



Falkirk Council

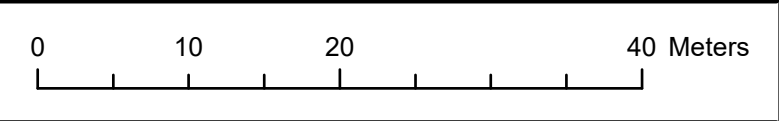


LOCATION PLAN scale: 1:5,000

Subject:
Loch Park Pavilion, High Bonnybridge

Area:		or thereby.	
Scale:	Plan No:	Date:	
1:500	3218	28.8.2024	

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



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STEINS THISTLE FOOTBALL CLUB

SCIO CONSTITUTION



Name – [REDACTED]

Date – 09/04/2025

Position – Club Secretary

Signed – [REDACTED]

CONSTITUTION OF

Steins Thistle Football Club SCIO

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Constitution
of
Steins Thistle Football 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 “Steins Thistle Football 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 Forth Valley & North Lanarkshire and the surrounding areas (the “Community”), with the following purposes (the “Purposes”):
4.1	<p>The organisation’s purposes are:</p> <p>The advancement of public participation in football. In furtherance of this purpose, the organisation will exist:</p> <p>a) To promote and encourage the playing and participation in football by providing inclusive opportunities for all.</p> <p>b) To develop coaching skills by regular attendance at appropriate and recognised training courses.</p> <p>c) To develop and improve skills by providing coaching and training for all members.</p> <p>d) To promote sportsmanship, respect and develop self-discipline and physical fitness among all participant members.'</p>
	POWERS
5	<p>The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so.</p> <p>In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:</p>
5.1	to encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	to promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes;

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

	enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	to enter into contracts to provide services to or on behalf of others;
5.20	to effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	to oppose, or object to, any application or proceedings which may prejudice the interests of the organisation;
5.22	to pay the costs of forming the organisation and its subsequent development;
5.23	to carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The organisation is composed of:
6.1	Members
6.2	Associates
6.3	Charity Trustees (composed of Elected Charity Trustees, Appointed Charity Trustees; and Co-Opted Charity Trustees, following the first GM).
	MEMBERSHIP
7	The members of the organisation shall consist of those individuals who made the application for registration of the organisation and such other individuals and groups as are admitted to membership under the following clauses.
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 twenty the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the organisation is open to:
9.1	Individuals aged 16 or over who (and groups which) are members of the Community ("Ordinary Members"); 'and supports the organisation's purposes referred to in Clause 4
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 a 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.
	ASSOCIATES
18	Individuals and Groups wishing to support the Purposes who are not members of the Community may become associates of the Organisation ("Associates"). Associates

	may attend and speak at GMs but may not participate in such meetings for voting or quorum purposes.
18.1	No Individual or Group may become an Associate unless that Individual or Group has submitted a written application to become an Associate in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by a Group must be signed on behalf of that Group.
18.2	The Charity Trustees shall consider applications for associateship promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Associate.
19	The Charity Trustees shall cause a register of associates to be maintained containing: <ul style="list-style-type: none"> (a) the name and address of each Associate; (b) the date on which each Individual or Group was registered as an Associate; and (c) the date at which any Individual or Organisation ceased to be an Associate.
20	An Associate shall cease to be an Associate if:
20.1	that Associate sends a written notice of resignation to the Organisation;
20.2	that Associate becomes a member of the Community;
20.3	a resolution that that Associate be expelled from being an Associate (where that Associate's conduct, in their capacity as Associate, has been detrimental to the effective functioning of the Organisation) is passed by special resolution at a GM (notice of which shall state: (a) the full text of the resolution proposed; and (b) the grounds on which it is proposed) at which the Associate is entitled to be heard;
20.4	in the case of an Individual: <ul style="list-style-type: none"> (a) that Individual becomes insolvent or apparently insolvent or makes any arrangement with their creditors; or (b) that Individual has died; or
20.5	in the case of a Group, that Group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist.
	GENERAL MEETINGS (Meetings of the Members)
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the 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
22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is

	held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	<p>The business of each AGM shall include:</p> <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
23	Subject to the terms of clause 67, notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	<p>The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and</p> <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.
23.3	Notice of every members' meeting must be given to all the members of the organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
	CHAIRPERSON OF GENERAL MEETINGS
24	<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
25	<p>The quorum for a GM shall be the greater of:</p> <ul style="list-style-type: none"> (a) eleven Members; or (b) 10% of the Members,

	<p>present either in person or by proxy.</p> <p>No business shall be dealt with at any GM unless a quorum is present.</p>
25.1	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.
25.2	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
26	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.
26.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands
26.2	<p>A secret ballot may be demanded by:</p> <ul style="list-style-type: none"> (a) the chairperson of the GM; or (b) at least two Members present at the GM, <p>before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.</p>
27	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
28	At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).

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

30.8.2	The Board may reject the resolution but must provide reasons for doing so to the members requesting the resolution.
30.8.3	If accepted, the Organisation must circulate the resolution and any accompanying statement within 21 days, and may require the requesting Members to cover the expenses it incurs circulating the resolution.
	MEETING ADJOURNMENT
31	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
32	The affairs, property and funds of the organisation shall be directed and managed by a Board of Charity Trustees. The Board:
32.1	shall set the strategy and policy of the Organisation;
32.2	shall, where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation;
32.3	shall hold regular meetings between each AGM, meeting as often as necessary to despatch all business of the Organisation;
32.4	shall monitor the financial position of the Organisation;
32.5	shall direct and manage the affairs and Property of the Organisation;
32.6	shall generally control and supervise the activities of the Organisation;
32.7	may, on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM);
32.8	may exercise the powers of the Organisation; and
32.9	may not also be paid employees of the Organisation.
	INTERIM BOARD
33	Upon incorporation of the organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.
33.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the

	period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 36.5).
	COMPOSITION OF THE BOARD OF CHARITY TRUSTEES
34	The number of Charity Trustees shall be not less than three and the total number of Charity Trustees shall not be more than 10.
	APPOINTMENT OF CHARITY TRUSTEES
35	From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):
35.1	up to 10 individual persons elected as Charity Trustees by the Members in accordance with clause 36 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and
35.3	up to 4 individual persons co-opted in accordance with clause 37 (“the Co-opted Charity Trustees”), so as to ensure a spread of skills and experience within the Board.
35.4	Employees of the organisation may not be nominated as or become Charity Trustees.
	ELECTED CHARITY TRUSTEES
36	At the first General Meeting of the Organisation, the Members shall elect up to 10 individual Ordinary Members as Elected Charity Trustees.
36.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
36.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.
36.3	Provided the first GM is not also the first AGM, there shall be no changes in the Charity Trustees at the first AGM (except to fill any vacancies left following the first GM or caused by retirements since the first GM).
36.4	At the second and subsequent AGMs, one-third of the Elected Charity Trustees (rounding upwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
36.5	A retiring Charity Trustee shall be eligible for re-election after one term of office. A retiring Charity Trustee shall not be eligible for re-election after two consecutive terms of office until a period of one year in which they have not been a Charity Trustee has passed.
36.6	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity

	Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
	CO-OPTED CHARITY TRUSTEES
37	Subject to clause 35, the Charity Trustees may appoint Individuals as Charity Trustees to ensure a spread of skills and experience within the Board ("Co-opted Charity Trustees") and may remove a Co-opted Charity Trustee at any time.
37.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.
37.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
37.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them.
	VACANCY
38	The Board may from time to time fill any casual vacancy arising as a result of the 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
39	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the organisation; and, in particular, must:
39.1	seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;
39.2	act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
39.3	in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party, put the interests of the organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
39.4	ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
40	In addition to the duties outlined in clause 39, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:
40.1	that any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
40.2	that any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.

41	Provided they have declared their interest - and have not voted on the question of whether or not the organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
42	No Charity Trustee may serve as an employee (full time or part time) of the organisation; and no Charity Trustee may be given any remuneration by the organisation for carrying out their duties as a Charity Trustee.
43	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
CODE OF CONDUCT FOR CHARITY TRUSTEES	
44	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
44.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
REGISTER OF CHARITY TRUSTEES	
45	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.
45.1	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; c) any number assigned to it in the Scottish Charity Register (if it is a charity); and d) any number with which it is registered as a company, if it is a company.
45.2	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
45.3	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: <ul style="list-style-type: none"> a) the name of the Charity Trustee; b) any office held by the Charity Trustee in the Organisation; and c) the date on which they ceased to be a Charity Trustee.
45.4	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.

45.5	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
46	A Charity Trustee will automatically cease to hold office if: -
46.1	they give the Organisation a notice of resignation, signed by them;
46.2	they become an employee of the Organisation;
46.3	in the case of a Charity Trustee elected under clause 36 they cease to be a member of the Organisation;
46.4	in the case of a Charity Trustee co-opted under clause 37 the Board under clause 37.2 vote to end the appointment;
46.5	they become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;
46.6	they are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
46.7	they become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
46.8	they are removed from office by resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 44);
46.9	they are removed from office by resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
46.10	they become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act
46.11	they commit any offence under section 53 of the 2005 Act.
47	Clauses 46.9 and 46.10 apply only if the following conditions are met:

47.1	the Charity Trustee who is subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for removal is to be proposed;
47.2	the Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the resolution being put to a vote; and
47.3	at least two thirds of the Charity Trustees then in office vote in favour of the resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
48	<p>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:</p> <p>(a) an Elected Charity Trustee to chair Board meetings and GMs (the “Chairperson”), and</p> <p>(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”).</p>
48.1	<p>In the event that:</p> <p>(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</p> <p>(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,</p> <p>the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.</p>
BOARD MEETINGS	
49	The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.
49.1	A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.
49.2	The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.
50	7 Clear Days’ notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.

50.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.
50.2	On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.
51	No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.
52	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 34, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
53	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
54	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
VOTING AT BOARD MEETINGS	
55	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
55.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
55.2	A resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
SUB-COMMITTEES	
56	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
56.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.

56.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND CHARITY TRUSTEES
57	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
58	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 59.
59	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
59.1	repayment of out-of-pocket expenses (subject to prior agreement by the Board);
59.2	reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
59.3	payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
59.4	payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
59.5	the purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
59.6	the sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
59.7	payment by way of any indemnity, where appropriate in accordance with clause 67.
60	Where any payment is made under clause 59, the terms of clause 61 must be observed.
	PERSONAL INTERESTS & CONFLICTS OF INTEREST
61	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 61.3 and 61.4, they have a duty to declare this to the Board meeting in question.
61.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.

61.2	<p>It will be up to the Chairperson of the meeting in question to determine:</p> <ul style="list-style-type: none"> (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.
61.3	An interest held by an individual who is “connected” with the Charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity trustee;
61.4	A Charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
61.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Notices of Relevant Interests is maintained, which shall be open for inspection by both the Board and members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
FINANCES & ACCOUNTS	
62	The Board shall determine:
62.1	which banks or building societies the bank accounts of the Organisation shall be opened with;
62.2	how bank accounts shall be maintained and operated; and
62.3	how cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
63	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
63.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.

63.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
63.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.
63.4	Copies of such accounts shall, not less than 21 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
NOTICES	
64	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand-delivered) or electronic form (faxed or e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e-mailed.
65	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
RECORDS OF MEETINGS	
66	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
INDEMNITY	
67	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully

	any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.
	ALTERATION TO THE CLAUSES
68	Subject to the terms of this clause, this constitution may be altered by a Special Resolution of the members passed in accordance with clause 29 or 30.3
68.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005
68.2	The Board must notify OSCR (and its successors) of any changes to the constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005
	DISSOLUTION
69	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 29 and 30.4, and subject to written consent being obtained from OSCR.
69.1	<p>If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, resemble closely the purposes of the Organisation, as may be:</p> <ul style="list-style-type: none"> (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).

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

IMPORTANT NOTES:

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

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

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

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

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

The Asset Team

Falkirk Council

4 Stadium Way

Falkirk

FK2 9EE

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

1.1 Name of the CTB making the asset transfer request

Steins Thistle Football Club

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

Postal address: Allandale Park, Thorndale Gardens, Allandale, Bonnybridge

Postcode: FK4 2HG

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]

 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	
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is	SC053719
	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 **X**

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 80(1)(b) it is a Scottish charitable incorporated organisation the constitution of which includes provision that the organisation must not have fewer than 20 members

