for our community. The feedback gained will be used to inform our strategic aims, and business plans going forward.

We will use Facebook polls, comments, etc, to gather intel as well as regularly engaging with our customers and community within the centre.

4. Community Ownership Plan

4.1. Objectives/Local Community Benefits

We currently have plans for lets from some local community groups, once we re-open the Broompark Community Centre.

We work with the community, for the community. We will continue to develop partnerships with local organisations, service providers and community groups.

Our vision is to provide a community led space that helps deliver long-term, social, economic, sustainable and environmental benefits to the local community.

Our values are based on:

- Working in an inclusive and respectful manner, not discriminating against anyone
- Being a not for profit organisation and investing any surplus in the advancement of facilities for the local community
- Being community led
- Intergenerational approach to serving all age ranges in the community
- Provide a space for mental health support services for the local community
- Innovative and proactive approach to local people's needs

Our key objectives are:

- To offer the people of Denny and Dunipace, a quality service and to build a successful community hub giving it a financially security future.
- To improve health and wellbeing of the local community
- Provide increased social benefits
- Empower our community and families
- Reduce poverty in the area by providing essential services to help the wellbeing of the community
- Provide a space for children to help alleviate child poverty in the area

4.2. Correlation with Falkirk Council Objectives

The Group will carry out all its activities with the Falkirk Plan 2021 – 2030, at the forefront of our minds when our strategic priorities are agreed upon, wherever practicable, with reference to page 21, ‘outcome 12: fewer people struggle with feeling socially isolated or lonely.’

Policy/Plan:	Priorities:	Actions:	Outcome/Indicator:	Our Contribution:
The (Falkirk) Council Plan 2022-2027	Supporting stronger and healthier communities: Local communities will build on their energy, knowledge and expertise to shape and create neighbourhoods to be proud of and services that meet their needs.	Falkirk Council will Encourage and support local third sector organisations to increase and develop community owned assets through the management and operation of community halls, centres and other public assets available for community transfer; Provide support to community projects and partner agencies to help with transforming/improving local areas and amenities for the benefit of local communities.	More communities taking control over the places they meet in (asset transfers); More anchor organisations established in communities.	Engaging with relevant organisations – Falkirk Council, CVS Falkirk, COSS etc – to take advantage of the support offered during this process and to ensure our planning for CAT is as robust and sustainable as possible and to build the capacity of our group for what the future holds. Through community ownership we are working towards becoming a local anchor organisation, rooted in serving the local community. We aim to offer meeting space and ensure new services and activities take place in our community for many years to come. We are building our knowledge and skills in finding and securing funding that can be brought to our community, for their benefit, through our organisation.
Falkirk Health and Social Care Partnership Strategic Plan 2023-2026	Community-based services; Early intervention and prevention.	Enhance services to improve the ‘flow’ through hospital settings, prevent admission, and promote independent living; Minimise the harm of long-term health conditions, ill mental health, substance use or neglect through early action.	People have the opportunity and choice to access local services and supports, which will enable them to live well in the community. This will include a range of options, from informal community supports through to statutory services, designed and delivered through collaboration between health and social care professionals, third sector partners and communities. These services and	Early intervention and prevention will support many activities: including physical activity classes such as yoga, dance classes, Zumba. The centre will also be a space for other organisations to carry out outreach work such as the Gala Day, childminding, etc. Broompark Community Centre will become a central hub for information for people in the community through easily accessible signposting information, leaflets, working with partners to bring information to people in the community space they frequent.

			supports will be person-centred, helping people to improve and maintain their health, wellbeing and quality of life.	
The Falkirk Plan 2021-2030	<p>Community-led organisations are stronger and more independent (T1/O2);</p> <p>More decisions are made together at local level (T1/O3);</p> <p>Social, community and economic planning focusses on place, and reflects the needs and aspirations of the people that live there (T1/O4);</p> <p>People of all ages have equal opportunity to access digital services and have the skills and confidence to safely participate online (T2/O5)</p> <p>Individuals and families affected by poverty have access to joined-up, multi agency support services, and know how and where to access them (T2/O7);</p> <p>Fewer people struggle with the costs of food, fuel and transport (T2/O8);</p>	<p>Work with local community bodies to widen opportunities to access funding, and help them apply for funding;</p> <p>Improve pathways for communities to access Community Asset Transfer and Participation Requests and promote these tools to community bodies;</p> <p>Support Anchor /Hubs/ community organisations to establish and /or develop across Falkirk;</p> <p>Improve digital inclusion amongst young people and families in the most deprived areas, and within priority groups;</p> <p>Work with the third sector to create mechanisms to identify people that may be experiencing poverty but aren't known to the system;</p> <p>Ensure people have access to affordable food, including emergency food provision;</p> <p>Improve support and activities targeted at groups at higher risk of feeling isolated or lonely, and increased awareness of support and opportunities available.</p>	<p>Funds invested in communities by partners;</p> <p>There will be successful completed Community Asset Transfers/Number of Asset Transfers across Partners;</p> <p>Number of activities targeted at vulnerable groups.</p>	<p>We have strengthened our organisation by becoming a SCIO, engaging with support offered, getting the backing of our community through engagement and collaboration. The board plan to undertake training such as digital training with external training providers such as Business Gateway. This will strengthen our Board and make it more reflective of the community we live in through open recruitment/engagement events.</p> <p>By taking ownership of our community asset, this will strengthen the ability to meet the needs of the people that live in the local area, increased opportunities for local volunteering, participation and support.</p> <p>We will have Wi-Fi in our building for the local community to access which will improve digital inclusion and employability opportunities for the local community.</p> <p>By providing a local facility, the people in the area will benefit from services they would otherwise have to travel to. This will make it far more accessible to the local community.</p>

	Fewer people struggle with feeling socially isolated or lonely (T3/O12).			
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4.3. About the Asset

We will operate from Broompark Community Centre, Davies Row, Denny FK6 6NP



Figure 2: External and Location of Hall



Figure 3: South Hall

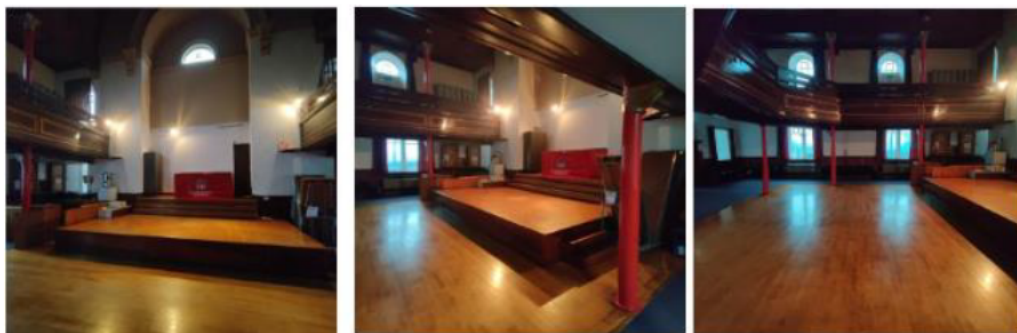


Figure 4: North Hall

There are 2 halls within the building: the North Hall and the South Hall, and a fully serviceable kitchen area.

