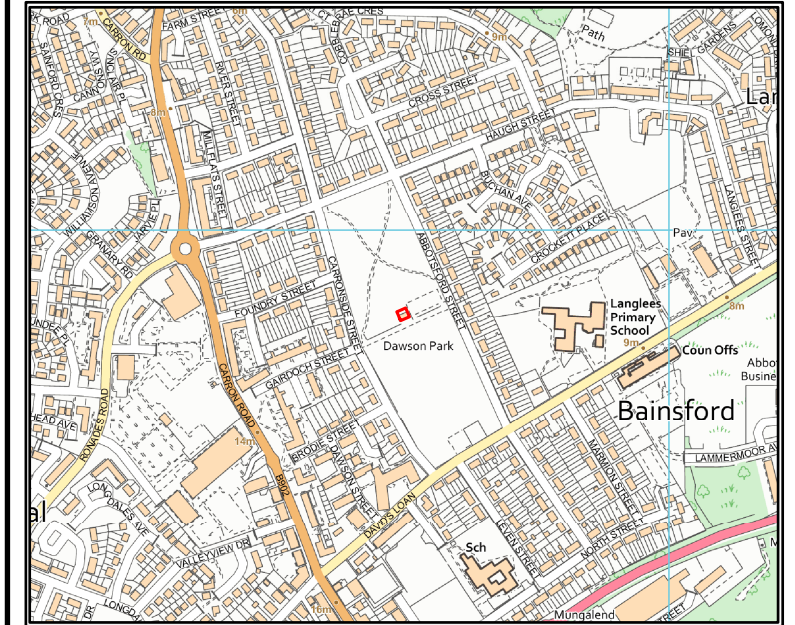


FALKIRK COUNCIL



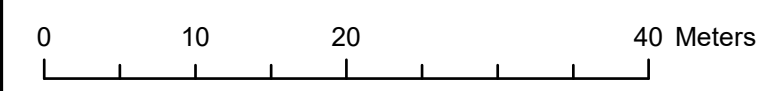
LOCATION PLAN scale: 1:10,000

Subject: **Dawson Park Pavilion,
 Abbotsford Street, Bainsford**

Area:	164 sq m	or thereby.
Scale:	Plan No:	Date:
1:500	3219	29.4.2026



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



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CONSTITUTION OF GRAHAMSTON COMMUNITY CLUB SCIO

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**Constitution
of
Grahamston Community Club**

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 “Grahamston Community Club” 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 Falkirk and the surrounding areas (the “Community”), with the following purposes (the “Purposes”):
4.1	Our core purpose is the provision and advancement of football to the wider local community, providing facilities, coaching and an opportunity to participate in competitive sport for around 100 people in the wider community and to work together with other voluntary organisations to promote further sporting development, health, fitness teamwork and social skills.
	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	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.
8	The organisation shall have not fewer than twenty members at any time; and
8.1	In the event that the number of members falls below 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 ("Ordinary Members");
9.2	If an Individual or group ceases to fulfil the criteria within clause 9.1, 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 written application for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by an Group must be signed on behalf of that Group.
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 an Ordinary Member.

11	Membership of the organisation may not be transferred by a member.
	MEMBERSHIP SUBSCRIPTIONS
12	No membership 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 registered office 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 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 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: <ul style="list-style-type: none"> a) their name; and b) the date on which they ceased to be a member.
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.
	GENERAL MEETINGS (Meetings of the Members)
18	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 registered office 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

19	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.
19.1	The business of each AGM shall include: <ul style="list-style-type: none"> (a) a report by the Chairperson on the activities of the Organisation; (b) the election of Elected Charity Trustees; (c) the fixing of annual subscriptions if applicable; (d) consideration of the accounts of the Organisation; (e) a report of the auditor if applicable; and (f) the appointment of the auditor if applicable.
Notice of General Meetings	
20	Subject to the terms of clause 67, notice of a GM shall be given as follows:
20.1	At least 14 Clear Days' notice must be given of any GM.
20.2	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 <ul style="list-style-type: none"> (a) in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); and (b) in the case of any special resolution (as defined in clause 30) must set out the exact terms of the resolution.
20.3	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	
21	<ul style="list-style-type: none"> (a) The Chairperson of the organisation shall act as Chairperson of each GM. (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. (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.
QUORUM AT GENERAL MEETINGS	
22	The quorum for a GM shall be the greater of: <ul style="list-style-type: none"> 10 or 50% of total membership present either in person or by proxy.

	No business shall be dealt with at any GM unless a quorum is present.
22.1	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.
22.2	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.
VOTING AT GENERAL MEETINGS	
23	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.
23.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands
23.2	A secret ballot may be demanded by: <ul style="list-style-type: none"> (a) the chairperson of the GM; or (b) at least two Members present at the GM, 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.
24	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.
Resolutions	
25	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).
26	Certain resolutions must be passed as Special Resolutions, including resolutions: <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. 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).

27	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.
27.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
27.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
27.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
27.4	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.
27.5	Written resolutions must be accompanied by a statement informing the Member: <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.
27.6	A written resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
27.7	Once a Member has signed and returned a written resolution in agreement thereto, that Members' agreement is irrevocable.
27.8	The Members may require the Organisation to circulate a written resolution.
27.8.1	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.
27.8.2	The Board may reject the resolution but must provide reasons for doing so to the members requesting the resolution.

27.8.3	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
28	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
29	The affairs, property and funds of the organisation shall be directed and managed by a Board of Charity Trustees. The Board:
30.1	shall set the strategy and policy of the Organisation;
30.2	shall, where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation;
30.3	shall hold regular meetings between each AGM, meeting as often as necessary to despatch all business of the Organisation;
30.4	shall monitor the financial position of the Organisation;
30.5	shall direct and manage the affairs and Property of the Organisation;
30.6	shall generally control and supervise the activities of the Organisation;
30.7	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);
30.8	may exercise the powers of the Organisation; and
30.9	may not also be paid employees of the Organisation.
	INTERIM BOARD
31	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.

31.1	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
32	The number of Charity Trustees shall be not less than three and the total number of Charity Trustees shall not be more than five
	APPOINTMENT OF CHARITY TRUSTEES
33	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):
33.1	up to five 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
33.2	up to five 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.
33.4	Employees of the organisation may not be nominated as or become Charity Trustees.
	ELECTED CHARITY TRUSTEES
34	At the first General Meeting of the Organisation, the Members shall elect five individual Ordinary Members as Elected Charity Trustees.
34.1	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 registered office of the Organisation at least seven days before the GM.
34.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.
34.3	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).
34.4	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.
34.5	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.
34.6	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	
35	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.
35.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.
35.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
35.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in all Board meetings which they attend, and is eligible to vote at them.
VACANCY	
36	The Board may from time to time fill any casual vacancy arising as a result of the retiral (or deemed retiral for any reason) of any Elected Charity Trustee from or after the date of such retiral or deemed retiral until the next AGM.
CHARITY TRUSTEES – GENERAL DUTIES	
37	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:
37.1	seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
37.2	act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
37.3	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;
37.4	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.

38	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:
38.1	that any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
38.2	that any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
39	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.
40	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.
41	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	
42	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.
42.1	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	
43	The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee: <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.
43.1	Where a Charity Trustee is not an individual the register must also contain: <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;

	<p>c) any number assigned to it in the Scottish Charity Register (if it is a charity); and</p> <p>d) any number with which it is registered as a company, if it is a company.</p>
43.2	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
43.3	<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> <p>a) the name of the Charity Trustee;</p> <p>b) any office held by the Charity Trustee in the Organisation; and</p> <p>c) the date on which they ceased to be a Charity Trustee.</p>
43.4	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
43.5	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.
TERMINATION OF CHARITY TRUSTEES OFFICE	
44	A Charity Trustee will automatically cease to hold office if: -
44.1	they give the Organisation a notice of resignation, signed by them;
44.2	they become an employee of the Organisation;
44.3	in the case of a Charity Trustee elected under clause 36 they cease to be a member of the Organisation;
44.4	in the case of a Charity Trustee co-opted under clause 37 the Board under clause 37.2 vote to end the appointment;
44.5	they become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;
44.6	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;

44.7	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;
44.8	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);
44.9	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;
44.10	they become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act
44.11	they commit any offence under section 53 of the 2005 Act.
45	Clauses 46.9 and 46.10 apply only if the following conditions are met:
45.1	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;
45.2	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
45.3	at least two thirds of the Charity Trustees then in office vote in favour of the resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
46	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 (b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so (the "Vice Chairperson").
46.1	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 (b) the Vice-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 Vice-Chairperson is currently appointed, the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.

BOARD MEETINGS	
47	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.
47.1	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.
47.2	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.
48	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.
48.1	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.
48.2	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.
49	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.
50	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.
51	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.
52	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	
53	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,

53.1	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.
53.2	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	
54	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.
54.1	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.
54.2	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	
55	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.
56	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.
57	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
57.1	repayment of out-of-pocket expenses (subject to prior agreement by the Board);
57.2	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);
57.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;

57.4	payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
57.5	the purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
57.6	the sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
57.7	payment by way of any indemnity, where appropriate in accordance with clause 67.
58	Where any payment is made under clause 59, the terms of clause 61 must be observed.
PERSONAL INTERESTS & CONFLICTS OF INTEREST	
59	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.
59.1	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 has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
59.2	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.
59.3	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;

59.4	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.
59.5	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
60	The Board shall determine:
60.1	which banks or building societies the bank accounts of the Organisation shall be opened with;
60.2	how bank accounts shall be maintained and operated; and
60.3	how cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
61	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.
61.1	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.
61.2	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.
61.3	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.

61.4	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	
62	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.
63	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	
64	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	
65	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	
66	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

66.1	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
66.2	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	
67	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.
67.1	<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).



GRAHAMSTON COMMUNITY CLUB

Business Plan for Community Asset Transfer

PURPOSE

Our Community Asset Transfer Business Plan for
Dawson Park Pavilion

14/05/2025

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Grahamston Community Club

Business Plan

1. Introduction/Executive Summary

1.1. History of the Building/Area

Grahamston Football Club has been in operation since 1978 providing football facilities to hundreds of children over the years from the local community and farther afield. The Dawson/Langlees area is a deprived area and provisions for local children are limited. The club was initially set up to provide an opportunity for children to become included in a local football club. Since then, the majority of the children the club continues to provide facilities for, continue to be local to the area.

The club has a long history of providing accessible football to all children no matter their background. We aim to continue to create football teams for the next age groups due to the local demand. This will ensure that the club continue to put investment into local players to develop them, providing football training and matches.