Section 2. Information about the land and rights requested

2.1 Please identify the property/land to which this asset transfer request relates.

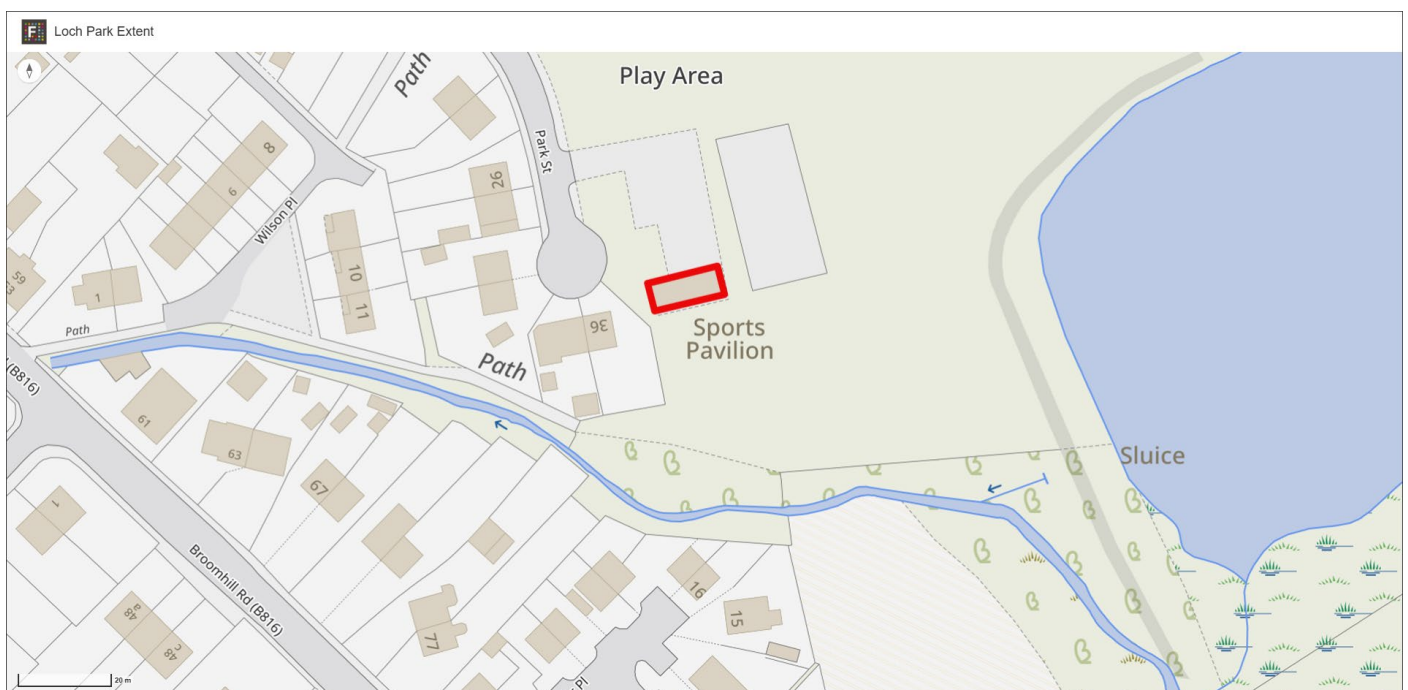
You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

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: Loch Park Pavilion

Address: Loch Park Pavilion, High Bonnybridge

Postcode: FK4 2AS



Loch Park Extent Map

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

UPRN: 136078930

Section 3. Type of request, payment and conditions

3.1 Please tick what type of request is being made:

☒

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

☐

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

☐

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

3A – Request for Ownership

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

Proposed price: £1

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

Access to and use of the Associated Carpark

3B – Request for Lease

What is the length of lease you are requesting?

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

Proposed rent: £	per	Annum
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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.

Details contained within Business Case
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3C – Request for other Rights

What are the rights you are requesting?

None

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	N/A
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Please set out any other terms and conditions you wish to apply to the request.

N/A

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

- Securing facilities and exiting club footballing commitments.
- Increasing local participation in football.
- Supporting Football Performance in the area.
- Providing more local opportunities for participation in community sport.

4.1.2 Why there is a need for your Project?

- To improve health and wellbeing of the local community
- Provide increased social benefits through sport.
- Empower our community and families
- Reduce poverty in the area by providing essential services to help the wellbeing of the community
- Provide an affordable service for children to help alleviate child poverty in the area

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

Repairs and upgrade of existing building structure required. Steins Thistle Football Club acknowledge the Survey report prepared by Currie & Brown on behalf of Falkirk Council on 6th October 2023 (Appendix K & L)

Survey report highlighted cost liability and repairs required to bring facility up to current standards as follows.

Steins Thistle recognises Falkirk Councils Liability of Category 1.0 to the value of £3,200.00

Category	Cost of Remedial Works
Category 1.0	£ 3,200.00
Category 1.1	£ 2,800.00
Category 1.2	£ 3,250.00
Category 1.3	£ 6,490.00
Category 2	£ 4,160.00
Category 3	£ 8,330.00
Category 4	£ 8,255.00
Total Costs	£ 36,485.00

4.1.4 What activities will take place?

- Changing facilities for adjacent Football Pitch.
- Storage Room
- Disabled Toilet Facilities.
- Car Parking

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

Asset opening times / policy to be controlled by Steins Thistle Football Club.

Club open to discussions with local community to open facilities for fun days or community events. For example .. (Local Gala / Fun day utilising disabled parking and toilet facilities) Community free to contact club via Facebook or other online channels.

4.1.6 What provision will be provided for people with disabilities?

- Facility will be maintained to current standards.
- Facility currently built on a single roadside level with no stairs.
- Refurbishment of facility will include the needs of disabled members including toilet provisions.

4.1.7 Any other relevant information?

- In keeping with current standards at Allandale Steins Thistle would propose to install and maintain an external Heart Defibrillator contained within an external metal controlled locker.

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

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.

Our football club provides essential services that might otherwise be inaccessible due to the financial constraints of our local community.

We are a volunteer run club and the opportunities we provide to volunteers will help residents develop new skills and gain valuable work experience. Volunteering can serve as a stepping stone to future employment, enhancing the employability of individuals and contributing to the overall skill level of the community. Offering educational and training programs can help bridge the gap for those who are not in full-time education or employment.

Our football club fosters social cohesion and well-being, which are essential for a thriving economy.

- Asset transfer gives scope for club to grow and remain with Allandale / High Bonnybridge Area.
- Volunteering opportunities for new coaches into the club.
- Training opportunities within the SFA coaching pathway.
- Incentives available for local community during through Football camps during school holidays.
- Accessible football for all through SFA pathway

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.

By taking community ownership of Loch Park Pavilion, we will look to regularly maintain the interior and exterior of the pavilion. We will paint the exterior in order to improve the aesthetic of the pavilion and improve signage.

- Steins Thistle are willing to commit resource and funding into the Loch Park project.
- Existing Trustees & Coaches mentoring new coaching teams to enable growth in grassroots football.