4.4. Initial Development Plan

If the group has plans to redevelop the building, any plans for works can be included here.

4.5. Prices and Margins

We have carried out extensive checks on the prices being charged by my main competitors and have based our prices on being competitive with them. The attached Financial Appendices show that this pricing structure will allow us to make sufficient income to successfully run the building.

Our forecasts are based on the following sample prices and costs for the most popular products and services:

Product / Service /Let	Selling Price £
One-off Bookings	£25/hour
Business Rate	£20/hour
Charity/Community Group Rate	£10/hour
Storage	By request

Our forecasts for 2025/2026 are based on the services that we provide, with a revised increase in the let price which will be agreed upon at our AGM.

4.6. Measuring Performance

As the building has been closed for a while, we will look to use the facility for our practices for 4 hours per week on average and bring in a number of lets. We will measure the usage of the hall on a monthly, quarterly and yearly basis, against our aims to increase usage ongoing.

We will keep records of the number of people who attend our facility, our membership levels, the number of people engaging with us on social media and website users.

We will monitor our social impact by collecting information on the demographics of hall users, gathering feedback in terms of health and social benefits of users. We will keep records of feedback to measure the impact our services have on the local community.

4.7. Potential Negative Consequences

We have considered potential negative consequences of the group taking over the building through Community Asset Transfer as:

- Costly repair work is required for the building we will need to fund
- Utility costs are high for the building, and we understand the risk of these increasing
- There is a risk of us not being able to attract enough business to ensure the hall is able to continue
- We understand there is a lot of volunteering work required for our proposal to work and are reliant on there being a continued involvement from the community to help with this
- Increase in the level of traffic due to increased usage of the hall
- Increase in the level of noise pollution due to the increase in usage of the hall

5. Community Benefit

The current valuation of the building is £115,000; the current rental value of the building is £14,000 per annum. Falkirk Council will be required to undertake any essential repairs to the building to ensure that the building is wind and watertight, and statutorily compliant. We expect to have to carry out additional repairs in the value of £383,297, according to the conditional survey, over the next 5 years, to bring the building up to an acceptable standard and fit for purpose. We propose that the community benefit that we can provide is £615,451 over the next 5 years. We propose to pay the value of £1.

We will endeavour to put in place relevant permissions, funding, and partnerships during the asset transfer process.

5.1. Volunteer Hours

Our proposal for Community Asset Transfer relies on the work and dedication of local volunteers. We have calculated the value our volunteers will bring to the first five years of the project. A rate of £40/hour has been set for board duties which include attending meetings, writing funding

applications, working on the CAT process and business plan. The Real Living Wage of £12.60/hour has been set for other volunteering duties such as opening/closing the building, cleaning, administration tasks etc.

(Calculation for Years 2-5 are using an inflationary increase of 3.5% per annum).

Volunteer Hours	Hours	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Board of Trustees (£40/Hour)	65	£2,600	£2,691	£2,785	£2,882	£2,984	£13,942
Volunteers (£12.60/Hour)	598	£7,535	£7,799	£8,072	£8,354	£8,647	£40,406
Total	663	£10,135	£10,763	£10,857	£11,236	£11,631	£54,622

5.2. Health and Social Benefits

Our plan for Community Asset Transfer will benefit the public health and social wellbeing in the area. (Calculation for Years 2-5 are using an inflationary increase of 3.5% per annum).

Community Benefit	Impact	Total
Economic development /income generation	<p>Our plans for community ownership of Broompark Community Centre will provide essential services and spaces that might otherwise be inaccessible due to the financial constraints of our local community. We plan to offer employment opportunities once the asset transfer is complete, in the form of a cleaner and a caretaker/project worker.</p> <p>Moreover, the centre will serve as a platform for volunteering and skill development, enabling individuals to build experience and confidence. This is particularly valuable in areas like ours, where access to formal training and employment pathways can be limited. Through structured volunteer roles, we will support residents in enhancing their employability and personal development, helping to break cycles of disadvantage.</p> <p>Income levels and employment opportunities in the area are also key considerations. Both Denny and Dunipace show signs of economic</p>	£51,479

deprivation, with limited access to well-paid, stable employment. This highlights the importance of local initiatives that can offer job creation, volunteering, and skill-building opportunities. Broompark Community Centre can play a vital role in addressing these gaps.

Regeneration

Unfortunately, due to the economic climate and the cost-of-living crisis, there has been a decline in the number of businesses, venues, and amenities in our community. The permanent closing of a vital community building would be hugely damaging to the local area. We will maintain and upgrade the facilities to a modern standard. We have plans to upgrade our space and our outdoor area, so that it can be enjoyed by our whole community. We plan to continue our community work to contribute to the local regeneration of the area.

£67,030

Public Health

By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose. Physical activities at our centre, such as yoga classes, martial arts classes, and dance classes, help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social, mental, and physical health, they are less likely to require intervention from public services. This proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most.

£150,149

Social Wellbeing	<p>The activities and social interactions facilitated at Broompark Community Centre, will contribute significantly to both the mental and social wellbeing of our community. Our centre provides a safe space for the local community to meet and engage with each other, in a vast range of activities and events.</p> <p>Pipe bands encourage teamwork, confidence, a sense of dress and discipline, fun and friendship, and they open the doors to travel too. Pipe bands are a focus of pride for schools, and build positive relations with the community. And of course, the bagpipes and pipe band drums are traditional Scottish instruments, and an important part of our shared heritage and cultural future.</p> <p>(https://sspdt.org.uk/information/frequently-asked-questions/)</p> <p>Widespread research shows that learning to play an instrument helps to develop numeracy, literacy, social and fine motor skills. Pipe bands encourage skills for life, learning and work. For example teamwork, perseverance, camaraderie and confidence, and a sense of discipline and dress. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles. (https://sspdt.org.uk/10-reasons-start-pipe-band/)</p>	£171,598
Environmental Wellbeing / Environmental Benefits	<p>We plan to continue to work in an environmentally conscious way, and we have plans to engage with funders to make energy efficiency improvements to reduce our carbon footprint on the environment and local community by having solar panels on our south facing</p>	£52,284

roof. These improvements contribute to a healthier, more attractive, and more liveable community, benefiting all who live here. Providing space for the local community will help reduce travel to other areas and therefore cut down on fuel consumption.