Bainsford and Langlees is an area of deprivation in Falkirk. We are providing a service to local children to help with the not only their physical and mental well-being, but also how to be part of a team, learn discipline, teamwork, educate them about the game of football. We operate out of the Dawson Park Pavilion and pitches in Bainsford. We currently have 7 teams across 5 different age groups ranging from children born in 2015 right through to 2008. The children start at Fun 4's before moving to 5 aside, 7 aside, 9 aside and finally 11 aside when they get to High School age.

1.2 Aims and Objectives

Our children's football club aims to foster a nurturing and inclusive environment where young players can develop their football skills while cultivating strong values of teamwork, discipline, and community spirit. By focusing on personal growth and building lasting friendships, we create a thriving and supportive football program that benefits both the players and the local community.

The objectives are to continue to provide football coaching and matches for local children ranging from 9 years old to 17 years old. We use 3 football pitches, leased from the council on an annual basis and the changing rooms are vital for this.

1.3 Proposal for Community Ownership

This business plan will summarise the activities of Grahamston Community Club from player recruitment to development of children both physically and mentally as well as fund raising for the purposes of successfully achieving a Community Asset Transfer of the Dawson Park Pavilion.

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

Dawson Park Pavilion, Abbotsford Street, Bainsford, Falkirk, FK2 7NH

UPRN (Unique Property Reference Number): 136078922

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 £16,500; the current rental value of the building is £2,500. We propose to pay the value of £1 per calendar year.

2. The Group status

The charity is called Grahamston Community Club and has the legal status of a Scottish charity

SCIO 2 tier SCIO number SC052766

We have Public Liability insurance for [insert value £1.5m annual cover].

We seek a 20-year lease with the option to purchase during the length of the lease.

2.1. Exemptions

We will seek VAT exemption as a registered SCIO.

We have sought full rates relief.

We have sought exemption from water charges as a registered SCIO.

3. Community Engagement

3.1. Community Consultation

We currently provide our services to over 100 participants of the local community. We are in the process of setting up our next age group of children to join the club. Additionally, we plan to continue producing a team for local children to join in future years. We currently use Dawson Park pavilion, for children to use the toilets during training and matches, and for home and away teams to get changed pre and post games. We also use it to host club meetings and to engage with counsellors and other local communities.

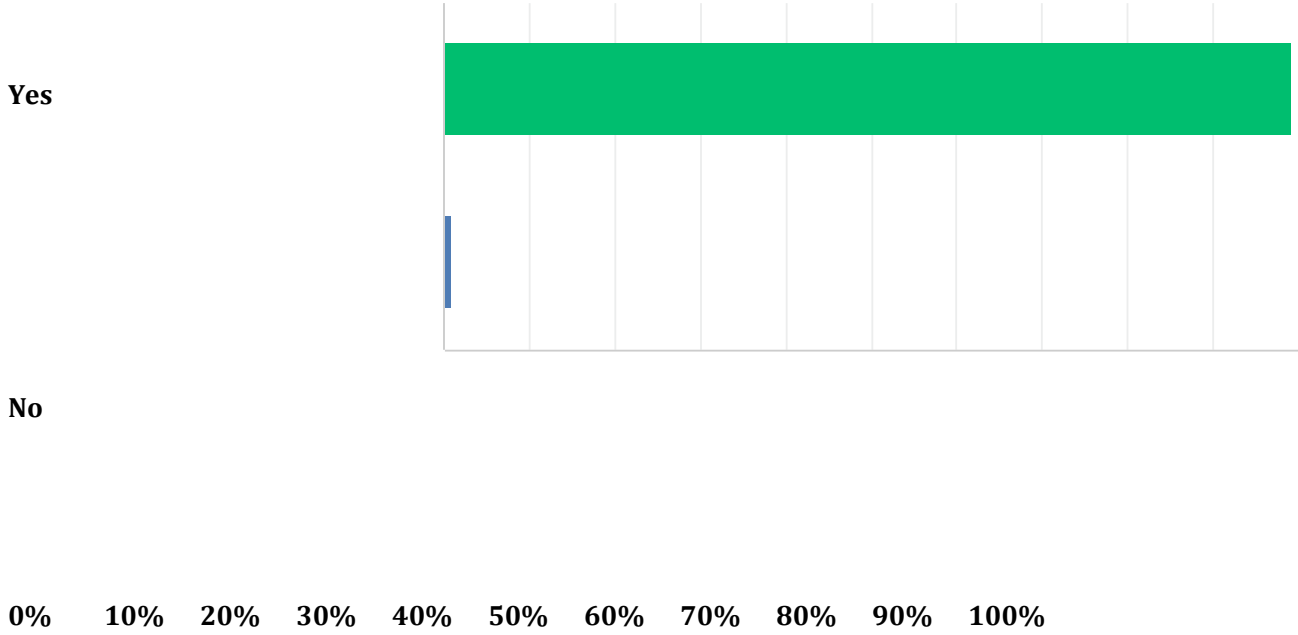
Without the pavilion, we would cease to exist as a football club and the current group of 100 participants will be without a team to play for because the SYFA does not permit matches to take place where there aren't changing / toilet facilities. Further to that, we don't want our children or indeed adult coaches / spectators in a situation where they couldn't use a toilet if required. Taking ownership of the pavilion will not only allow us to continue to operate as we do currently, but also allow us to expand our reach and offer more members of the local community the opportunity to play football and join a team. It will also allow us to work with other local groups and charities to offer them a facility to use for their community projects and activities. We also plan to enhance the accessibility features of the building to ensure inclusivity for all the local community, including those with disabilities. Grahamston Community Club has engaged with the local community through social media posts and meetings. The objective is to increase the awareness and involvement of the community as we progress through the asset transfer of Dawson Park pavilion. Grahamston Community Club will continue creating social media posts and facilitate open community meetings to enhance our organisation of trustees and external members, with the objective of enhancing Dawson Park and its facilities to be used by multiple groups in the local community. There is quite simply huge demand for our football club alone and we cannot allow the pavilion to close – we have many highly dedicated individuals who are all personally and emotionally invested to ensure the success of our plan. There is a need, genuine desire, and support, for the community asset transfer

3.2. Community Support

We conducted a Survey Monkey survey to canvas the local community where we are located. We had over 107 responses with over a 99% support rate. This was to gauge the level of community support for the club and provide the opportunity for people to provide feedback.

Q1 Do you support Grahamston Community Club taking on a 20 year lease of Dawson Park Pavilion?

Answered: 107 Skipped: 0



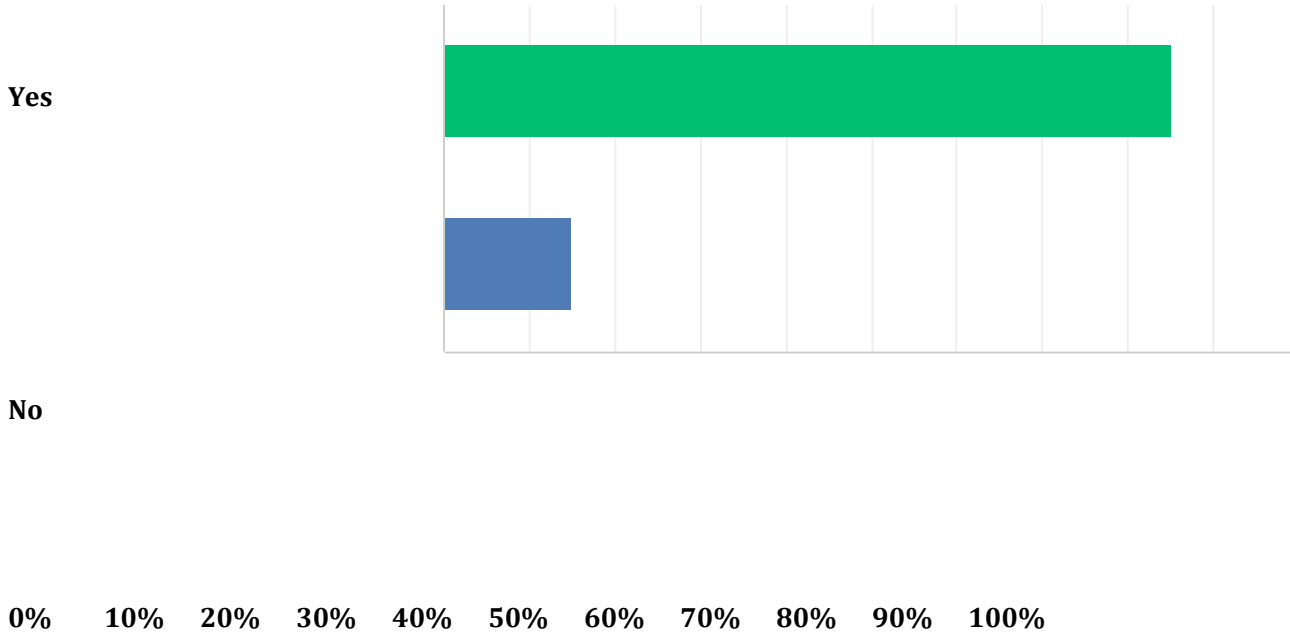
ANSWER CHOICES	RESPONSES	
Yes	99.07%	106
No	0.93%	1
TOTAL		107

#	OTHER (PLEASE SPECIFY)	DATE
1	I think it would be great for future generations to continue with Grahamston football club . So many.local kids and families get so much from it . It's been there since 1978 so we need.to keep going till its 100 years in Bainsford .	7/23/2025 10:05 PM

Q2 Do you live within a 5 mile radius of Dawson Park

Answered: 107

Skipped: 0



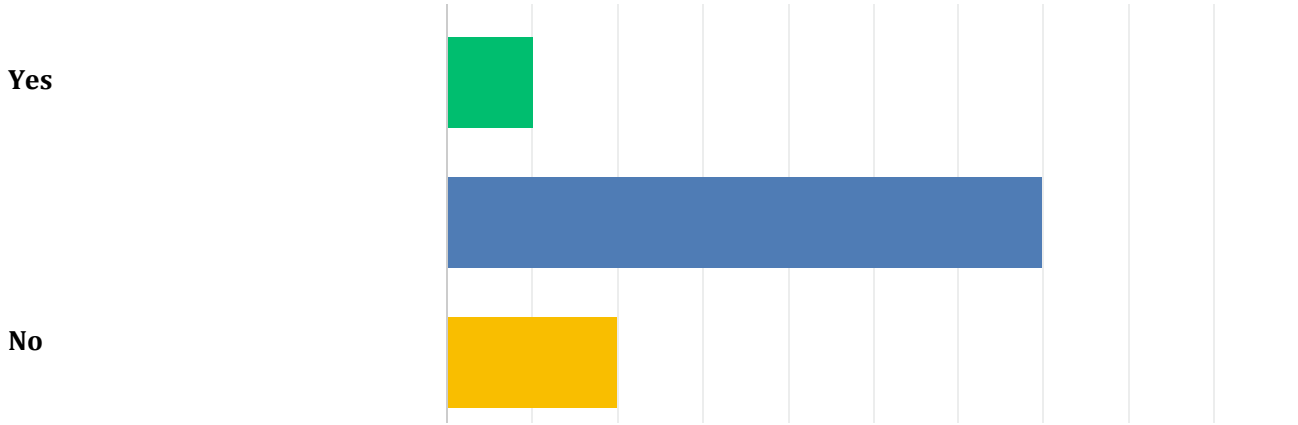
ANSWER CHOICES		RESPONSES	
Yes		85.05%	91
No	14.95%		16

Total Respondents: 107

Q3 Do you have any comments about the Club's continued use of the facilities?