- Funds also planned to regenerate the physical appearance of the building which as described in recent survey in need of urgent improvement.

4.2.3. Public Health

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

By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose.

Physical activities we provide for children of different age groups help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social, mental, and physical health, they are less likely to require intervention from public services. This proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most.

Regular social activities can reduce stress, improve mood, and provide a sense of purpose, which can decrease the reliance on health services.

Offering educational programs on nutrition, mental health, and preventative care can empower residents to take control of their health. The community centre can collaborate with local health services to provide accessible health screenings, vaccinations, and other essential services. This can be particularly beneficial in ensuring that vulnerable populations receive the care they need.

The Asset transfer would help support physical and mental health wellbeing of the local community. Steins Thistle currently provides an estimated 11,600 hours of sport through training & matches which has proven records in physical and mental well being.

4.2.4. Social Wellbeing

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

The activities and social interactions facilitated by Steins Thistle will contribute significantly to both the mental and social wellbeing of our community. We provide a safe space for the local community to meet and engage with each other through our training, matches, activities and events.

Offering volunteer opportunities within the football club can enhance social cohesion and provide residents with a sense of purpose. Volunteering can help individuals develop new skills, gain confidence, and feel more connected to their community.

By facilitating intergenerational activities, the centre can bridge the gap between different age groups. Intergenerational activities can foster mutual understanding and respect and provide opportunities for learning and mentorship.

As per details on public health benefits identified, the club provides an environment for all to engage socially and learn new personal skills across all age groups.

4.2.5. Environmental Wellbeing / Environmental Benefits

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

We plan to continue to work in an environmentally conscious way to reduce our carbon footprint on the environment and local community.

We will look to implement energy-efficient technologies and sustainable practices so the pavilion can reduce its environmental impact.

We can engage the community in environmental initiatives, such as clean-up drives, tree planting events, and recycling programs. These activities can foster a sense of community pride and responsibility, encouraging residents to take an active role in protecting their local environment.

Steins Thistle plans to upgrade the facility including an upgrade of the current electrical systems detailed within the survey assessment.

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

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

The Scottish Football Association is responsible for setting the standards and values to apply throughout football at every level in Scotland.

It is the ambition of Steins Thistle Football Club to achieve “Best in Class” application of these standards.

Football is for everyone; it belongs to, and should be enjoyed by, anyone who wants to participate in it.

The aim of this policy is to ensure that everyone is treated fairly and with respect and that football is equally accessible to all.

All Participants should abide and adhere to this Policy and to the requirements of the Equality Act 2010.

Steins Thistle Football Clubs commitment is to promote inclusion and to confront and eliminate discrimination whether by reason of age, gender, gender reassignment, sexual orientation, marital status or civil partnership race, nationality, ethnic origin, colour, religion or belief, ability or disability, pregnancy and maternity and to encourage equal opportunities.

This Policy is fully supported by the Steins Thistle Executive Committee who are responsible for the implementation of this policy.

Steins Thistle Football Club will not tolerate harassment, including sexual harassment, bullying, abuse or victimisation of a Participant, which for the purposes of this Policy and the actions and sanction applicable is regarded as discrimination, whether physical or verbal. The Club will work to ensure that such behaviour is met with appropriate action in whatever context it occurs.

Steins Thistle Football Club commits itself to the immediate investigation of any allegation, when it is brought to their attention, of discrimination and where such is found to be the case, The club will require that the practice stop and impose sanctions as appropriate.

Steins Thistle Football Club is committed to inclusion and anti-discrimination and raising awareness and educating, investigating concerns and applying relevant and proportionate sanctions, campaigning, achieving independently verified equality standards, widening diversity and representation and promoting diverse role models are all key actions to promote inclusion and eradicate discrimination within football.

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.

Refer to section 10 of the business case. (Local Support/ Community Engagement)

On Friday 21st February 2025 a Survey was launched for 1 week on the proposed community asset transfer of Loch Park Pavilion to Steins Thistle Football Club.

Links to survey were posted on the following channels

- Bonnybridge Banter Facebook Group (16k Followers)
- Banknock Facebook Group (5.5k Followers)
- Steins Thistle Club Facebook Page (1.2K Followers)
- Steins Thistle Team Facebook Pages (approx. 1K Followers)
- Shared by multiple individuals on Facebook & WhatsApp channels

Facebook post on a single Steins Thistle Club Facebook post achieved 8094 Views and 1518 points of engagement.

Survey achieved 121 formal responses

Multiple levels of Support and ideas of how to support / engage with the community received and acknowledge for future considerations.

- “Roots and the other food banks around seem to have big community support going in Bonnybridge, maybe see if the boys can potentially help out at the food bank in some way and help plaster it on social media as a little team up”

- “Bonnybridge schools host football competitions within the school grounds however it would be lovely to see somewhere like this open up and provide a decent sized and properly maintained pitch for the kids to play on.”

- “Engage with those who might not get represented as much ie young women, for a girls football team”.

- “Rental to other local Bonnybridge groups/schools could help towards maintaining the facilities in the long term”.

- “There is space to widen the car park. This would alleviate some of the issues. Litter is awful too, so if this facility was to be brought back to life, refuse disposal would need to be in place. More bins would be a start.”

- “Anyone wishing to invest in community assets should be fully supported by the local authorities. Once complete, hopefully it could be used by more than by footballers.”

- “Would be good too get the park boxed off with too stop dogs getting on park.”

- “Hopefully local businesses will support the Club in the work required to bring the Loch Park facility back to a usable condition. Local sports facilities have been lost over a number of years due to lack of maintenance and funding. This proposal will help to regenerate the provision of much needed pitches in the area”.

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

Player membership number and Partnership agreements with external football academies are reviewed as part of the club AGM and will assess the ongoing benefit at that period of time.

Policy will be prepared to survey Community and local partners to determine if Steins Thistle as a club are fulfilling needs within the community and to seek improvement in engagement along with any further opportunities.

This will be done in the form of online surveys. Process as used on the initial CAT application feedback.