Total **£492,542**

5.3. Direct Council Savings

The below table highlights how our plans for community asset transfer will ensure savings of Falkirk Council. (Calculation for Years 2-5 are using an inflationary increase of 3.5% per annum).

Direct Savings	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Utilities	£7,599	£7,864	£8,140	£8,425	£8,720	£48,348
Insurance	£1,143	£1,183	£1,224	£1,267	£1,311	£7,272
Maintenance	£1,991	£2,060	£2,132	£2,207	£2,284	£12,667
Costs						
Staffing	-	-	-	-	-	-
Total	£10,733	£11,108	£11,497	£11,899	£12,316	£68,287

6. Market

6.1. Market Research

Our plans for the community ownership of the Broompark Community Centre are rooted in the pressing needs of our local population. Denny and Dunipace, together comprise an estimated 6,604 and 3,726 households (10,330 households), with a significant proportion of these households facing financial constraints due to the cost-of-living crisis. In Dunipace, 36.2% of households receive a single adult Council Tax discount, while in Denny this figure rises to 38.9%. These indicators reflect a high level of economic vulnerability and social isolation, underscoring the importance of accessible, community-led services.

The age profile of the area is mixed, with a balance of young families, working-age adults, and older residents. This diversity creates demand for a wide range of services—from youth activities and family support to adult learning and social opportunities for older people. The centre is well-positioned to meet these needs through inclusive programming and flexible space use.

Overall, the demographic and economic profile of the area clearly demonstrates the need for a community-owned facility that is responsive, inclusive, and sustainable. The centre will serve as a

hub for social connection, learning, and opportunity—helping to build a stronger, more resilient community.



Profile

Map

Dunipace has an estimated population of 2,524 and has decreased by 4.4% in the last 10 years. 62.1% of people are of working age and 21.6% of people are aged 65 and over. Dunipace is estimated to have 6604 households. The vacancy rate (2.1%) of dwellings is lower than the Falkirk rate of 2.3%. 1.3% of households are exempt from paying Council Tax and 36.2% have a single adult Council Tax discount.

There are no areas within the most 20% deprived Scottish Index of Multiple Deprivation in 2020.

Examining the different types of benefits, there are a lower number of Carers per 1,000 population in Dunipace (11.59) compared to the Falkirk rate of 17.67 per 1,000 population. Those claiming Disability Living Allowance is higher (28.86 per 1000) than the Falkirk rate of 9.45 per 1,000.

Unemployment figures are lower in Dunipace with 6.5% unemployed compared to the Falkirk rate of 8.2%. Female unemployment is lower (2.1%) than the Male

Profile

Map

Denny has an estimated population of 8,113 and has increased by 3.8% in the last 10 years. 62.6% of people are of working age and 18.0% of people are aged 65 and over. Denny is estimated to have 3,726 households. The vacancy rate (2.5%) of dwellings is higher than the Falkirk rate of 2.3%. 1.6% of households are exempt from paying Council Tax and 38.9% have a single adult Council Tax discount.

There are 3 areas within the most 20% deprived Scottish Index of Multiple Deprivation in 2020.

Examining the different types of benefits, there are a higher number of Carers per 1,000 population in Denny (18.98) compared to the Falkirk rate of 17.67 per 1,000 population. Those claiming Disability Living Allowance is higher (32.34 per 1000) than the Falkirk rate of 9.45 per 1,000.

Unemployment figures are lower in Denny with 7.4% unemployed compared to the Falkirk rate of 8.2%. Female unemployment is lower (2.9%) than the Male rate (4.3%).

6.2. Products and Services

The community hall will offer the following range of services:

- Access to facilities for recreational activities, available for both one-off bookings and long-term hires
- Use of the space by other community groups, supporting both occasional and ongoing arrangements.
- Availability of the venue for private functions, such as celebrations, meetings, and events.

6.3. Competitor Analysis

Competition will come from the other similar businesses/organisations including:

- Dennyloanhead Community Hall
- Fankerton Hut

We have thoroughly researched the above and believe that our proposal is cost effective, generating sufficient income to build and maintain a viable community facility.

We believe that we will differentiate from the above competitors as our building is situated in the heart of Denny, meaning that the centre is easily accessible to both Denny and Dunipace residents: This makes it a natural hub for shared services and events. The Broompark Community Centre has a unique feel as it was formerly the Broompark Church, giving it a distinctive architectural and cultural character not shared by many other community halls in the area. This heritage adds a sense of identity and continuity for local residents.

6.4. SWOT Analysis

Strengths	Weaknesses
Good community ties Good local knowledge Central location of Broompark Members of the group having skills and expertise in different trades Proactive board who are willing to learn Wealth of experience and life skills	Limited experience in running community facilities Noise pollution
Opportunities	Threats
To build on our local reputation Bring life back to Broompark Hoping that taking community ownership of Broompark will help attract new groups for use of the facility and new players to the pipe band due to its central location Build rapport with the surrounding neighbours	As Broompark is an older building, repair and maintenance costs may be high Potential of rising utility costs Close proximity to neighbours

6.5. Marketing Strategy

We use social media platforms (Facebook and Instagram)

We will launch our own website/booking system for Broompark Community Centre to allow other local groups to rent different spaces within the centre.

We will work in partnership with the various other community groups operating in the Denny and Dunipace area, including the Gala Day Committee, etc.

We have ordered a plentiful supply of leaflets and professionally produced business cards, which will be displayed in the various businesses, local community facilities, etc, within the Denny and Dunipace area.

We aim will be to establish a regular clientele and benefit from word-of-mouth recommendations. We will also introduce the following promotional activities to market the services of the business:

- Seasonal and other promotions such as free lets for the first month for new groups, to attract new customers.
- Discounts for block bookings, and regular lets.