Answered: 106

Skipped: 1



Other (please specify)

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

ANSWER CHOICES	RESPONSES	
Yes	10.38%	11
No	69.81%	74

Other (please specify) 19.81% 21

#	OTHER (PLEASE SPECIFY)	DATE
1	Good to see the asset being transferred and used instead of being mothballed or demolished. This will be a valuable asset to Not just the team for years to come but for the community too, keeping a local team in the area.	8/3/2025 10:57 AM
2	fantastic Club which work tirelessly for the good of the community should be supported fully in every way.	7/26/2025 3:30 PM
3	The club are an amazing community family xx	7/26/2025 2:24 PM
4	Amazing club, the kids love Grahamston Fc	7/24/2025 9:27 AM
5	So many kids and parents enjoy watching their kids play and train at this facility. With help the pavilion could come up to modern standards it is very.run down on the inside . Needs tlc.	7/23/2025 10:05 PM
6	We can't lose more community clubs and anything that can be done to keep them going must be done. Our kids future needs these clubs	7/23/2025 9:46 PM
7	Great to see someone stepping up to care for and use the facilities!	7/23/2025 9:35 PM
8	Yes. Its great for keeping the kids off the streets and being active.	7/23/2025 9:27 PM
9	Great club for youngsters to enjoy football with a place to hold meetings in a dry and toilet facility area.	7/23/2025 9:18 PM
10	Will be great for grass roots football in the community	7/23/2025 9:01 PM
11	Any club willing to take on this for the food of the kids, regardless of how far away, is always a	7/23/2025 8:57 PM

good thing

12	coaches offer a great service to all the kids,teaching not only football skills but also keeping them off the street and advising them on how to be the best person they can be.	7/23/2025 8:
13	Great for the area	7/23/2025 7:
14	The football club is a great asset to the community, it gives alot of children the chance to play football in the area where there is not alot to do for the kids. The club are great with the kids of all ages.	7/23/2025 4:
15	They do a fantastic job for the local kids	7/23/2025 2:
16	A good club looking after a decent building! Great idea!	7/23/2025 12
17	Fantastic facility for the kids, the Coaches work to maintain it	7/23/2025 11
18	Great to see the pavilion being used by the teams who play on the pitch. More should be done by the council to make sure the surrounding area remains a safe space for our kids to play. CCTV to catch and fine those who persistently allow dogs to foul the pitches, and to deter those who use this space for antisocial behaviours such as drinking and smashing glass, running motorbikes over the pitches or injecting drugs.	7/23/2025 11
19	Great to see local kids use this facility on a daily basis. The football club brings children of all ages together, teaching team skills, and enhancing wellbeing and physical activity. The pavillion is in the middle of an area that is lacking in resources and high on deprivation indices. The football team is an important asset, and access to the pavillion is essential for wellbeing and safeguarding. Brilliant idea - fully supported by myself, and all at Bainsford Community Hall!	7/23/2025 11
20	A club with great tradition and an important part of local community I hope to see grahmston playing at Dawson park for many years to come	7/23/2025 11
21	The club have been part of the local community for 40 plus years	7/23/2025 10:16 AM

Figure 1: Examples of Letters of Support/Impact Statements

Please see attached appendix letter of support from Provost Robert Bisset.

3.3. How We Will Implement

How will the feedback gained from Community Engagement work carried out be implemented going forward to ensure services will be aligned with what the local community want?

The feedback above is overwhelmingly positive in support for the continued use of Grahamston Community Club to reside at Dawson Park Pavilion. We have had previous feedback via social media on occasional litter left at the park which has resulted in us purchasing litter pickers and liaising with the council to move a litter bin closer to one of the football pitches. We will continue to respond to any issues requiring attention by the football club wherever possible.

4. Community Ownership Plan

4.1. Objectives/Local Community Benefits

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 Bainsford & Langlees 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:
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<p>The (Falkirk) Council Plan 2022-2027</p>	<p>Supporting stronger and healthier communities:</p> <p>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.</p>	<p>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;</p> <p>Provide support to community projects and partner agencies to help with transforming/improving local areas and amenities for the benefit of local communities.</p>	<p>More communities taking control over the places they meet in (asset transfers);</p> <p>More anchor organisations established in communities.</p>	<p>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;</p> <p>Through community ownership we are working towards becoming a local anchor organisation, rooted in serving the local community. We aim to offer both meeting space and ensure the services and activities that take place are available for 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.</p>
<p>Falkirk Health and Social Care Partnership Strategic Plan 2023-2026</p>	<p>Community-based services;</p> <p>Early intervention and prevention.</p>	<p>Enhance services to improve the ‘flow’ through hospital settings, prevent admission, and promote independent living;</p> <p>Minimise the harm of long-term health conditions, ill mental health, substance use or neglect through early action.</p>	<p>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 supports will be person-centred, helping people to improve and maintain their</p>	<p>Early intervention and prevention will support many activities: including the physical activity our football club run at Dawson Park.</p> <p>Grahamston Community Club, will provide a 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.</p>

			health, wellbeing and quality of life.	
The Falkirk Plan 2021-2030	<p>Community-led organisations are stronger and more independent (T1/02);</p> <p>More decisions are made together at local level (T1/03);</p> <p>Social, community and economic planning focusses on place, and reflects the needs and aspirations of the people that live there (T1/04);</p> <p>People of all ages have equal opportunity to access digital services and have the skills and confidence to safely participate online (T2/05)</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 (T2/07);</p> <p>Fewer people struggle with the costs of food, fuel and transport (T2/08);</p> <p>Fewer people struggle with feeling socially isolated or</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 to help 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>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>

	lonely (T3/O12).			
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4.3. About the Asset

We will continue to operate from Dawson Park Pavilion, Abbotsford Street, Bainsford, Falkirk, FK2 7NH.



Figure 2: Aerial view of Dawson Park Pavilion with boundary

Please see attached appendix from Conditions Survey with photographs and drawing of land and pavilion.

We are not requesting any additional land or access rights other than the public access to the car park that is already there.

The pavilion comprises of 4 changing rooms, toilet facilities as well as a small kitchen area. There is provision for 4 teams to use these on match days/training days, however, these can be used for meeting facilities for the club and other local organisations such as the nearby Bainsford War Memorial Association. They also have use of our storage container for gardening/upkeep equipment for the War Memorial area itself.

4.4. Initial Development Plan

The changes planned would be minor refurbishment or upgrading of the pavilion internally including an upgrade of the toilet facilities as well as a locked door to separate the changing rooms to the toilet facilities and the 'spare room' that was going to be accessible to external groups. There will also be the need for the reinstatement of the rear fire door as well as disabled access.

4.5. Prices and Margins

Monthly subscriptions which have been kept at a very competitive £25 per month for the last few years.

Team sponsorship from local businesses.

Monthly fundraising through the likes of a 'Last Man Standing' competition and a monthly lottery bonus ball draw.

Over and above this, there are ad hoc fundraising items such as, teas and coffees on match days, annual awards nights with raffles, etc.

We will provide access to the pavilion for both *The Friends of Dawson Park* and *The Bainsford War Memorial Association* to use as a meeting space. The pavilion will also support community events such as *VE Day* and *Armistice Day* by offering a practical venue for gatherings and commemorations.

In addition, we will make the facilities available to *The Friends of Dawson Park* for future fun days or festivals, helping them bring families and residents together. By doing so, the pavilion will serve not only as a home for Grahamston Community Club but also as a shared community resource for local groups and events.

Fees have yet to be proposed/agreed for the hiring of the facility.

Product / Service /Let	Selling Price £
Hire of Facilities – Hour Rate?	£15

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

The benefit to the community will be the addition of new teams/age groups to the club made up of local children. If we continue to have a well-run and well-respected club, we will continue to attract new children and therefore create more teams.

Performance can be measured in a number of ways both on and off the field.

Our oldest team, those born in 2008 were formed in 2013 as 5-year-olds and that team as a whole has been together since then. Our 2011 age group became so popular that we have been able to create 3 teams at 11 a side. These children have all developed as young players and as people during their football journey. At the end of last season, we had two of our competitive teams (11-aside) get promoted and one reach a cup final as well.

All teams are playing good football and are at a level whereby they are competitive, which recent successes show. The aim is to keep developing these players for further success, shortly followed by our development teams into a competitive capacity when they reach 11 aside.

We will maintain records of facility attendance, club membership numbers, social media engagement. To measure our social impact, we will collect demographic data on facility users and gather feedback on the health and social benefits they experience. This information will be recorded and reviewed to assess the positive 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 new players to ensure there are future teams
- 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 facility
- Increase in the level of noise pollution due to the increase in usage of the facility

The potential negative consequences the club brings to the area, are on a match day or training days, when there is an increase in traffic to the area, often meaning the car park is at capacity. There is the risk of an increase in noise however all teams and visitors are reminded that we are in an area of housing and that there is an expectation in terms of behaviour. We have had some feedback about rubbish left after games however we have now adopted a proactive approach to ensuring that after games and training, any associated rubbish is disposed of properly by club members.

5. Community Benefit

The current valuation of the building is [£16,500]; the current rental value of the building is [£2500]. We expect to have to carry out additional repairs in the value of [£21,348], 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 £346,147 over the next 5 years. We propose to pay the value of £1 per year.

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, coaching etc.

The 15 coaches alone contribute well over 2,500 hours a year towards coaching and match days. To monetise this at the National Living Wage, would come to an approximate figure of £31,500 in voluntary hours. This does not take into account the additional time spent by others arranging matches, liaising with opposition teams to communicate match details etc as well as managing the

finances of the club and player registration etc, and the general running of the club. This would add around another 1,100 hours and £13,860.