4.2.9 Any other relevant information?

Restrictions on use of the land

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

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

Unaware of any restrictions – Falkirk Council to confirm

Negative consequences

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

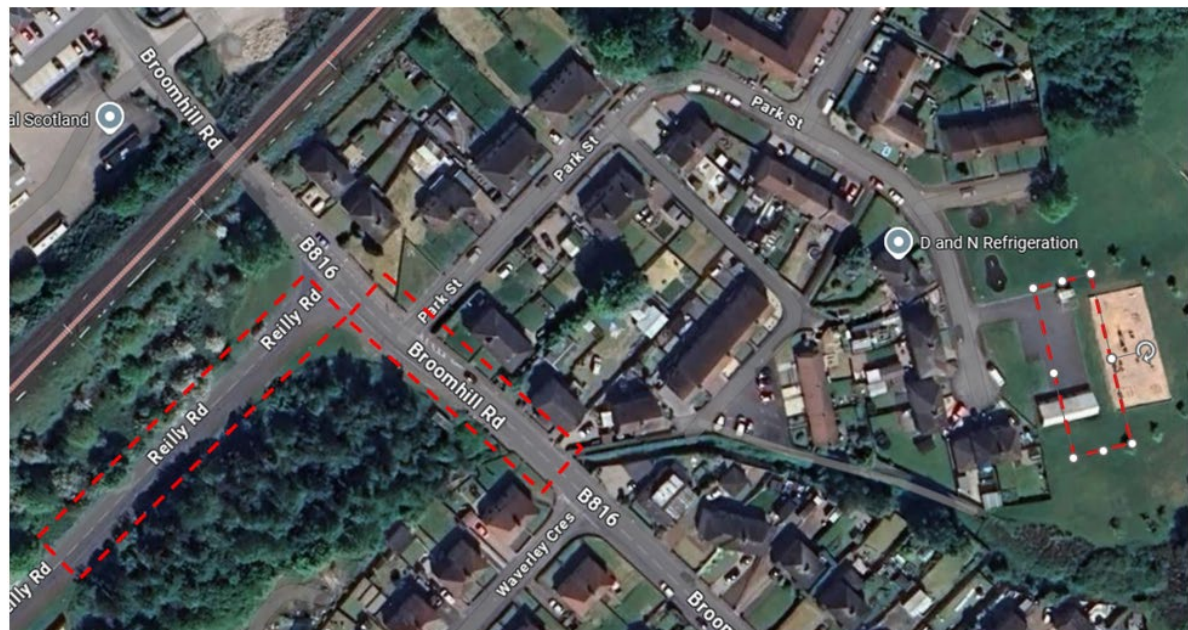
You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

Pre-existing issue of traffic on Park Road has been highlighted along with size of car park.

See Business Case – Appendix M

The following policy is proposed to ease any impact on local residents.

- a) Car Park capacity to be maximised for Trainings & Match days
- b) 15-20min gap to be positioned between any event to mitigate congestion.
- c) Visiting Players & Supporters directed to Reilly Street & Broomhill for street parking (Excluding disabled or individuals with specific needs).
- d) Specific notification to all attendees to avoid parking on Park Street or Wilson Place.



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

Steins Thistle has owned and managed its own Pavilion & Football pitch since 1970.

Some of the current trustees were part of the original team established, and it is estimated that we have around 200+ years combined experience operating the club and associated facility.

Pavilion size at Loch Park is comparable to Allandale and would be repaired and maintained to a similar level.

[NAMES REDACTED]

Position	Club Service	Skills
Chairman	20 years	Management Employee at traffic Management company and has expertise in managing club and assets to current standard.
Vice Chairman	55 years	Retired Builder who has been with the club since establishment in 1970. Supports the club amateur team and main support to facility management at Allandale.
Treasurer	13 years	Long term club member with over 15 years experience within the treasurer role and controlled the financial management of the club.
Club Secretary	4 years	Expertise of project management within the Insurance sector and has within the last year assumed the role of club secretary. Strengths in Organisation, Fundraising & Communications.
Child Protection Officer	18 years	Assistant coach of the club amateur team. Guides the club on Child Welfare Protection processes and manages enquiries within this field.
Charity Trustee	35 years	Assistant coach of the club amateur team. Charity trustee and Exec board member.
Charity Trustee	15 years	Management Employee at traffic Management company. Former team head coach with experience in club registrations and charity status development.
Life Member	40 years	Experienced Joiner / Builder. Long term supporter of club and former team head coach. Support Asset Management and Club Strategy
Life Member	12 years	Team Secretary for club amateur team. Supports financial audit of club accounts.
CAT Project Lead	9 years	Project Manager within Scotch Whisky industry and current head coach of Steins Thistle 2010 team. Expertise in project management and communications.

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

CVS Falkirk – Supporting CAT application

Steins Thistle has engaged the services of Blackadder & McMonagle to conclude the legal aspects of our organisation assuming ownership of the property and land as part of the community asset transfer.

The organisation is also going to employ an accountant to audit our yearly accounts to satisfy the requirements of being a SCIO.

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

- Stirling Road Pitches – Pitch Lets
- Denny High School Pitch – Pitch Lets

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?

Steins Thistle staff will control Opening and Closing facility.

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

See Business Case for further details.

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.

On Friday 21st February 2025 a Survey was launched for 1 week on the proposed community asset transfer of Loch Park Pavilion to Steins Thistle Football Club.

Links to survey were posted on the following channels

- Bonnybridge Banter Facebook Group (16k Followers)
- Banknock Facebook Group (5.5k Followers)
- Steins Thistle Club Facebook Page (1.2K Followers)
- Steins Thistle Team Facebook Pages (approx. 1K Followers)
- Shared by multiple individuals on Facebook & WhatsApp channels

Facebook post on a single Steins Thistle Club Facebook post achieved 8094 Views and 1518 points of engagement.

Survey achieved 121 formal responses Section 10 of the business case details completed survey and associated results.

29.8% of responses were received by residents living within 0.5 mile radius of the Loch Park Pavilion.