7. People

7.1. Board of Trustees

My name is [REDACTED]. I am 68 years old, married to my lovely wife [REDACTED] we have a grown daughter [REDACTED]. I hold the position of Chairman of Denny and Dunipace Pipe Band Association. I have been associated with Pipe Bands for more than 50 years. For most of this time I have been a drummer and leading drummer in the two Grades, I also play alongside my daughter in the band. Professionally, I am a retired English teacher. With some 40 years' experience during my teaching career, I held a few positions of teacher, assistant principal and acting principal teacher. During my teaching career I also worked as a marker for the Scottish Examination Board, latterly the Scottish Qualifications Authority. On a couple of occasions, I was invited to act as an interviewer at Jordanhill Teacher Training Facility for prospective student English teachers. On a lighter side of things in teaching, I wrote several plays to be performed at school and within pipe bands I have written two books about pipe band life with all proceeds donated to charity.

My name is [REDACTED], wife of [REDACTED], Chairman of Denny and Dunipace Pipe Band Association, both my husband and daughter play in the ranks of the drum core, snare drum. Consequently, I have been associated with pipe bands for over 40 years and within this time supported not only my husband and daughter but also the pipe bands with positions including Treasurer for Seafield and District Pipe Band. Professionally I am a retired teacher of Business Education and Accounts. I was Principal Teacher of Business Education at Calderhead High School, Shotts and ran what was statistically proved to be one of the most successful departments in Scotland. In my downtime, I enjoy reading, cooking and card making.

My name is [REDACTED], I am 52 years old and live with my other half [REDACTED] who plays bagpipes in Denny and Dunipace Pipe Band Association, we have 3 children and 4 grandchildren. I hold the position of secretary, Bus and Travel Convenor for the Pipe Band. I did have the position of Social Convenor and do still assist in this area, but we now have a team allocated for this. I have been

associated with Pipe Bands for around 22 years when my daughter started playing bagpipes. My professional career is with Adult Health Social Care, from working in Elderly Care Homes, to Training Officer for Moving and Handling, Dementia Awareness (Yesterday, Today and Tomorrow) I am now an SVQ Assessor/Internal Verifier in Adult Social Services in Health Care Assessing all areas of, Care Staff, and Managers. I enjoy holidays, socialising and reading in my spare time.

My name is [REDACTED], I am 52 years of age, I bring over two decades of experience in both music and technology. I have proudly played my pipes with the Denny and Dunipace Pipe Band for 21 years, where I now have the joy of playing alongside my daughter, son and granddaughter, making this a true family tradition. Professionally, I hold an Honours Degree in Cyber Security and have built a solid career in IT. I began as Desktop Services ICT Technician and now serve as the Desktop Services Manager at Glasgow Kelvin College, where I lead the delivery of robust and user-focused IT support services. In my spare time, I am an avid PS5 gamer and enjoy streaming my gameplay online, sharing both competitive and story-driven titles with a growing audience.

My name is [REDACTED], I am a former member of Denny and Dunipace Pipe Band. I joined the band in 1987 and played with them as a piper until around 2000/2001. My major influence in the band was PM [REDACTED] who taught me from the very beginning until the time I left. Although I no longer play, I like still to follow the band progress. At present I work part time for John Pollock and Sons Ltd, Bonnyhill Farm Bonnybridge where I carry out all office work for the business. This includes assisting accountant with payroll, paying invoices and maintaining all livestock records "the latter being a legal requirement". I am also responsible for negotiating utility contracts and the pricing of feed and fuel with various suppliers. I am happy to offer the band assistance in any way I can either with the proposed purchase and running of the premises you have in mind or any other band matter.

My name is [REDACTED], I am 62 and live with my other half [REDACTED] we have 3 children and 4 grandchildren. I have played the bagpipes for 52 years, associated with Denny and Dunipace Pipe Band which started as a Boys Brigade band in 1964 and I joined from around 1975. I have had a few positions within the band including Secretary, Treasurer and Pipe Major, where we played and progressed from Grade 4 right up to Grade 1. In my professional career I am a welder, sheet metal worker, having a midlife crisis and trained as an electrician. I am now employed at Moffat's Catering Company where all of my trades are useful. In my spare time I enjoy a game of golf, holidays and socialising.

My name is [REDACTED] I am 56 years old and a Financial Team Expert for SSNC, I have been associated with Pipe Bands for many years as my husband [REDACTED] and son [REDACTED] who both played the tenor and [REDACTED] is the bass drummer with Denny and Dunipace Pipe Band, he has also played with other local community bands and is a snare drummer with another Pipe Band. I am involved with Denny Pipe Band assisting with many engagements and events and supporting the secretary. My hobbies and interests are travelling and supporting the Pipe band, holidays, socialising and watching movies.

My name is [REDACTED], I have played with Pipe Bands for 35 years, I started on the Bass Drum, then learned Tenor in 2 other local pipe bands and now back playing bass drum with Denny and Dunipace Pipe Band. My son [REDACTED] plays snare drum and plays in a Grade 1 Pipe Band, my wife [REDACTED] shares the same interests and supports the pipe bands with different events along with her friend [REDACTED] the secretary. I am a LGV driver working at Dingbro. My hobbies are Pipe Band, holidays, walking (having done a few Munros in and around Scotland) and watching movies.

My name is [REDACTED] ([REDACTED]) I am 60 years old, I live in Belton, Nr Doncaster. I am married to [REDACTED] and just celebrated out 22nd wedding anniversary. [REDACTED] plays bagpipes with Denny and

Dunipace Pipe Band Association where I support not only [REDACTED] but the whole band as designated drone tuner. We have a daughter [REDACTED] who is 21 years old, she also plays the bagpipes but not in a band. I work in Sales Engineer Works for Continuum-Rail.

My name is [REDACTED], a qualified accountant. I have been a member of the Chartered Association of Certified Accountants (ACCA) for over 30 years. I have over 30 years work experience in local government, 24 of which is at Chief Officer level. I have experience over the remits of Finance, Education, Property, Contract Management and Procurement. My current role is Chief Officer (Asset & Procurement) at North Lanarkshire Council. I have past experience of voluntary unpaid roles, e.g local authority representative on the Board of the Scottish Scientific Research and Education Centre (SSERC) for all of Scotland. I am a resident of Denny as well as a subscriber to Denny and Dunipace Pipe Band Association Grade 4, side drummer.

We will carry out the necessary record keeping from home and contract an accountant to complete our annual Return to OSCR.

7.2. Operational Management

The centre will be initially run by volunteers, and we will look at the potential to fund a post to take on some of the responsibilities of running and managing the centre.

8. Finance

8.1. Costs

We have identified our required start-up costs and ongoing running costs in the tables below.