(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)	200	8000	8280	8570	8870	9180	£42,900
Volunteers - Coaches (£12.60/Hour)	2500	£31,500	£32,603	£33,744	£34,925	£36,147	£168,919
Volunteers - General (£12.60)	1100	£13,860	£14,345	£14,847	£15,367	£15,905	£74,324
Total		£53,360					£286,143

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 football club delivers vital services that many in the local community might otherwise be unable to access due to financial barriers. As a volunteer-led organisation, we not only create opportunities for people to take part in sport but also provide meaningful roles for volunteers. These roles allow individuals to develop new skills, gain valuable work experience, and improve their employability, while also strengthening the overall skill base of the community. In addition, by offering educational and training opportunities, we can support those not currently in full-time education or employment and help bridge the gap towards future learning or career pathways.</p> <p>There are a number of local shops in the area from a local newsagent to a Greggs bakery and a Lidl. Due to an increase in footfall in the area on a Saturday, these local businesses do see an increase in sales from not only from the parents of our own players but also those travelling from farther afield as 'the opposition'.</p> <p>Once the Asset Transfer is complete, securing the long-term facilities for the club, we are aiming at starting the next age group of children into the club in the summer. This will provide a number of volunteering opportunities, as well as additional parents visiting the park on match days.</p>	£11,529

Regeneration	By taking community ownership, we will ensure the pavilion is regularly maintained both inside and out. This will include repainting the exterior to enhance its appearance. We also take a proactive approach to keeping the area clean, carrying out regular litter checks and tidy-ups before and after games.	£20,109
Public Health	<p>There is definitely a Public Health benefit to the local community through physical and mental health. Through the coaching and football matches that are provided, there are the obvious physical benefits of regular exercise however the mental benefits such as increasing happiness, friendship, overcoming challenges, team work, team building are also significant. It also provides an opportunity for the coaches and volunteers to network and build friendships in this space as well.</p> <p>By promoting healthier lifestyles, our group aims to ease pressure on public and social services as well as other local facilities. Regular social activities help reduce stress, improve mood, and provide a sense of purpose, while the physical programmes we offer for children of different age groups support fitness, mobility, and overall wellbeing. These benefits create a stronger, happier, and more connected community. When people have access to opportunities that support their social, mental, and physical health, they are less likely to require intervention from public services. This proactive approach not only improves individual lives but also reduces the demand on public resources, ensuring they can be directed where they are needed most.</p>	£158,192
Social Wellbeing	<p>The activities and social interactions offered by Grahamston Community Club play a vital role in supporting the mental and social wellbeing of our community. Through training sessions, matches, events, and other activities, we provide a safe and welcoming space where people can come together and connect. In addition, the volunteer opportunities within the club help strengthen social bonds and give residents a sense of purpose. Volunteering also enables individuals to build new skills, grow in confidence, and feel more engaged with their community.</p> <p>The location of the pitches at Dawson Park is extremely visible and accessible to everyone locally. There are 2 schools nearby whose children regularly use the park and the location of the pavilion here does advertise it is the home of Grahamston FC, this has led to</p>	£125,749

approaches from locals looking to have children involved, as well as the matches being an opportunity for locals to enjoy on a Saturday.

Environmental Wellbeing / Environmental Benefits

We are committed to operating in an environmentally responsible way, reducing our carbon footprint and minimising the pavilion's impact on the local community. This includes exploring energy-efficient technologies such as LED lighting and adopting sustainable practices where appropriate. We also aim to involve the community in environmental initiatives like clean-up drives, tree planting, and recycling projects, helping to build pride and responsibility in caring for the local area. Keeping the pavilion open will not negatively affect the environment, as its energy usage is minimal, and our planned improvements will further enhance efficiency.

£30,566

Total

£346,147

5.3. Direct Council Savings

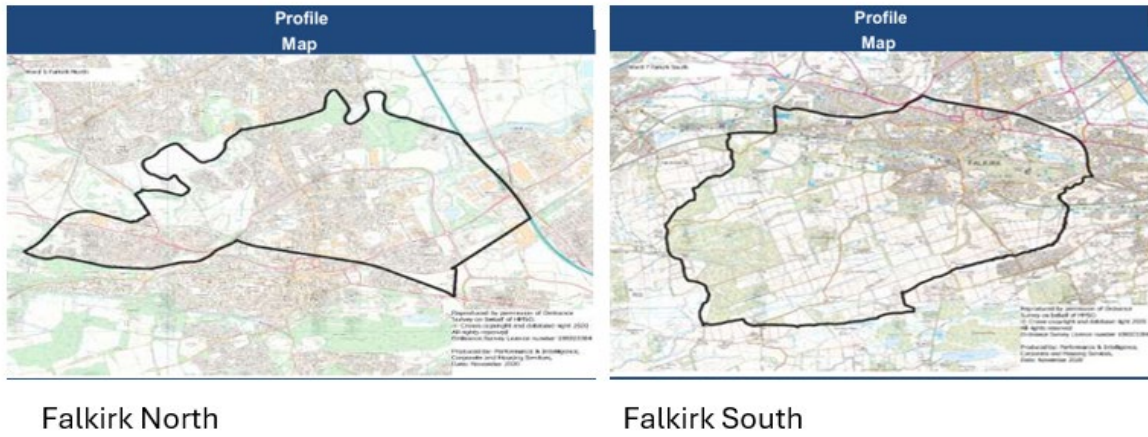
The below table highlights how our plans for community asset transfer will ensure savings of Falkirk Council. (Calculation for Years 2-5 are using an inflationary increase of 3.5% per annum).

Direct Savings	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Utilities	£258	£267	£276	£259	£268	£1,328
Insurance	£136	£268	£277	£287	£297	£1,389
Maintenance Costs	£940	£269	£279	£288	£298	£1,394
Water	£188	£270	£279	£289	£300	£1,400
Total	£1,038	£1,074	£1,112	£1,124	£1,163	£5,511

6. Market

6.1. Market Research

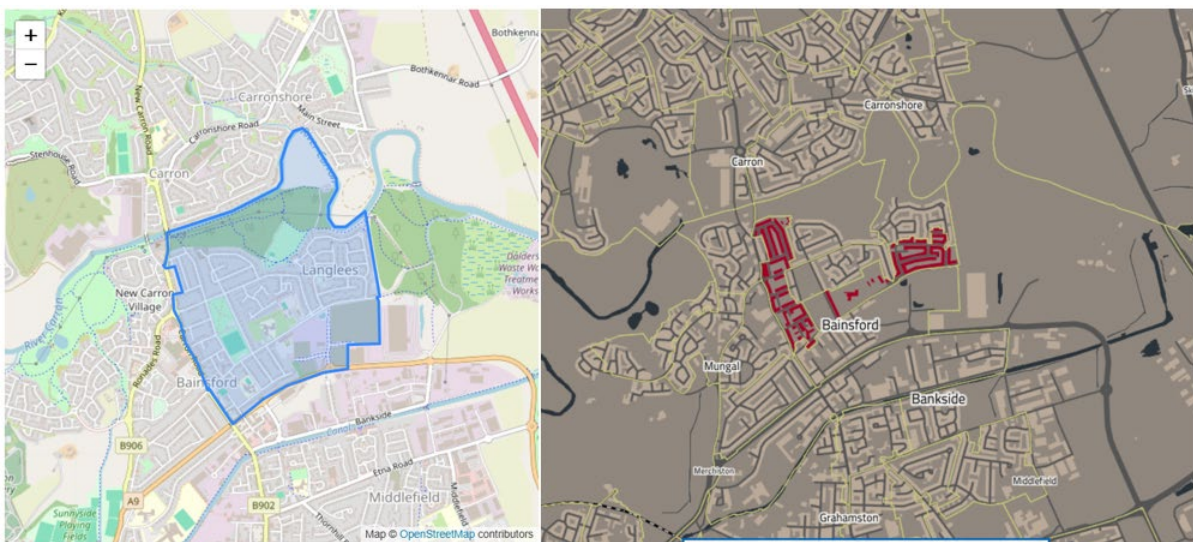
Our target market will be children between the ages of 5 and 16, and they will be located the central Falkirk area.



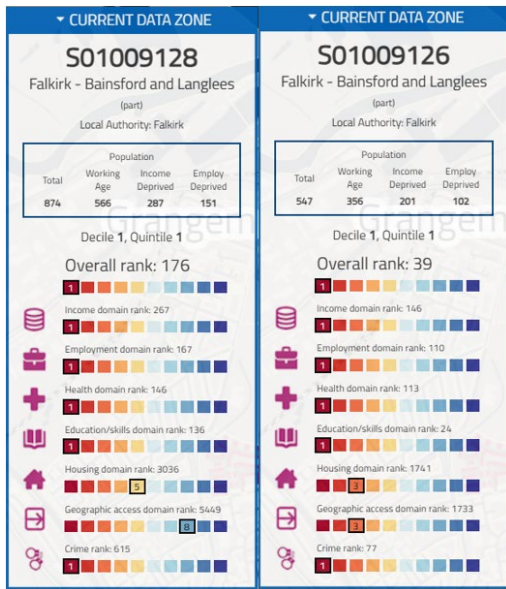
Figure

We plan to specifically target children between the ages of 5 and 16, in the central Falkirk area.

The size of the immediate market is estimated at 2,662, which is the population of children aged between 5 and 15 in the Falkirk North Ward. Across the central Falkirk area, there are currently 6,287 children aged between 5 and 15.



Figure



The population of the local area is around 3,030 according to the most recent census data. Bainsford and Langlees contains 2 of the most deprived areas in Scotland according to the SIMD data (Overall Rank 176 and 39). 46% of the population of the Bainsford and Langlees area, live within these two datazones.

We aim to work closely with the local schools to provide free facilities to those receiving free school meals

Figure

6.2. Products and Services

The community club will offer the following range of services:

- A range of teams at different age groups
- Community space for local organisations to use

6.3. Competitor Analysis

There are a large number of clubs in the Falkirk and surrounding areas who compete at a variety of different age groups and ability levels, like ourselves. Such as:

Steins Thistle

Central

Falkirk

Stenhousemuir

In the local community, there are no other football teams close by and Grahamston, generally has not had any issues attracting players. We have for example, 3 teams at the 2011 age group due to the demand at this age group. We often have siblings following brothers and sisters into the club.

We believe that we will differentiate from the above competitors as we are a well-established local team, who has operated in the area for many years.