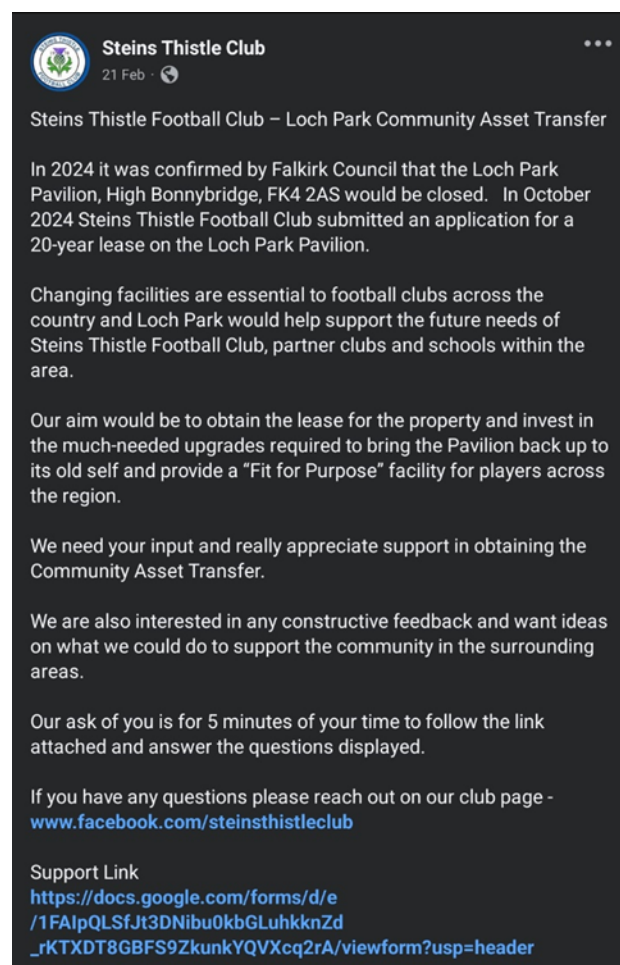
94.44% of respondents living in High Bonnybridge support the proposal for Steins Thistle to achieve successful community asset transfer of Loch Park Pavilion.

When assessing the internal playing and coaching staff we can confirm that approx. 75% to 80% of total club live within Bonnybridge, Denny, Longcroft, Hags & Banknock. (3 mile radius). All voting members of the club also live within this radius.

Sample of messages supporting the applications are as follows....

Sample of responses

- "Support local teams and good for the community"
- "this will be a great asset for the team and also the local community"
- "A great facility enjoyed by many in and around the community- Would be great to see this kept going and further improvements made to enable many more years of use and enjoyment."
- "If Steins were to take it over and transform it into a functioning, quality space for both Steins Thistle and the wider community, so many more users would benefit from it. It would make complete sense to have someone invest time and money into it rather than see it going to ruin!"
- "Great community club. Facilities for the kids. Local."
- "Communities need facilities like these to grow and maintain a community spirit . The facility would help support mental and physical health and wellbeing not just for the immediate community but the surrounding areas. Children and adults need somewhere to go to be active, meet people and have a sense of belonging"
- "We need to keep our local facilities to offer local people opportunities. My son's youth team used loch park a great deal when he was growing up. We need this facility to continue".
- "Steins do alot for all ages in the community, this would be a great asset to them".
- "More places needed for children to go and get them off the streets causing mayhem"
- "Lot of history and memories on that park would love to see it used for many more years to come"



Steins Thistle Club
21 Feb · 🌐

Steins Thistle Football Club – Loch Park Community Asset Transfer

In 2024 it was confirmed by Falkirk Council that the Loch Park Pavilion, High Bonnybridge, FK4 2AS would be closed. In October 2024 Steins Thistle Football Club submitted an application for a 20-year lease on the Loch Park Pavilion.

Changing facilities are essential to football clubs across the country and Loch Park would help support the future needs of Steins Thistle Football Club, partner clubs and schools within the area.

Our aim would be to obtain the lease for the property and invest in the much-needed upgrades required to bring the Pavilion back up to its old self and provide a "Fit for Purpose" facility for players across the region.


We need your input and really appreciate support in obtaining the Community Asset Transfer.

We are also interested in any constructive feedback and want ideas on what we could do to support the community in the surrounding areas.

Our ask of you is for 5 minutes of your time to follow the link attached and answer the questions displayed.

If you have any questions please reach out on our club page - www.facebook.com/steinsthistleclub

Support Link
https://docs.google.com/forms/d/e/1FAIpQLSfJt3DNibu0kbGLuhkknZd_rKTXDT8GBFS9ZkunkYQVXcq2rA/viewform?usp=header



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

Consulting with local community stakeholders was identified as a crucial step in the application process to ensure that Steins Thistle was being transparent, inclusive and meets the needs of the local community.

The online survey was agreed to be the best way to communicate and reached over 8094 local people and gave access to other stakeholder groups access details of the proposed Community Asset Transfer of Loch Park Pavilion to Steins Thistle. Contact details for the club remain open through Facebook

Bonnybridge Football Club are the main known community stakeholder and aware of the intentions by Steins Thistle to apply for CAT however no written evidence available at this time. We are aware that Bonnybridge Football Club are pursuing Loch Park and have recently been successful in the application of asset transfers relating to Jenny Park & Anderson Park facilities.

The pavilion has been used exclusively for football by Bonnybridge Football Club historically and as such no other stakeholders exist to contact direct ie the Pavilion hasn't been exposed to ongoing community usage for many years (if ever!)

By engaging in a process of this nature Steins Thistle have disclosed intentions and received fantastic feedback from the community. Through this consultation process we can ensure that the community asset transfer is beneficial to the local community, supported and sustainable in the long term.

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

By taking ownership of Loch Park, 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. This has been proven in recent years with Amateur team member coaching U15 players and U15 Players coaching U9 players.

This process has been advertised on various Facebook platforms over a number of years and open to all members within the local community.

The online survey reached over 8094 local people and gave access to other stakeholder groups access details of the proposed Community Asset Transfer of Loch Park Pavilion to Steins Thistle. Contact details for the club remain open through Facebook

Bonnybridge Football Club are the main known community stakeholder and aware of the intentions by Steins Thistle to apply for CAT however no written evidence available at this time. We are aware that Bonnybridge Football Club are pursuing Loch Park and have recently been successful in the application of asset transfers relating to Jenny Park & Anderson Park facilities.

The pavilion has been used exclusively for football by Bonnybridge Football Club historically and as such no other stakeholders exist to contact direct ie the Pavilion hasn't been exposed to ongoing community usage for many years (if ever!)

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

Not at this time.

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

See enclosed Business Plan for details

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.

See attached Business Plan for details

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Utilities	£796	827.84	£860	891.52	£923	955.2	£967	1018.88	£1,051	1082.56
Insurance	£841	£875	£908	£942	£976	£1,009	£1,043	£1,076	£1,110	£1,144
Maintenance	£992	£992	£1,089	£1,089	£1,089	£1,198	£1,198	£1,198	£1,348	£1,348
Repairs	£16,000	£12,500.00	£8,500.00	£2,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00
Total Spend	£18,629	£15,194	£11,357	£4,922	£3,988	£4,162	£4,228	£4,293	£4,509	£4,574

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

Last 5 years club income streams

Last 5 Years Audited Accounts Supplied.