Running Costs

Item	Cost/Year
PAT Testing	£100
Fire Extinguishers	£300
Security	**
Trade Waste	£750
Hall Cleaning	-
Accountant/Auditor	£350
Cleaning Materials/Cleaner	£300
Insurances	£1,900
Sundries	£674
Internet	£360
Utilities	£10,000
Rates	-
Sanitary	£360

Gas Safety Check
Emergency Lighting
EICR (every 5 years)

	£120
	£100
	£250

8.2. Reserve Levels

We estimate the need for reserves at £6,250 which we will maintain throughout the year.

8.3. Cash Flow

A Monthly Cash Flow Forecast has been prepared for the first 5 years of trading and is detailed in the Financial Appendix.

8.4. Funding Strategy

We will apply to various funders for a number of different grants.

8.5. Enablement Fund

We are applying for £270,153+Estimates, to carry out significant capital improvements to the property in terms of new apex and flat roofs to stop water ingress, and soundproof windows, partition walls and new toilets, which will support the viability of the project going forward.

This represents the full cost as provided by professional contractors (quotes have been submitted as part of our CAT application).

However, we will continue to research and apply for 3rd-party match funding to go towards funding these works. If we are successful, this would reduce the amount of Enablement funding required and we would inform the Council promptly to allow funds to be reallocated in a timely manner.

Enablement Fund request for larger capital renewals which support the viability of the CAT

Item	Estimate Provided By	Amount not more than (including VAT)
Apex Roof	████████████████████	£72,000
Flat Roof	████████████████████	£18,000
Fire Doors & Soundproof Windows	████████████████████	£45,753
Boilers	████████████████████	£72,000
Partition Walls	Awaiting Quote	---
Secure Door Entry System	Awaiting Quote	---
New floor for main hall	Awaiting Quote	---
Toilets	████████████████████	£45,600

Accessible Toilets	[REDACTED]	£16,800
Total Including VAT	[REDACTED]	£270,153+Estimate

9. Summary

This document is the written request of the Denny and Dunipace Pipe Band Association, who is making a formal asset transfer request, under Part 5 of the Community Empowerment (Scotland) Act 2015, section 79(2)(b)(i).

The Charity offers Falkirk Council £1 to purchase the centre. The basis of this offer is:

- Market value has been assessed by Shepard Commercial, as £115,000, and rental value as £14,000 per annum.
- The community benefit of the Charity's work over five years is estimated at £615,451.

We expect to have to carry out additional repairs in the value of £383,297, according to the survey, over the next 5 years, to bring the building up to an acceptable standard and fit for purpose.

Name of Community Group:
Denny and Dunipace Pipe Band Association

Contact:

[REDACTED]

Address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Email:

[REDACTED]

COMMUNITY ASSET TRANSFER

ASSESSMENT PRO-FORMA

Name of property	Name of group	SCIO number or equivalent	Sale or lease?	Length of lease	Rental per annum (or outright cost)
Broompark Community Centre	Denny & Dunipace Pipe Band	SC002801	Sale	N/A	£1
APPLICATION DETAILS				ADDITIONAL COMMENTS	ASSESSMENT RATING Very Strong / Strong / Moderate / Weak / Poor
BENEFITS (OUTCOMES)					
1. Objectives	Do project outcomes contribute to achieving the Council's priorities?	The project aligns with all of the Council's Strategic Plan priorities of supporting stronger and healthier communities; promoting opportunities and educational attainment and reducing inequalities; and supporting a thriving economy and a green transition.		Supporting stronger and healthier communities is at the heart of community ownership	
2. Financial	Is there a financial saving on public sector costs?	An asset transfer of the property will generate an estimated annual revenue saving of £15,120 to the Council <i>(The figure is in Column I of "All Property Savings" tab here (SPR SAVING))</i>			Strong
	Is there an enhanced provision of public benefit through volunteering hours?	They estimate they generate 663 volunteer hours per annum Generating a financial equivalent of over £54,622 public benefit over the first five years of operation			Strong
	Current market valuation of the property whether by sale or rent	£115,000			Strong
	Backlog maintenance figure from C&B report	£383,297			Strong
3. Non-financial benefits	What is the impact on:				
	(i) economy	A busy, thriving Centre will bring more people to the neighbourhood and contribute to increased footfall at businesses and amenities of Denny Town Centre.			Strong
	(ii) regeneration	The local economy will benefit as the group plan to employ a paid cleaner and potentially a caretaker/ project worker Proposed upgrades to the building will have good regeneration outcomes including significantly reducing electricity costs to make the venture more viable. A local childminding group intends to take a lot of the space, allowing parents to seek employment and thereby boost the local economy and their personal life chances and those of their families.			Strong
	(iii) public health	The Denny & Dunipace Pipe Band wish to take over the building to secure a rehearsal and performance space for the band, but also to facilitate other community activities.		The local GP, who plays in the band, has submitted a letter of support testifying to the public health benefits: "From a	Strong

		<p>Many of the proposed activities that would run in the Hall contribute towards good psychological wellbeing of participants, particularly the learning and playing of a musical instrument.</p> <p>Pipe bands encourage teamwork, confidence, a sense of dress and discipline, fun and friendship, and they open the doors to travel. Pipe bands are a focus of pride for schools and build positive relations with the community. Bagpipes and pipe band drums are traditional Scottish instruments, and an important part of our shared heritage and cultural future.</p>	<p><i>professional standpoint, both my father, who served as a GP in Denny since 1983, and myself, since 2014, have witnessed the vital role community initiatives play in the overall well-being of our patients and residents. Providing a dedicated space like Broompark for the band's activities, and for wider community engagement as outlined in their Business Plan, will undoubtedly promote more meaningful community integration and involvement."</i></p>	
	(iv) social wellbeing	<p>The local Gala Day, held in the nearby Herbertshire Castle Park, is a major force for social cohesion in the area, providing a sense of pride and community enjoyment that brings generations together. The Gala Day committee are keen to use the revitalised centre to store their equipment and use as a convenient base.</p> <p>The CAT application also highlights research showing that learning to play an instrument helps to develop numeracy, literacy, social and fine motor skills. Pipe bands encourage skills for life, learning and work. For example, teamwork, perseverance, camaraderie and confidence, and a sense of discipline and dress. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles.</p>		Strong
	(v) environment / climate change (including figures on carbon dioxide equivalent)	<p>The Transfer of Broompark Community Centre would have a positive impact on the Council's organisational 2030 net zero target by reducing the emissions generated from electricity, gas and water consumption by 11.9 tonnes of carbon dioxide equivalent, based on 2024 figures.</p> <p>The group wish to replace the windows and doors, an action which will result in reduced carbon emissions.</p>		Strong
	(vi) other			
4. Equality	What evidence is there that the project:			