6.4. SWOT Analysis

Strengths	Weaknesses
-----------	------------

<p>Extensive experience in running, managing, and growing successful community football teams. Many years of experience letting and managing pavilion and football pitch facilities.</p> <p>Members with diverse professional backgrounds, including financial services, business, skilled trades, and business ownership.</p> <p>Strong expertise in business operations and financial management.</p> <p>A local community that is actively engaged and fully invested in the organisation's vision for the future.</p>	<p>Heavy reliance on volunteers, leading to risk of burnout or gaps in support.</p> <p>Ongoing financial pressures (facility hire, kits, equipment, league fees).</p> <p>Challenges in retaining players as they grow older or balancing different ability levels.</p> <p>Safeguarding, health & safety, and compliance requirements add extra responsibility.</p> <p>Issues with parental pressure, inclusion, and ensuring consistent attendance/transport.</p>
Opportunities	Threats
<p>Supporting children's physical health, confidence, and personal development.</p> <p>Strengthening community ties by providing a safe, inclusive space for families.</p> <p>Creating pathways for players into higher-level football and for volunteers into skill-building and employment.</p> <p>Building partnerships with schools, charities, and local groups to expand impact.</p> <p>Raising the club's profile through tournaments, fun days, and community events.</p>	<p>Rising costs and lack of secure funding or sponsorship.</p> <p>Shortages of volunteers to run teams and activities.</p> <p>Player drop-off as children grow older or choose other activities.</p> <p>Safeguarding, compliance, or parental behaviour issues that could harm reputation</p>

6.5. Marketing Strategy

The club as a whole has a presence online and some of the individual teams have their own social media presence over and above that. This is used to showcase the successes of the team and the achievements both on and off the field. This is shared by coaches to reach a wider audience to attract new players to the club.

Internally, each team has a 'Whatsapp' group chat to communicate general information and match day information. There is a group chat for the coaches to discuss footballing matters as well as a Trustees chat to discuss matters pertaining to the running of the club as a whole.

7. People

7.1. Board of Trustees

The club has taken on Charitable status and has just passed its first year operating as such.

We have 8 trustees and over 40 members currently made up mostly from parents and coaches. The Trustees oversee the running of the club and are the decision makers for the direction of the club and plans for the future.

We have a Chairperson, Vice Chairperson, Secretary and Treasurer overseeing the general running of the club and 15 coaches providing the training.

We have recently taken on the services of a bookkeeper to produce annual returns and monthly management accounts.

The parents are all extremely supportive when it comes to the club as well with a number actively involved with other tasks such as organising the annual awards nights, fundraising etc.

[REDACTED] – Treasurer – currently a Business Advisor with Business Gateway and formerly a Business Manager with a Bank, I support with the financial oversight of the club and contribute to the decision making as one of the Trustees. Been involved with the club for the last 6 years.

[REDACTED] – Secretary – 17 years’ experience with RBS in various roles before I left to work for a client as Finance Director for Gas Utility Company and Plant Hire Businesses. Now we currently run 3 property companies where I’m now a shareholding & company director responsible for the day to day running and budgets. Been involved with the club for the last 4 years

[REDACTED] – Trustee - A retired business manager and company director, with leadership experience gained across a range of high turnover companies, including manufacturers, suppliers and retailers, plus a track record in voluntary football administration. Involved with the club for the last 4 years.

[REDACTED] – Trustee. Has come on board as one of the coaches of one of the development teams recently and is supporting the longer-term sustainability of the club.

[REDACTED] – Vice Chair – involved with the club for over 10 years in a coaching and management capacity and coaches our oldest team. He has been key in running the club during this time along with the Chair.

[REDACTED] – Chair- With almost 20 years of experience in the club, he has been key to its success and longevity. Heavily involved with the local community during this time, he has started and brought through a number of teams.

7.2. Operational Management

We have a Chairperson, Vice Chairperson, Secretary and Treasurer overseeing the general running of the club and 15 coaches providing the training.

The club is well managed on a financial basis with two of the trustees having a commercial banking and finance background. All teams are self-funded through the monthly subscriptions, fundraising and team sponsorship. There is a comfortable cash balance in the bank accounts which will, in due course, be available towards the upgrade of the pavilion where required out with whatever grant funding that can be successfully applied for.

There is a strict no-bullying policy in place that all the kids are on board with and any instances of bullying would have the potential to see a player expelled from the club.

We have high expectations as to the conduct expected from both coaches and parents at training and match days contributing to the ethos of the club being a Community Club.

Within the broad spectrum of the members of the club, we have access to a number of skilled people willing to donate time and resources to assist with the physical upkeep of the club when work is needing done. This helps minimise costs. We also have experience in property letting, within the club, to manage areas such as Legionella, Fire safety checks and EICC.

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	£96+vat
Fire Extinguishers	£50+vat
Security	n/a
Performance Rights	n/a
Trade Waste	n/a
Hall Cleaning	Nil (volunteers)
Accountant/Auditor	£300
Cleaning Materials/Cleaner	£100
Insurances	£310
Sundries	£50
Phone/Internet	n/a
Utilities	£1200
Rates	Nil (zero rated)
Sanitary	£100

8.2. Reserve Levels

We estimate the need for reserves at [£1500] which we will maintain throughout the year.

Bank account

Bank of Scotland

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 relevant funding pots as they arise, should they be suitable for supporting any projects the club wish to embark on such as equipment purchase.

8.5. Enablement Fund

We are applying for [£21,348] to carry out significant capital improvements to the property in terms of premises improvements 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)
Electrician	[REDACTED] –	6740
Plumber		3050
Extractor fans		700
Timber flooring repair		500
Front door		2000
Drainage for guttering		4800
Total Including VAT (£3558)		£21,348

Please see attached spreadsheet taken from conditions survey for a breakdown of Plumbing & Electrical work. See attached quote from contractor.

9. Summary

This document is the written request of Grahamston Community Club who are making a formal asset transfer request, made under Part 5 of the Community Empowerment (Scotland) Act 2015 section 79(2)(b)(i).

The Charity offers Falkirk Council £1 per year to lease/purchase the Dawson Park Pavilion. The basis of this offer is:

- Market value has been assessed by Ryden's as [£16500], and rental value as [£2500].
- The community benefit of the Charity's work over five years is estimated at [£346,147].

We expect to have to carry out additional repairs in the value of [£21,348], 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:
Grahamston Community Club

Contact:
[REDACTED]

COMMUNITY ASSET TRANSFER

ASSESSMENT PRO-FORMA

Name of property Dawson Park Pavilion	Name of group Grahamston Community Club	SCIO number or equivalent SC052766	Sale or lease Lease	Length of lease 20 years	Rental per annum £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	Strong	
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 £1,820 to the Council			Strong	
	Is there an enhanced provision of public benefit through volunteering hours?	They estimate they generate 3,800 volunteer hours per annum Generating a financial equivalent of over £53,360 public benefit per annum			Strong	
	Current market valuation of the property whether by sale or rent	£16,500 market value £2,500 per annum market rent			Strong	
	Backlog maintenance figure from C&B report	£85,409				
3. Non-financial benefits	What is the impact on: (i) economy	<p>A busy, thriving football scene in the park will bring more people to the neighbourhood and contribute to increased footfall at businesses and amenities.</p> <p>The group states that there are a number of local shops in the area including a Greggs bakery and a Lidl. Due to an increase in footfall in the area on a Saturday, these local businesses do see an increase in sales from not only from the parents of their own players but also those travelling from farther afield as 'the opposition'.</p> <p>Once the Asset Transfer is complete, securing the long-term facilities for the club, they are aiming at starting the next two age groups of children into the club in the summer. This will provide a number of coaching and volunteering opportunities, as well as additional parents visiting the park on match days. Longer term as the teams age, progressing from five aside to 7 aside to 9 aside and finally 11 aside it will attract an increase in people to the local area using the facilities nearby.</p>			Moderate	
	(ii) regeneration	<p>Proposed upgrades to the building will have good regeneration outcomes including improving energy efficiency by the installation of LED lighting.</p> <p>The smarter appearance of a renovated building, including new guttering, will improve the amenity of the area.</p>			Moderate	

COMMUNITY ASSET TRANSFER

ASSESSMENT PRO-FORMA

	(iii) public health	The group state that there is a significant Public Health benefit to the local community through improved physical and mental health. Through the coaching and football matches that are provided, there are the obvious physical benefits of regular exercise however		Strong
	(iv) social wellbeing	Engaging in outdoor health and fitness activities in a community setting helps participants feel more connected within their networks. The group point to the mental health benefits flowing from involvement in youth football, such as increasing happiness, friendship, overcoming challenges, teamwork, and team building. Participation also provides an opportunity for the coaches and volunteers to network and build friendships in this space. A user statement has been provided that testifies to this benefit: <i>“Great to see local kids use this facility on a daily basis. The football club brings children of all ages together, teaching team skills, and enhancing wellbeing and physical activity. The pavillion is in the middle of an area that is lacking in resources and high on deprivation indices. The football team is an important asset, and access to the pavillion is essential for wellbeing and safeguarding. Brilliant idea!”</i>		Strong
	(v) environment / climate change (including figures on carbon dioxide equivalent)	The group state that while their current energy usage is minimal, they are including LED lighting in their Enablement Fund request. The transfer of the Dawson Park Pavilion 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 0.182 tonnes of carbon dioxide equivalent, based on 2024 figures.		Poor / Moderate
	(vi) other			
4. Equality	What evidence is there that the project:			
	(i) contributes to reducing inequalities (protected characteristics)	The Club is affiliated to the SYFA and as such, adheres to their Child Wellbeing and Protection Policy which states: <i>“A child or young person, whatever their age, culture, disability, gender, language, racial origin, socio-economic status, religious belief and/or sexual identity has the right to protection from all forms of harm, abuse and exploitation.”</i> The Grahamston Community Club statement on Equalities states: <i>We are committed to being a fully inclusive Club, welcoming individuals from all backgrounds and showing zero tolerance for prejudice of any kind, including on the basis of religion or belief. Our teams are not restricted on the basis of sex: boys and girls play in the same teams. While we do not currently run any girls-only teams, we are continuing to nurture young female talent and are pleased to see some of our female players graduate from Grahamston Community Club to play in girls-only teams elsewhere in the district (for example Stenhousemuir Foundation.)</i>		Strong