Income		2019/20	2020/21	2021/22	2022/23	2023/24
Fundraising	Speakers Night	£4,842.60		£6,229.00	£10,510.00	£6,845.00
Fundraising	Falkirk Council Grant	£10,000.00				
Fundraising	Xmas Raffle	£2,249.35		£1,924.00	£1,816.00	£2,491.00
Fundraising	SFA Grant / Grants	£500.00	£500.00	£1,500.00		£1,000.00
Fundraising	Foundation Scotland Grant	£3,912.00				
Fundraising	Neighbourly					£400.00
Fundraising	Games Night / Other	£30.00				
Operational	Team Fees	£7,614.10	£5,032.50	£8,705.00	£7,205.00	£10,472.50
Operational	Cleaner Fees			£277.45	£225.00	
Operational	Pitch Let Rebate		£196.20			
Operational	Trees Refund		£120.00			
Operational	Bricks Sold / Pitch Lets			£1,180.00	£643.00	£675.00
Operational	Police Contribution	£60.00				
Operational	Loans Repaid	£180.00				
Operational	Hats / Scarves	£1,980.00				£560.00
Operational	Goalkeeping Coach Recovery			£240.00		
Operational	Pitch Lets					
Operational	Rebate from RJMSports	£1,066.65			£1,332.10	
Operational	Closure of Team Accounts	£480.00		£3,770.00		£468.00

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.

No current funding applications in place.

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

Club have multiple organisations that have provided match funding. These include British Gas, William Grant & Sons and RSA Insurance.

Club main back up facility is the Club Asset Fund which at last fiscal held circa £38,000

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

Club 5 year funding projection

5 Year Projection Ongoing Income		Year 1	Year 2	Year 3	Year 4	Year 5
Fundraising	Speakers Night / Annual Club Event	£6,000.00	£6,240.00	£6,489.60	£6,749.18	£7,019.15
Fundraising	Falkirk Council (E Fund)	£30,000.00				
Fundraising	Xmas Raffle	£2,100.00	£2,100.00	£2,100.00	£2,100.00	£2,100.00
Fundraising	SFA Grant / Grants	£1,200.00	£1,200.00	£1,200.00	£1,200.00	£1,200.00
Fundraising	Games Night / Other	£1,200.00	£1,200.00	£1,200.00	£1,200.00	£1,200.00
Operational	Team Fees	£7,800.00	£8,112.00	£8,436.48	£8,773.94	£9,124.90
Operational	Corporate Match Giving	£1,500.00	£1,560.00	£1,622.40	£1,687.30	£1,754.79
Operational	Hats / Scarves (Merch)	£150.00	£150.00	£150.00	£150.00	£150.00
Operational	Pitch Lets	£700.00	£700.00	£700.00	£700.00	£700.00
Operational	Rebate from RJMSports	£150.00	£150.00	£150.00	£150.00	£150.00
Operational	Closure of TeamAccounts	£500.00	£500.00	£500.00	£500.00	£500.00
	Total	£51,300.00	£21,912.00	£22,548.48	£23,210.42	£23,898.84

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)
Replace Cisterns x 2 Replace Toilets x 3 Install Cold Water Tap in store room. Change faulty valves in Boiler room. Replace damaged shower. Secure and lag pipework	[REDACTED]	£1,900.00
Scaffolding. Remove unsound boss & loose existing roughcasting. Fix diamond mesh over all elevations. Fix perimeter bellcast, corners & stop beads. Base coat all elevations. Apply top coat and finish with chosen aggregates. Replace guttering and downpipes on full front elevation. Clear site & waste management	[REDACTED]	£9,950.00
Repair & Upgrade internal & external electrical systems. Full Lighting upgrade. Additional sockets added to store room. New electrical heaters Full emergency lighting system.	[REDACTED]	£2196.09
Total Including VAT		Circa £14,046.09

Checklist of accompanying documents

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

- ☐ Section 1 – You must attach your organisation's constitution, articles of association or registered rules
- ☐ Section 2 – Any maps, drawings or description of the land requested
- ☐ Section 3 – Note of any terms and conditions that are to apply to the request
- ☐ Section 4 – Any additional evidence regarding your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation's capacity to deliver.
- ☐ Section 5 – Evidence of community support
- ☐ Section 6 – Financial – Copies of accounts, forecasts, etc
- ☐ Section 7 – Funding – Copy of Business Case etc
- ☐ Section 8 – Enablement Fund – copies of estimates

Declaration

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

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

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

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

Name [REDACTED]
Address [REDACTED]
Date 01/10/2024
Position Chairman
Signature (CC'd in Email)

Name [REDACTED]
Address [REDACTED]
Date 01/10/2024
Position Treasurer
Signature (CC'd in Email)



COMMUNITY ASSET TRANSFER (CAT)

BUSINESS PLAN

LOCH PARK PAVILION, HIGH BONNYBRIDGE, FK4 2AS

OCTOBER 2024

STEINS THISTLE FOOTBALL CLUB



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1. About the Organisation

Steins Thistle Football Club was founded in 1970 as a works football team for employees of the Steins Brickwork based in the village of Allandale, Bonnybridge.

When the Brickworks closed the football team was continued by a number of the staff as an amateur football team in the Stirling & District league set up.

The ground was gifted to the Club in 1987 and is held on the basis that the facility will always be used for community recreational purposes.

In 1999 the Club established its first youth team programme with a group created out of the summer soccer school run by the Club.

Today, Steins Thistle compete at multiple levels of grassroots football from Fun 4's (6 to 7 Year olds) through to adult amateur team which is still in existence after 54 years.

The club now has over 30+ volunteers & coaches, 10 teams facilitating 100+ players from Bonnybridge and the wider Falkirk, Stirlingshire & North Lanarkshire area.

Our home in Allandale, Bonnybridge hosts over 200 matches per year drawing in visitor from all over Scotland. Most recently the club have engaged with local independent football a

Football success over the past few years has seen multiple teams across the age ranges winning titles and cup competitions with our Amateur teaming visiting Hampden for Cup final.

The proud legacy of all of this is seeing the development of players and successful growth of individuals on and off the park beyond their time at Steins Thistle Football Club.

1.1. Community Ownership Plans

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

Loch Park Pavilion, High Bonnybridge, FK4 2AS

UPRN: 136078930

Steins Thistle Football Club are unaware of any other interested parties in a community asset transfer of the above property.

Steins Thistle Football Club 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 £17,500; the current rental value of the building is £2600.

Steins Thistle Football Club propose to pay the value of £1 to take complete ownership of the Loch Park Pavilion.

1.2. Proposal Objectives

Our key objectives are to offer children within the local community an opportunity to participate in football activities quality and to continue to build a successful community football club, giving it a financially security future.