	(i) contributes to reducing inequalities	The group is open to all, without restrictions based on protected characteristics. A full EPIA has been carried out which highlights the numbers of people with protected characteristics who currently play in the band, including 4 CYP, 6 people over the age of 60, 1 person from a disclosed BAME background, 1 disabled person, and 25 women and girls.		
	(ii) Promotes equality			
ABILITY TO DELIVER / SUSTAINABILITY				
5. Governance / Accountability	Are appropriate governance structures in place?	Yes. The group is a 2-tiered SCIO - Scottish Charitable Incorporated Organisation		Strong
6. Availability of Resources / Business Plan	Has the group identified all the resources required, such as funding, staff and volunteer resources with the appropriate skills, and are they sufficient to deliver the project?	<p>The band is in receipt of regular funding from Trusts, as well as subs. They are taking advice from CVS on further funding opportunities.</p> <p>Volunteer input has been calculated at 663 hours per annum.</p> <p>Trustees have a wide range of skills and experience which should allow the business to flourish, including –</p> <p>Qualified accountant, currently employed as Chief Officer (Asset & Procurement) at a neighbouring Local Authority</p> <p>Local authority representative on the Board of the Scottish Scientific Research and Education Centre (SSERC) for all of Scotland.</p> <p>Sales Engineer Works for Continuum-Rail</p> <p>Financial Team Expert in the private sector</p> <p>Welder, sheet metal worker and electrician</p> <p>IT Desktop Services Manager at a further education college</p>		Strong
7. Sustainability	Has it been demonstrated that the resources are sustainable over the lifetime of the project?	<p>The business plan addresses all relevant areas.</p> <p>The board of Trustees all have useful skills and knowledge they can bring to the running of the hall.</p> <p>Given they haven't operated before in this capacity (hall management) they may have a bit of a learning curve with regards to operational matters of a community facility.</p> <p>Consultation has been done with the community regarding hall use, and although its supported, the challenge will be in re-launching the facility with the community and generating income from bookings.</p> <p>The Pipe band is well regarded in the community, and the building is in a central location so these opportunities can be built upon for local marketing on social media.</p> <p>The cashflow starts off with a positive balance of £20,000 on Year 1, and whilst income is moderate a grant of £25,380 helps to generate enough money to cover expenses and the year ends with a positive balance of £21K.</p> <p>This is a recurring position throughout the 5 years forecast.</p>		Strong

		Without the grant, the organisation comes close to break-even position.		
8. Performance Management	How does the group propose to monitor and report on the achievement of the desired outcomes?	<p>The Trustees meet regularly and upon taking charge of the property, will keep in close contact with all groups and projects operating there.</p> <p>From their application form:</p> <p>As the building has been closed for a while, we will look to use the facility for our practices for 4 hours per week on average and bring in a number of lets. We will measure the usage of the hall on a monthly, quarterly and yearly basis, against our aims to increase usage ongoing.</p> <p>We will keep records of the number of people who attend our facility, our membership levels, the number of people engaging with us on social media and website users.</p> <p>We will monitor our social impact by collecting information on the demographics of hall users, gathering feedback in terms of health and social benefits of users. We will keep records of feedback to measure the impact our services have on the local community.</p>	.	Strong
COMMUNITY SUPPORT				
9. Community Involvement	Has it been demonstrated that the community were involved in developing the proposal?	<p>Yes. The proposal is entirely community-led.</p> <p>Two examples of the many messages of support received on the band's social media comms:</p> <p><i>The Broompark Centre is a central location for Denny & Dunipace. It will act as a hub for many community groups & be more accessible to locals.</i> – local resident and volunteer</p> <p><i>They have a good social media following and are a great asset to our community doing many events for our local community and for individuals.</i> – Founder of the Denny and Dunipace Toy Appeal</p>		Strong
10. Local Community Support	What evidence has been provided of local community support?	<p>Online survey (Google forms and Facebook) with 44 responses</p> <p>The majority of survey respondents indicated they would use the hall at least occasionally or more frequently (81.7% in total), with nearly 1 in 3 saying they would use it weekly. Only a small portion (18.2%) expect to use it rarely, suggesting strong community interest in regular use if the hall is made available.</p> <p>Support has been evidenced from the Gala Day Committee, local childminders, Dunipace Football Club, the local pub (Railway Inn and Platform Lounge at Dennyloanhead), Royal Air Force Cadets and Bathgate Pipe Band as well as local residents and the local GP.</p> <p>Groups that previously met in the building are excited about the re-opening.</p>		Strong

		The Chair of the D&D Gala Day Committee has submitted the following statement of support: <i>I have been volunteering within the community for many years and as such become acquainted with many local groups as we all work together for the benefit of the community we live in. Denny Events Group have worked closely with Denny and Dunipace Pipe Band Association who have fronted the Gala Day Parade since 2014. If the Pipe Band isn't available, we change the date. Having them resident in the Broompark Centre will open amazing opportunities which will support our events in this potentially amazing venue and also allow us access to a meeting space during planning of all community events. We can't wait to work with the Pipe Band in their New Home!</i>		
OTHER				
Is the building currently staffed?		As the building has been closed for over a year, there are no staffing issues. No employees worked within the building being considered for Community Asset Transfer in this report and therefore no TUPE considerations apply.		Strong

CONCLUSION

COMMENTS		OVERALL ASSESSMENT (See Table below)
		Strong

Evidence	Overview
Very strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money: suitability, effectiveness, prudence, quality, value and the avoidance of error and other waste.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrates questionable value for money.
Poor	Governance and financial arrangements are poor. There is little evidence of Best Value characteristics in the proposal. Related projected benefits are ill defined and/or unrealistic and do not demonstrate value for money.