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ASSESSMENT PRO-FORMA

	(ii) Promotes equality	Young people from an economically deprived background are subsidised to ensure that cost is not a barrier to participation in the Club's activities. Additionally, see answer above.		Strong
ABILITY TO DELIVER / SUSTAINABILITY				
5. Governance / Accountability	Are appropriate governance structures in place?	Yes. Grahamston Community Club is making the request as a Scottish Charitable Incorporated Organisation (SCIO) (SC052766), with a suitable Community led membership and properly formed Board of Trustees, as required by Part 5 of the Community Empowerment Act (Scotland) 2015 (referred to hereinafter as "the 2015 Act"). In terms of Governance, the 2015 Act sets out requirements for Community Transfer Bodies (CTB). Grahamston Community Club's constitution is consistent with the Scottish Government model SCIO template which is considered to meet the requirements of the legislation and for the Group to enter the proposed ownership arrangement.		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?	Funding: The group operate with a surplus; officers have determined that the Business Plan shows a high level of competence, with all expected areas being covered. Volunteer resource: Trustees come from a variety of professional backgrounds including finance and property development; the majority have served the Club for between 5 and 20 years. The Club has 15 coaches, contributing over 2,500 hours of coaching annually.		Strong
7. Sustainability	Has it been demonstrated that the resources are sustainable over the lifetime of the project?	The Club has operated successfully for 48 years in the local area; the professional backgrounds of the Trustees include a wide range of relevant skills and experience including budget control, people management and facilities expertise.		Strong
8. Performance Management	How does the group propose to monitor and report on the achievement of the desired outcomes?	The lines of communication between parents, Trustees and coaches are always open to allow monitoring and reporting on Club matters, including the multiple benefits of grassroots sport.		Strong
COMMUNITY SUPPORT				
9. Community Involvement	Has it been demonstrated that the community were involved in developing the proposal?	Yes. The proposal is entirely community-led. The group conducted an online survey which attracted 107 responses, of which 106 respondents supported the plans for community asset transfer.		Strong
10. Local Community Support	What evidence has been provided of local community support?	The group has supplied screenshots, pie charts and personal verbatim statements from the community engagement survey.		Strong
OTHER				
Is the building currently staffed?		For buildings which were unstaffed		

	<p>HR have been consulted and as the centre was not staffed, 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.</p>		

CONCLUSION	
COMMENTS	OVERALL ASSESSMENT (See Table below)
<p>Panel comments:</p> <p>Community Engagement – It would have been useful to see how many of the respondents were from the local area. If the respondents were already members of the club, with some undoubtedly being from out with the Dawson area, I would expect support to be overwhelmingly positive. However, were local residents consulted re increased traffic on training and match days, noise during games, disruption to residential access etc?</p> <p>Economy – reference is made to increased footfall benefitting large stores and corporations (ALDI, Greggs etc.) but not of local shops and businesses. Also, are there opportunities to use the building to provide refreshments etc. that would raise funds for the club and the ongoing upkeep of the building?</p> <p>Poverty - Very little content on tackling poverty despite being in a SIMD top 5 percentile area.</p> <p>Other - could the group either consider school holiday programmes or wider community projects other than simply youth football; or the use of the premises for other community groups to run such events out with the times the club is using the building?</p> <p>environment/climate change should be rated as poor. They haven't factored in energy consumption with increased usage of building. The group could have considered solar panels in conjunction with LEDs. Furthermore, the building will also require to be heated and no mention on how they will consider options for this and perhaps any insulation required. Also they have only referenced energy but there is so much more that the group could consider such as waste facilities, transport and community engagement.</p> <p>Common Good the land is alienable Common Good meaning that a public consultation will need to be carried out, following a positive Decision Notice.</p>	<p>Strong</p>

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.

YEAR 1

Appendix 5

Cash Flow Statement	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
Opening Balance	£20,528	£22,343	£24,158	£25,973	£27,788	£29,603	£31,418	£33,233	£38,548	£40,363	£42,178	£43,993
<u>Receipts</u>												
Player Subs (based on 110 players)	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200
Bonus Ball Incomes (5 teams)	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375
Additional Charitable Income/LMS	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100
Annual Donations/Sponsorship/POTY	£0	£0	£0	£0	£0	£0	£0	£3,500	£0	£0	£0	£0
TOTAL RECEIPTS	£2,675	£2,675	£2,675	£2,675	£2,675	£2,675	£2,675	£6,175	£2,675	£2,675	£2,675	£2,675
<u>Payments</u>												
Insurance	£12	£12	£12	£12	£12	£12	£12	£12	£12	£12	£12	£12
Water	£16	£16	£16	£16	£16	£16	£16	£16	£16	£16	£16	£16
Electricity	£22	£22	£22	£22	£22	£22	£22	£22	£22	£22	£22	£22
League Fee/SYFA	£105	£105	£105	£105	£105	£105	£105	£105	£105	£105	£105	£105
Repairs & Maintenance	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100
Pitch fees	£125	£125	£125	£125	£125	£125	£125	£125	£125	£125	£125	£125
Misc/Kit/Training Items/Winter Lets	£450	£450	£450	£450	£450	£450	£450	£450	£450	£450	£450	£450
Audit/Bookkeeper	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30
TOTAL PAYMENTS	£860	£860	£860	£860	£860	£860	£860	£860	£860	£860	£860	£860
Net Cash Movement	£1,815	£1,815	£1,815	£1,815	£1,815	£1,815	£1,815	£5,315	£1,815	£1,815	£1,815	£1,815
CLOSING BALANCE	£22,343	£24,158	£25,973	£27,788	£29,603	£31,418	£33,233	£38,548	£40,363	£42,178	£43,993	£45,808
Overdraft limit (input as positive)												
Headroom/(shortfall)												

Assumptions:
 Player fees based on £20 per month dues on current numbers
 Utility costs provided by FC
 Winter lets spread out over 12 months

YEAR 2

Cash Flow Statement

	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
Opening Balance	£45,808	£47,693	£49,578	£51,463	£53,348	£55,233	£57,118	£59,003	£64,888	£66,773	£68,658	£70,543
<u>Receipts</u>												
Player Subs (based on 110 players)	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200	£2,200
Bonus Ball Incomes (5 teams)	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375
Additional Charitable Income/LMS	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100
Annual Donations/Sponsorship/POTY	£0	£0	£0	£0	£0	£0	£0	£4,000	£0	£0	£0	£0
New Kids team Formed (10 players)	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200
TOTAL RECEIPTS	£2,875	£2,875	£2,875	£2,875	£2,875	£2,875	£2,875	£6,875	£2,875	£2,875	£2,875	£2,875
<u>Payments</u>												
Insurance	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15	£15
Water	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20
Electricity	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25
League Fee/SYFA	£105	£105	£105	£105	£105	£105	£105	£105	£105	£105	£105	£105
Repairs & Maintenance	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120
Pitch fees	£125	£125	£125	£125	£125	£125	£125	£125	£125	£125	£125	£125
Misc/Kit/Training Items/Winter Lets	£550	£550	£550	£550	£550	£550	£550	£550	£550	£550	£550	£550
Audit/Bookkeeper	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£90
TOTAL PAYMENTS	£990	£990	£990	£990	£990	£990	£990	£990	£990	£990	£990	£1,050
Net Cash Movement	£1,885	£1,885	£1,885	£1,885	£1,885	£1,885	£1,885	£5,885	£1,885	£1,885	£1,885	£1,825
CLOSING BALANCE	£47,693	£49,578	£51,463	£53,348	£55,233	£57,118	£59,003	£64,888	£66,773	£68,658	£70,543	£72,428
Overdraft limit (input as positive)												
Headroom/(shortfall)												

Assumptions:
 Player fees based on £20 per month dues on current numbers
 Increase in running costs with new team added
 Additional income from new team

YEAR 3

Cash Flow Statement

	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27
Opening Balance	£72,428	£68,738	£70,398	£72,283	£74,168	£76,053	£77,938	£79,823	£85,708	£81,368	£83,253	£85,138
Receipts												
Player numbers (90) (fees increased £25)	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250
Bonus Ball Incomes (5 teams)	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375
Additional Charitable Income/LMS	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100
Annual Donations/Sponsorship/POTY	£0	£0	£0	£0	£0	£0	£0	£3,500	£0	£0	£0	£0
Additional fun 4 team created (7) (£20)	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140
TOTAL RECEIPTS	£2,865	£2,865	£2,865	£2,865	£2,865	£2,865	£2,865	£6,365	£2,865	£2,865	£2,865	£2,865
Payments												
Insurance	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20
Water	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20	£20
Electricity	£35	£35	£35	£35	£35	£35	£35	£35	£35	£35	£35	£35
League Fee/SYFA	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120	£120
Repairs & Maintenance	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£1,650
Pitch fees	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150
Misc/Kit/Training Items/Winter Lets	£6,000	£650	£650	£650	£650	£650	£650	£650	£6,650	£650	£650	£650
Audit/Bookkeeper	£60	£60	£60	£60	£60	£60	£60	£60	£60	£60	£60	£150
TOTAL PAYMENTS	£6,555	£1,205	£1,205	£1,205	£1,205	£1,205	£1,205	£1,205	£7,205	£1,205	£1,205	£2,795
Net Cash Movement	- £3,690	£1,660	£1,885	£1,885	£1,885	£1,885	£1,885	£5,885	- £4,340	£1,885	£1,885	£70
CLOSING BALANCE	£68,738	£70,398	£72,283	£74,168	£76,053	£77,938	£79,823	£85,708	£81,368	£83,253	£85,138	£85,208
Overdraft limit (input as positive)												
Headroom/(shortfall)												

Assumptions:

- Player fees based on £25 per month dues on current numbers
- Increase in running costs with new team added
- Large outlay of new trianing kit and strips (Sept)
- May (players days out treat)
- Aug - Additional painting changing rooms