Equality & Poverty Impact Assessment 01130 (Version 1)

SECTION ONE: ESSENTIAL INFORMATION

Service & Division:	Place Services		
	Invest Falkirk		
		Tel:	██████████
Proposal:	Community Asset Transfer of Broompark Community Centre	Reference No:	

What is the Proposal?	Budget & Other Financial Decision	Policy (New or Change)	HR Policy & Practice	Change to Service Delivery / Service Design
	Yes	No	No	No

Who does the Proposal affect?	Service Users	Members of the Public	Employees	Job Applicants
	Yes	Yes	No	No
	Children and young people	Significant impact?		
	No	No		

Other, please specify:

Identify the main aims and projected outcome of this proposal (please add date of each update):

01/10/2025	Community Asset Transfer of Broompark Community Centre
01/10/2025	Reopening Broompark Community Centre for community use

SECTION TWO: FINANCIAL INFORMATION

For budget changes ONLY please include information below:			Benchmark, e.g. Scottish Average
Current spend on this service (£'0000s)	Total:	19337	
Reduction to this service budget (£'0000s)	Per Annum:	19337	
Increase to this service budget (£'000s)	Per Annum:	N/A	
If this is a change to a charge or concession please complete.	Current Annual Income Total:		
	Expected Annual Income Total:		
If this is a budget decision, when will the saving be achieved?	Start Date:	01/10/2025	
	End Date (if any):	01/10/2025	

SECTION THREE: EVIDENCE

Please include any evidence or relevant information that has influenced the decisions contained in this EPIA. (This could include demographic profiles; audits; research; health needs assessments; national guidance or legislative requirements and how this relates to the protected characteristic groups.)

A - Quantitative Evidence

This is evidence which is numerical and should include the number people who use the service and the number of people from the protected characteristic groups who might be affected by changes to the service.

The group received 469 positive responses to a Facebook poll survey asking the public if they would support plans for taking over Broompark Centre through Community Asset Transfer.

The evidence gathered is that the local community are in support of the group's aspirations of taking on community ownership with 98% (469) saying yes. Evidence has been provided.

The group received 44 responses to a separate online survey using Google forms, posted on their Facebook page, as well as other local Facebook groups (eg. Denny Town Page). The intention was to engage with the local community, and find out what activities local people would like to participate in as the group takes the project forward.

As the centre is currently closed, they asked the local community what they would use it for if the centre was reopened, and what type of events and activities they would like to see; responses have been incorporated into the Business Plan.

The pipe band currently has 60+ people who will use the facility post transfer. These numbers will increase as the centre comes into general use as a community facility hosting parties, classes, clubs etc.

The Pipe Band currently caters for:

4 children and young people per week

6 people over the age of 60

25 girls and women

1 person from a BAME background

1 member with a disability

B - Qualitative Evidence

This is data which describes the effect or impact of a change on a group of people, e.g. some information provided as part of performance reporting.

Social - case studies; personal / group feedback / other

The local GP, who plays in the band, has submitted a letter of support testifying to the public health benefits:

“From a professional standpoint, both my father, who served as a GP in Denny since 1983, and myself, since 2014, have witnessed the vital role community initiatives play in the overall well-being of our patients and residents. Providing a dedicated space like Broompark for the band’s activities, and for wider community engagement as outlined in their Business Plan, will undoubtedly promote more meaningful community integration and involvement.”

The local Gala Day, held in the nearby Herbertshire Castle Park, is a major force for social cohesion in the area, providing a sense of pride and community enjoyment that brings generations together. The Gala Day committee are keen to use the revitalised centre to store their equipment and use as a convenient base.

The CAT application also highlights research showing that learning to play an instrument helps to develop numeracy, literacy, social and fine motor skills. Pipe bands encourage skills for life, learning and work. For example, teamwork, perseverance, camaraderie and confidence, and a sense of discipline and dress. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles. Pipe bands build positive and respectful relationships with communities. Pipe bands strengthen communities and culture by providing new players for inter-generational pipe bands and other ensembles.

Best Judgement:	
Has best judgement been used in place of data/research/evidence?	No
Who provided the best judgement and what was this based on?	N/A
What gaps in data / information were identified?	N/A
Is further research necessary?	No
If NO, please state why.	We did not rely on best judgement; we used the application form and Business Plan to assess the impact of transferring the building to community ownership.

SECTION FOUR: ENGAGEMENT

Engagement with individuals or organisations affected by the policy or proposal must take place

Has the proposal / policy / project been subject to engagement or consultation with service users taking into account their protected characteristics and socio-economic status?	Yes	
If YES, please state who was engagement with.	Pipe Band members and their friends, family and social networks. Local people including business owners, local community groups including Denny & Dunipace Gala Day Committee, local sports groups including Dunipace Football Club. The general public.	
If NO engagement has been conducted, please state why.		
How was the engagement carried out?	What were the results from the engagement? Please list...	
Focus Group	No	
Survey	Yes	Overwhelmingly positive response from 513 respondents to 2 different surveys
Display / Exhibitions	No	
User Panels	No	
Public Event	Yes	At competitions and meet-ups the group have gathered informal feedback indicating widespread enthusiasm for the plans.
Other: please specify	The group have discussed proposals with their members (numbering upwards of 60 people) and with people who travel to support the band. The protected characteristics of band members are enumerated in Section 3 of this EPIA	
Has the proposal / policy/ project been reviewed / changed as a result of the engagement?	No	
Have the results of the engagement been fed back to the consultees?	Yes	
Is further engagement recommended?	No	

SECTION FIVE: ASSESSING THE IMPACT

Equality Protected Characteristics: What will the impact of implementing this proposal be on people who share characteristics protected by the Equality Act 2010 or are likely to be affected by the proposal / policy / project? This section allows you to consider other impacts, e.g. poverty, health inequalities, community justice, carers etc.

Protected Characteristic	Neutral Impact	Positive Impact	Negative Impact	Please provide evidence of the impact on this protected characteristic.
Age		✓		<p>Children and Young People</p> <p>The group states: Our pipe band engages children and young people aged 0-18 years of age. We currently have 4 CYP</p> <p>We also want to highlight the value of our planned activities in the context of youth work and diversionary activity. With few youth clubs or traditional youth work provision outwith school hours left in the community, taking part in regular social activities with the support of trusted adults as volunteers is a valuable opportunity for young people that will be protected for the future with the achievement of our Community Asset Transfer.</p> <p>Older People</p> <p>The pipe band engages with older people aged 60+, with 6 people over the age of 60 currently within the pipe band.</p>

Public Sector Equality Duty: Scottish Public Authorities must have 'due regard' to the need to eliminate unlawful discrimination, advance quality of opportunity and foster good relations. Scottish specific duties include:

				<p>The services at the community centre will be open to all regardless of any disabilities.</p> <p>The group plans to ensure that all spaces within the community centre are accessible to all.</p> <p>The pipe band is open to all regardless of ability. They also recognise that some disabilities can be 'hidden', or not disclosed due to personal preference of an individual or family.</p>
Sex		✓		<p>The pipe band currently has 46 males and 25 females.</p> <p>With ongoing work, they are estimating a future split closer to 50/50 between males and females</p>
Ethnicity		✓		<p>The Centre will welcome all regardless of their ethnicity.</p> <p>The pipe band currently has one member from a disclosed black or minority ethnic background.</p>
Religion / Belief / non-Belief		✓		<p>The band don't keep a record of the religion/belief/non-belief of any users of the Pipe Band/Centre. They will continue to maintain a supportive and inclusive environment where people can use the services available at the community centre regardless of religion/belief.</p>
Sexual Orientation		✓		<p>The group states: Sexual orientation is not a relevant factor in the delivery of our group's activities. We maintain a supportive and inclusive environment where people can use the services available at our community centre regardless of sexual orientation or other characteristics.</p>
Transgender		✓		<p>The group states: Transgender identity is not a relevant factor in the delivery of our group's activities and would not be the basis of excluding any user.</p>
Pregnancy / Maternity		✓		<p>The group states: We will be open to offering our space to any Pre/Postnatal support.</p>

Marriage / Civil Partnership		✓		The group states: "This is not relevant for our organisation. The centre/pipe band is open to everyone, regardless of their marital status, whether in a marriage, civil partnership, or neither."
Poverty		✓		Keeping services local is crucial for people on lower incomes who may not be able to afford fuel or public transport. A local childminder is one of the proposed daytime lets, allowing parents to pursue work and training opportunities to contribute to the local economy.
Care Experienced		✓		The group states: We do not expect CYP or families to disclose if their young person is care experienced in order to attend any activities within our centre. If we are made aware that a young person attending the pipe band/centre is care experienced we will support them appropriately, deciding what this means on a case by case basis and recognising that all young people and circumstances are unique.
Other, health, community justice, carers etc.		✓		Reopening the centre will allow future uses for people in the locality, strengthening community bonds and social cohesion.
Risk (Identify other risks associated with this change)				

	Evidence of Due Regard
Eliminate Unlawful Discrimination (harassment, victimisation and other prohibited conduct):	While the reopening of the centre may not directly reduce unlawful discrimination, indirect positive outcomes would be building stronger community relations where this type of behaviour is deemed unacceptable.
Advance Equality of Opportunity:	The reopening of the centre will provide a safe and familiar space for those with protected characteristics, where they may otherwise face barriers to participation in another venue.

Foster Good Relations (promoting understanding and reducing prejudice):

The group intend to run further activities with young people, and allow future uses for people in the locality, strengthening community bonds and social cohesion.

SECTION SIX: PARTNERS / OTHER STAKEHOLDERS

Which sectors are likely to have an interest in or be affected by the proposal / policy / project?		Describe the interest / affect.
Business	Yes	Local businesses, including the corner shop and local small cafes, will benefit by increased footfall.
Councils	Yes	Social interaction and neighbourhood cohesion contribute to a healthier community
Education Sector	Yes	A local childminder will be using the centre.
Fire	No	
NHS	Yes	Social interaction and neighbourhood cohesion contribute to a healthier community; the local GP's statement in Section 1 of this EPIA is a powerful testimony to this effect.
Integration Joint Board	No	
Police	No	
Third Sector	Yes	The pipe band, as well as other proposed users, are charities or constituted groups.
Other(s): please list and describe the nature of the relationship / impact.		

SECTION SEVEN: ACTION PLANNING

Mitigating Actions: If you have identified impacts on protected characteristic groups in Section 5 please summarise these in the table below detailing the actions you are taking to mitigate or support this impact. If you are not taking any action to support or mitigate the impact you should complete the No Mitigating Actions section below instead.

Identified Impact	To Who	Action(s)	Lead Officer	Evaluation and Review Date	Strategic Reference to Corporate Plan / Service Plan / Quality Outcomes

No Mitigating Actions

Please explain why you do not need to take any action to mitigate or support the impact of your proposals.

Broompark Community Centre was identified for closure as part of the Strategic Property Review and was closed in June 2024, following which the Denny & Dunipace Pipe Band came forward with a proposal to take a Community Asset Transfer of the building.

Officers have been working closely with the community group to progress with Community Asset Transfer for this facility and are now in receipt of a full CAT application.

This EPIA has been undertaken with the information available to Falkirk Council at this time and based on current operations however, under a CAT model, it's up to the community group to manage the operations of that building going forward as Falkirk Council have now withdrawn from these buildings in line with the Council decision.

This building will continue to be available to the local community as a key community asset and it's anticipated that existing groups can continue to utilise the building and therefore there is no known perceived negative impact at this time.

Are actions being reported to Members?

Yes

SECTION EIGHT: ASSESSMENT OUTCOME

Only one of following statements best matches your assessment of this proposal / policy / project. Please select one and provide your reasons.

No major change required	Yes	Reopening the facility means no negative impacts on groups or people; indeed it is officer opinion that multiple benefits will flow from the transferring of the facility into community ownership.
The proposal has to be adjusted to reduce impact on protected characteristic groups	No	
Continue with the proposal but it is not possible to remove all the risk to protected characteristic groups	No	
Stop the proposal as it is potentially in breach of equality legislation	No	

SECTION NINE: EPIA TASK GROUP ONLY

OVERALL ASSESSMENT OF EPIA:	Has the EPIA demonstrated the use of data, appropriate engagement, identified mitigating actions as well as ownership and appropriate review of actions to confidently demonstrate compliance with the general and public sector equality duties?	Yes
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ASSESSMENT FINDINGS	Evidence of service users from protected characteristics has been provided. Engagement with the wider community, and evidence of further use to benefit those with relevant characteristics is also provided.	
If YES, use this box to highlight evidence in support of the assessment of the EPIA		
If NO, use this box to highlight actions needed to improve the EPIA		

Where adverse impact on diverse communities has been identified and it is intended to continue with the proposal / policy / project, has justification for continuing <u>without making changes</u> been made?	Yes / No	If YES, please describe:

LEVEL OF IMPACT: The EPIA Task Group has agreed the following level of impact on the protected characteristic groups highlighted within the EPIA

LEVEL		COMMENTS
HIGH	No	
MEDIUM	No	
LOW	Yes	Overall assessment shows a positive impact on those with protected characteristics.

SECTION TEN: CHIEF OFFICER SIGN OFF

Director / Head of Service:		
Signature:	<i>Paul Kettrick</i>	Date: 14/10/2025