YEAR 4

Cash Flow Statement

	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28
Opening Balance	£85,208	£86,695	£88,182	£89,669	£91,156	£90,843	£92,330	£93,817	£99,104	£93,091	£94,578	£96,065
Receipts												
Player numbers (90) (fees increased £25)	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250	£2,250
Bonus Ball Incomes (5 teams)	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375
Additional Charitable Income/LMS	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100
Annual Donations/Sponsorship/POTY	£0	£0	£0	£0	£0	£0	£0	£3,800	£0	£0	£0	£0
Fun 4 team created (7) (£20)	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140
TOTAL RECEIPTS	£2,865	£2,865	£2,865	£2,865	£2,865	£2,865	£2,865	£6,665	£2,865	£2,865	£2,865	£2,865
Payments												
Insurance	£28	£28	£28	£28	£28	£28	£28	£28	£28	£28	£28	£28
Water	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25	£25
Electricity	£45	£45	£45	£45	£45	£45	£45	£45	£45	£45	£45	£45
League Fee/SYFA	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140	£140
Repairs & Maintenance	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200
Pitch fees	£180	£180	£180	£180	£180	£180	£180	£180	£180	£180	£180	£180
Misc/Kit/Training Items/Winter Lets	£700	£700	£700	£700	£2,500	£700	£700	£700	£8,200	£700	£700	£3,700
Audit/Bookkeeper	£60	£60	£60	£60	£60	£60	£60	£60	£60	£60	£60	£150
TOTAL PAYMENTS	£1,378	£1,378	£1,378	£1,378	£3,178	£1,378	£1,378	£1,378	£8,878	£1,378	£1,378	£4,468
Net Cash Movement	£1,487	£1,487	£1,487	£1,487	— £313	£1,487	£1,487	£5,287	— £6,013	£1,487	£1,487	— £1,603
CLOSING BALANCE	£86,695	£88,182	£89,669	£91,156	£90,843	£92,330	£93,817	£99,104	£93,091	£94,578	£96,065	£94,462
Overdraft limit (input as positive)												
Headroom/(shortfall)												

Assumptions:

- Player fees based on £25 per month dues on current numbers
- Outlays up inline with inflation
- Large outlay for training wear in Dec
- May (players days out treat)
- Aug new kit for new season

YEAR 5

Cash Flow Statement

	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29
Opening Balance	£94,462	£96,105	£97,748	£99,391	£101,034	£102,677	£104,320	£105,963	£111,806	£105,449	£107,092	£105,735
<u>Receipts</u>												
Player numbers (102) (fees increased £25)	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550	£2,550
Bonus Ball Incomes (5 teams)	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375	£375
Additional Charitable Income/LMS	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100	£100
Annual Donations/Sponsorship/POTY	£0	£0	£0	£0	£0	£0	£0	£4,200	£0	£0	£0	£0
Rent for rear of Pavillion(FOD & BWM)	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150	£150
TOTAL RECEIPTS	£3,175	£3,175	£3,175	£3,175	£3,175	£3,175	£3,175	£7,375	£3,175	£3,175	£3,175	£3,175
<u>Payments</u>												
Insurance	£32	£32	£32	£32	£32	£32	£32	£32	£32	£32	£32	£32
Water	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30	£30
Electricity	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50	£50
League Fee/SYFA	£155	£155	£155	£155	£155	£155	£155	£155	£155	£155	£155	£155
Repairs & Maintenance	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250	£250
Pitch fees	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200	£200
Misc/Kit/Training Items/Winter Lets	£725	£725	£725	£725	£725	£725	£725	£725	£8,725	£725	£3,725	£725
Audit/Bookkeeper	£90	£90	£90	£90	£90	£90	£90	£90	£90	£90	£90	£200
TOTAL PAYMENTS	£1,532	£1,532	£1,532	£1,532	£1,532	£1,532	£1,532	£1,532	£9,532	£1,532	£4,532	£1,532
Net Cash Movement	£1,643	£1,643	£1,643	£1,643	£1,643	£1,643	£1,643	£5,843	£6,357	£1,643	£1,357	£1,643
CLOSING BALANCE	£96,105	£97,748	£99,391	£101,034	£102,677	£104,320	£105,963	£111,806	£105,449	£107,092	£105,735	£107,378
Overdraft limit (input as positive)												
Headroom/(shortfall)												

- Assumptions:
- Player fees based on £25 per month dues on current numbers
 - Outlays up inline with inflation
 - New kits in July and training items
 - May (players days out treat)
 - Additional rent of rear room from local charitable groups

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

Grahamston Community Club

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

Postal address: [REDACTED]

Postcode: [REDACTED]

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: [REDACTED]

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

X 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	SCO52766
	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?

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: Dawson Park Pavilion

Address: Abbotsford Street, Bainsford, Falkirk

Postcode:FK2 7NH

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

UPRN:

Section 3. Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for Ownership

What price are you prepared to pay for the land requested?

Proposed price:

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for Lease

What is the length of lease you are requesting?

20 years

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

Proposed rent: £1 per year

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

Our children's football club aims to foster a nurturing and inclusive environment where young players can develop their football skills while cultivating strong values of teamwork, discipline, and community spirit. By focusing on personal growth and building lasting friendships, we create a thriving and supportive football program that benefits both the players and the local community.

The objectives are to continue to provide football coaching and matches for local children ranging from 9 years old to 17 years old. We use 3 football pitches, leased from the council on an annual basis and the changing rooms are vital for this.

4.1.2 Why there is a need for your Project?

Grahamston Football Club has been in operation since 1978 providing football facilities to hundreds of children over the years from the local community and farther afield. The Dawson/Langlees area is a deprived area and provisions for local children are limited. The club was initially set up to provide an opportunity for children to become included in a local football club. Since then, the majority of the children the club continues to provide facilities for, continue to be local to the area.

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

The changes planned would be to repair the guttering and increase drainage around the pavilion. As well as upgrade some of the interior fabric including electrics and plumbing. There will also be the need for the reinstatement of the rear fire door as well as planned disabled access.

4.1.4 What activities will take place?

The pavilion comprises of 4 changing rooms, toilet facilities as well as a small kitchen area. There is provision for 4 teams to use these on match days/training days, however, these can be used for meeting facilities for the club and other local organisations such as the nearby Bainsford War Memorial Association and the Friends of Dawson Park. There is also use of our storage container for gardening/upkeep equipment for the War Memorial area itself.

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

We are going to be providing access to the Pavilion to both The Friends of Dawson Park as well as The Bainsford War Memorial Association for a meeting space. Fees have yet to be proposed/agreed.

4.1.6 What provision will be provided for people with disabilities?

All facilities are on the same level allowing access for disabled people for use of the toilets for example. We are, however, aiming to put in a disabled ramp at the rear door to provide wheelchair access into the building itself. We do also cater for a wide range of children from a variety of neurodivergent backgrounds such as autism and adhd. The club has always been inclusive to children in these positions.

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

There are a number of local shops in the area from a local newsagent to a Greggs bakery and a Lidl. Due to an increase in footfall in the area on a Saturday, these local businesses do see an increase in sales from not only from the parents of our own players but also those travelling from farther afield as 'the opposition'.

Once the Asset Transfer is complete, securing the long term facilities for the club, we are aiming at starting the next two age groups of children into the club in the summer. This will provide a number of coaching and volunteering opportunities, as well as additional parents visiting the park on match days. Longer term as the teams age, progressing from five aside to 7 aside to 9 aside and finally 11 aside it will attract an increase in people to the local area using the facilities nearby.

i.e. 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.

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.

Currently there are no formal plans to have a direct impact on the physical regeneration of the area, mainly through lack of opportunity. It is noted the Falkirk Council's Regeneration Team is working in the local area with improvements currently being made.

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.

There is definitely a Public Health benefit to the local community through physical and mental health. Through the coaching and football matches that are provided, there are the obvious physical benefits of regular exercise however the mental benefits such as increasing happiness, friendship, overcoming challenges, team work, team building are also significant. It also provides an opportunity for the coaches and volunteers to network and build friendships in this space as well.

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 location of the pitches at Dawson Park is extremely visible and accessible to everyone locally. There are 2 schools nearby whose children regularly use the park and the location of the pavilion here does advertise it is the home of Grahamston

FC, this has led to approaches from locals looking to have children involved, as well as the matches being an opportunity for locals to enjoy on a Saturday.

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.

Keeping the pavilion open will not have a negative environmental impact on the local area. The energy usage is minimal. We would consider LED lighting to reduce energy use if appropriate.

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**?

We do currently allow the pavilion to be used by other local groups when needing a meeting/changing space. As mentioned, we provide facilities to the War Memorial group and the Friends Of Dawson Park that would potentially not be available.

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.

We published, in the Business Plan, the results of a Community Consultation piece via our own Facebook which show an overwhelming support of the cub keeping the pavilion open to support the children in the local area..

We have made the two previously mentioned, local groups aware of the opportunity to utilise the Pavilion for a meeting space etc and we are open to considering making the Pavilion available to other local groups should there be the opportunity to do so.

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

The benefit to the community will be the addition of new teams/age groups to the club made up of local children. If we continue to have a well run and well respected club, we will continue to attract new children and therefore create more teams.

4.2.9 Any other relevant information?

The coaches, volunteers and committee members contribute over 3800 hours a year towards coaching and match days. To monetise this at the National Living Wage, would come to an approximate figure of £53,000 in voluntary hours.

Restrictions on use of the land

- 4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

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

The land the pavilion sits on at Dawson Park is categorised as 'Common Good' land which is bringing with it, challenges as to a straightforward CAT of the pavilion. We are however working with the Council to progress this to a satisfactory conclusion for all parties. This is resulting in an ownership transfer not business reasonably possible so a 20 year lease is being sought.

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.

The potential negative consequences the club brings to the area, are on a match day or training days, when there is an increase in traffic to the area, often meaning the car park is at capacity. There is the risk of an increase in noise however all teams and visitors are reminded that we are in an area of housing and that there is an expectation in terms of behaviour. We have had some feedback about rubbish left after games however we have now adopted a proactive approach to ensuring that after games and training, any associated rubbish is disposed of properly by club members. We have successfully requested the movement of a surplus bin to the side of a pitch to reduce dropped waste litter.

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

[REDACTED] – Treasurer – currently a Business Advisor with Business Gateway and formerly a Business Manager with a Bank, I support with the financial oversight of the club and contribute to the decision making as one of the Trustees. Been involved with the club for the last 6 years.

[REDACTED] – Secretary – 17 years' experience with RBS in various roles before I left to work for a client as Finance Director for Gas Utility Company and Plant Hire Businesses. Now we currently run 3 property companies where I'm now a shareholding & company director responsible for the day to day running and budgets. Been involved with the club for the last 4 years

[REDACTED] – Trustee - A retired business manager and company director, with leadership experience gained across a range of high turnover companies, including manufacturers, suppliers and retailers, plus a track record in voluntary football administration. Involved with the club for the last 4 years.

[REDACTED] – Trustee. Has come on board as one of the coaches of one of the development teams recently and is supporting the longer term sustainability of the club.

[REDACTED] - Vice Chair – involved with the club for over 10 years in a coaching and management capacity and coaches our oldest team. He has been key in running the club during this time along with the Chair.

[REDACTED] – Chair- With almost 20 years of experience in the club, Stuart has been key to its success and longevity. Heavily involved with the local community during this time, Stuart has started and brought through a number of teams.

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

We have employed a bookkeeper to produce annual accounts for the club as well as assist with the month to month income and expenditure management

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

We currently operate a rolling monthly lease from Falkirk Council until such time as this ceases to be required following the outcome of this process.

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?

On days when there are games or training, there will always be coaches on site who have keys to the facilities to open and close.

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

Within the broad spectrum of the members of the club, we have access to a number of skilled people willing to donate time and resources to assist with the physical upkeep of the club when work is needing done. This helps minimise costs. We also have experience in property letting, within the club, to manage areas such as Legionella, Fire safety checks and EICC.

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.

As mentioned, we have completed a Community Consultation piece via our own Facebook pages that has shown a significant level of support for this transfer.

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

n/a

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

We have been in consultation with the Bainsford War Memorial Association and The Friends of Dawson park to offer use of the pavilion and storage facilities as and when required.

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

We have published the charity's first annual accounts as required, as a club with Charitable Status. There are 5 years cash flow projections compiled as well. The cash flow forecasts incorporate the running costs of the pavilion and are comfortably covered.

The finances of the club are closely monitored on a monthly basis to ensure close reconciliation of income and expenditure is undertaken. We have a book-keeper who complies our annual returns.

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.

The operating costs provided by Falkirk Council with regards to the pavilion are as follows:

Repair & Maintenance 22/23	Grounds Maintenance 22/23	Energy 22/23	Rents 22/23	Rates 22/23	Water 22/23	Cleaning & Domestic 22/23	Property Insurance 22/23	Other Expenses 22/23	Actual 22/23
£940	£124	£258			£188		£136		£1,646

These are the last costs provided to us and average £137 per month. You will see on the projections, we have budgeted for £255 a month allowing for an increase in costs.

The club is currently sitting with an accumulated cash balance of c£25k. The monthly income of the club is around £3000 on average and is made up of:

Monthly subscriptions

Bonus ball income

Additional fundraising

Annual sponsorship.

There is an approximate monthly cost to the club moving forward of £860 covering:

Utilities,

League fees,

Pitch fees,

Training costs,

Bookkeeper

This gives an average monthly surplus in excess of £2000 to cover upcoming expenses such as upgrade/repairs to the pavilion where required.

The club is well managed financially and has a strong support from the parents when it comes to fundraising. This has ensured that we have been able to keep the monthly subscriptions at £20 for the last 7 years, making it one of the cheapest clubs in the local area.

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

The club has received no funding to date however we are eager to explore any avenue that is available to us. We have engaged with a local individual who has experience and knowledge of local funding that we could be eligible for and are exploring these avenues.

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.

There are currently no funding applications underway aside of the Enablement Fund for financial support for this project. However we are in a position to contribute an amount of funding from the club towards these costs.

Our overheads have risen this year due to the large increase in our annual pitch permits resulting in a c£5k outlay at the start of the season. This on top of the poor condition of the drainage and subsequent unavailability of the pitches as a result of this and vandalism, incurs additional costs of the hire of astroturf pitches. Winter lets are currently around a £2k per month costs for training outwith the lighter nights the pitches can be used. This is a cyclical drain on the funds of the club.

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

We have no need or desire to enter into any borrowing for the club. The club operates very well fiscally and carries a cash balance.

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

Our funding strategy is to focus on the monthly subscriptions, regular fundraising activities as well as sponsorship from local businesses. This will help grow our cash

position to cover our expenditure but also grow contingency funds for Pavilion upgrades and repairs as required.

We have not sought any other funds aside from the Enablement Fund for the works to the Pavilion however, using the cash reserves the Club do have, we are able to contribute £1000 towards the costs listed below.

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)
Plumbing	[REDACTED]	3050
Electricity		6740
Extractor fans		700
Timber flooring repair		500
Guttering		1800
Total excluding VAT		12790
Total including VAT		15348

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 – see business plan
- 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 19/09/2024

Position Treasurer

Signature [REDACTED]

Name [REDACTED]

Address [REDACTED]

Date 19/09/2024

Position Secretary

Signature [REDACTED]

SECTION ONE: ESSENTIAL INFORMATION

Service & Division:	Place Services		
	Invest Falkirk		
		Tel:	██████████
Proposal:	Community Asset Transfer of Dawson Park Pavilion to Grahamston Community Club	Reference No:	

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

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

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

13/05/2026	Community Asset Transfer of Dawson Park Pavilion to Grahamston Community Club

SECTION TWO: FINANCIAL INFORMATION

For budget changes ONLY please include information below:			Benchmark, e.g. Scottish Average
Current spend on this service (£'0000s)	Total:	£1,820	
Reduction to this service budget (£'0000s)	Per Annum:	£1,820	
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:	01/10/2024	
	End Date (if any):		

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.

107 people undertook the survey.

106 people support the plans.

The club serves 100 children, male and female, from a variety of ethnic and faith backgrounds.

21 people were motivated to provide written statements testifying to the importance of the facility when the building was threatened with closure.

Club officials are aware of 11 children with a disclosed neurodiverse condition

There is 1 child with a physical disability in the club

Club officials are aware that some participants come from low income households but there is no mechanism to measure or monitor this characteristic.

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

Please see below a selection from the 21 submitted statements, highlighting the community benefit in terms of skills development, wellbeing, physical activity, tackling deprivation, social connection, diversionary activities to prevent antisocial behaviour, and personal development.

"Great to see local kids use this facility on a daily basis. The football club brings children of all ages together, **teaching team skills**, and enhancing **wellbeing** and physical activity. The pavilion is in the middle of an area that is lacking in resources and high on **deprivation** indices. The football team is an important asset, and access to the pavilion is essential for wellbeing and safeguarding. Brilliant idea - fully supported by all at Bainsford Community Hall"

"The club are an amazing **community family**"

"The football club is a great asset to the community, it gives a lot of children the chance to play football in the area where there is **not a lot to do** for the kids. The club are great with the kids of all ages"

"Its great for **keeping the kids off the streets** and **being active.**"

"The coaches offer a great service to all the kids, teaching not only football skills but also **keeping them off the street** and advising them on how to **be the best person they can be.**"

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.	Best judgement was not used. All necessary information was supplied in the Business Plan and the application form.

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.	Users of the facility Friends of Dawson Park Members of the 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	106 respondents were in favour of the Community Asset Transfer. 1 respondent was against the proposals
Display / Exhibitions	No	
User Panels	No	
Public Event	No	
Other: please specify	Informal conversations with parents and children on training and match days, communicating the plans and gauging support for the community asset transfer	
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		✓		100 children are served by the Club
Disability		✓		<p>The club adheres to the Scottish Youth Football Association's Child Wellbeing and Protection Policy which states:</p> <p>“A child or young person, whatever their [...] disability [...] has the right to protection from all forms of harm, abuse and exploitation.”</p> <p>The club has participants who have a disability.</p> <p>The transfer of the club will provide continuity of activities that they are accustomed to, promoting their health and wellbeing</p>
Sex		✓		<p>The Club's statement on equality reads:</p> <p>Our teams are not restricted on the basis of sex: boys and girls play in the same teams.</p> <p>While we do not currently run any girls-only teams, we are continuing to nurture young female talent.</p> <p>We are pleased to see some of our female players graduate from Grahamston Community Club to play in girls-only teams elsewhere in the district (for example Stenhousemuir Foundation.)</p>
Ethnicity		✓		<p>The club adheres to the Scottish Youth Football Association's Child Wellbeing and Protection Policy which states:</p> <p>“A child or young person, whatever their [...] racial origin [...] has the right to protection from all forms of harm, abuse and exploitation.”</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:

				"A child or young person, whatever their [...] religious belief [...] has the right to protection from all forms of harm, abuse and exploitation."
Sexual Orientation		✓		The club adheres to the Scottish Youth Football Association's Child Wellbeing and Protection Policy which states: "A child or young person, whatever their [...] sexual identity has the right to protection from all forms of harm, abuse and exploitation."
Transgender		✓		The club adheres to the Scottish Youth Football Association's Child Wellbeing and Protection Policy which states: "A child or young person, whatever their [...] gender [...] and/or sexual identity has the right to protection from all forms of harm, abuse and exploitation."
Pregnancy / Maternity	✓			N/A
Marriage / Civil Partnership	✓			N/A
Poverty		✓		The group states that young people from an economically deprived background are subsidised to ensure that cost is not a barrier to participation in the Club's activities.
Care Experienced				The club are not aware of any children in care, however are aware of SYFA guidance to allow them to support in this situation.
Other, health, community justice, carers etc.	✓			N/A
Risk (Identify other risks associated with this change)				

Evidence of Due Regard	
Eliminate Unlawful Discrimination (harassment, victimisation and other prohibited conduct):	The facility and its services will remain open and accessible to all. The proposed asset transfer will not lead to any unlawful discrimination.

Advance Equality of Opportunity:	The governing body's policies are in place to ensure equality of opportunity to participants regardless of their status or situation.
Foster Good Relations (promoting understanding and reducing prejudice):	<p>Transfer of the facilities is expected to support the fostering of good relations between different groups, due to the nature of the activities it supports / enables.</p> <p>When officers requested a statement on sectarianism, Club representatives confirmed their commitment to adherence to legislation, being a fully inclusive club, welcoming individuals from all backgrounds and showing zero tolerance for prejudice of any kind, including on the basis of religion or belief.</p>

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	The group have noted increased footfall at adjacent businesses when training or matches are on.
Councils	Yes	The council's commitment to facilitating sport and leisure may be damaged if the CAT is not approved.
Education Sector	Yes	Pupils from local schools benefit from the facility
Fire	No	
NHS	Yes	The group believe that by encouraging and promoting sport and physical exercise, they will be reducing pressure on primary health care services.
Integration Joint Board	No	
Police	No	
Third Sector	Yes	The Friends of Dawson Park have expressed support and will be using the facility.
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.

This property was identified for closure as part of the Strategic Property Review from 1st October 2024 as agreed by Council in January 2024.

The opportunity for a Community Asset Transfer (CAT) was identified as a mitigation to closure and this was noted in the EPIA's undertaken.

Officers have been working closely with the 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
If yes when and how ?	August 2026 Executive

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	Keeping the facility open, means no negative impacts on groups or individuals.
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	Demographic data, where possible, has been collated to highlight benefits to those with the relevant characteristics. Engagement has been carried out with outcomes recorded. There are no mitigating actions noted as there would be positive outcomes for those with the relevant protected characteristics.	
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 been made?</u>	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. There is no breach of legal duties or Council policy should this proposal go ahead. The proposal does not show any negative reputational risk to the Council.

SECTION TEN: CHIEF OFFICER SIGN OFF

Director / Head of Service:			
Signature:	<i>Malcolm Bennie</i>	Date:	19/05/2026