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

Policy/Plan:	Priorities:	Actions:	Outcome/Indicator:	Our Contribution:
The (Falkirk) Council Plan 2022-2027	Supporting stronger and healthier communities: Local communities will build on their energy, knowledge and expertise to shape and create neighbourhoods to be proud of and services that meet their needs.	Falkirk Council will Encourage and support local third sector organisations to increase and develop community owned assets through the management and operation of community halls, centres and other public assets available for community transfer; Provide support to community projects and partner agencies to help with transforming/improving local areas and amenities for the benefit of local communities.	More communities taking control over the places they meet in (asset transfers); More anchor organisations established in communities.	Engaging with relevant organisations – Falkirk Council, CVS Falkirk, COSS etc – to take advantage of the support offered during this process and to ensure our planning for CAT is as robust and sustainable as possible and to build the capacity of our group for what the future holds; Through community ownership we are working towards becoming a local anchor organisation, rooted in serving the local community. We aim to offer opportunities for young people to join Steins Thistle 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.

Falkirk Health and Social Care Partnership Strategic Plan 2023-2026	Community-based services; Early intervention and prevention.	Enhance services to improve the 'flow' through hospital settings, prevent admission, and promote independent living; Minimise the harm of long-term health conditions, ill mental health, substance use or neglect through early action.	People have the opportunity and choice to access local services and supports, which will enable them to live well in the community. This will include a range of options, from informal community supports through to statutory services, designed and delivered through collaboration between health and social care professionals, third sector partners and communities. These services and supports will be person-centred, helping people to improve and maintain their health, wellbeing and quality of life.	Early intervention and prevention will support many activities: including the benefits of physical activity through our midweek training sessions and weekend games. Steins Thistle will be a central hub for information for people in the community through easily accessible signposting information, social media, working with partners to bring information to people in the community space they frequent.
The Falkirk Plan 2021-2030	Community-led organisations are stronger and more independent (T1/O2); More decisions are made together at local level (T1/O3); Social, community and economic planning focusses on place, and reflects the needs and aspirations of the people that live there (T1/O4); People of all ages have equal opportunity to access digital services and have the skills and confidence to safely participate online (T2/O5)	Work with local community bodies to widen opportunities to access funding, and help them apply for funding; Improve pathways for communities to access Community Asset Transfer and Participation Requests and promote these tools to community bodies; Support Anchor /Hubs/ community organisations to establish and /or develop across Falkirk; Improve digital inclusion amongst young people and families in the most deprived areas, and within priority groups; Work with the third sector to create mechanisms to identify people that may be experiencing poverty but aren't known to the system;	Funds invested in communities by partners; There will be successful completed Community Asset Transfers/Number of Asset Transfers across Partners; Number of activities targeted at vulnerable groups.	We have been engaging with support offered, getting the backing of our community through engagement and collaboration. The board plan to undertake training such as digital training with external training providers such as Business Gateway. This will strengthen our Board and make it more reflective of the community we live in through open recruitment/engagement events. 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. 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>Individuals and families affected by poverty have access to joined-up, multi agency support services, and know how and where to access them (T2/O7);</p> <p>Fewer people struggle with the costs of food, fuel and transport (T2/O8);</p> <p>Fewer people struggle with feeling socially isolated or lonely (T3/O12).</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>		
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1.3. Benefits for the Local Community

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 youth football activities that help 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 and our services for the local community
- Being community led
- Innovative and proactive approach to local people's needs

Our objectives are:

- 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 an affordable service for children to help alleviate child poverty in the area

2. Club Management Structure/People

[NAMES REDACTED]

Position	Club Service	Skills
Chairman	20 years	Management Employee at traffic Management company and has expertise in managing club and assets to current standard.
Vice Chairman	55 years	Retired Builder who has been with the club since establishment in 1970. Supports the club amateur team and main support to facility management at Allandale.
Treasurer	13 years	Long term club member with over 15 years experience within the treasurer role and controlled the financial management of the club.
Club Secretary	4 years	Expertise of project management within the Insurance sector and has within the last year assumed the role of club secretary. Strengths in Organisation, Fundraising & Communications.
Child Protection Officer	18 years	Assistant coach of the club amateur team. Guides the club on Child Welfare Protection processes and manages enquiries within this field.
Charity Trustee	35 years	Assistant coach of the club amateur team. Charity trustee and Exec board member.
Charity Trustee	15 years	Management Employee at traffic Management company. Former team head coach with experience in club registrations and charity status development.
Life Member	40 years	Experienced Joiner / Builder. Long term supporter of club and former team head coach. Support Asset Management and Club Strategy
Life Member	12 years	Team Secretary for club amateur team. Supports financial audit of club accounts.
CAT Project Lead	9 years	Project Manager within Scotch Whisky industry and current head coach of Steins Thistle 2010 team. Expertise in project management and communications.

2.1. Legal Structure / Group Status

Current Charity No = SCIO 53719

Liability insurance [REDACTED]

3. The Vision for the Future

The overall and long term vision of Steins Thistle Football Club is to continue building a local football club that is both successful and sustainable on and of the football pitch.

Steins Thistle Football Club as a not-for-profit community organisation we will:

Promote the participation of Scottish Football Association in the local community and wider Falkirk & Stirlingshire area.

Become the number one choice of parents within the local community to place their children with us, for the safe, inclusive & fun development of their football activities and enjoyment of the game.

Help our youth teams to realise their full potential, develop personal life skills, confidence and relationships.

Deliver and maintain a high quality, multi-team set up with excellent social, training and playing opportunities for all regardless of age, sex, religion, ethnic background, ability and sexual orientation, placing the club at the heart of the community.

The acquisition of Loch Park facilities to Steins Thistle helps maintain the current structure of the club as well as giving scope to grow in terms of capacity for new teams and partnership football schools.

4. Impact of Activities

Our project will deliver the following sporting and community benefits in support of our four priority objectives:

- Securing facilities and exiting club footballing commitments.
- Increasing local participation in football.
- Supporting Football Performance in the area.
- Providing more local opportunities for participation in community sport.

4.1. Community Asset Transfer Plan

The current valuation of the building is £17,500; the current rental value of the building is £2600 Essential repairs (as demonstrated in the Conditional Survey Report – appendices) to the building are **£3,200**, which

Falkirk Council will be required to undertake to ensure that the building is wind and watertight, and statutorily compliant.

We expect to have to carry out additional “essential” repairs in the value of **£33,285** 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 for Loch Park facility equals **£416,985** over the next 5 years. We propose to pay the value of **£1** for the Pavilion and associated car park.

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

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

(Calculation Year based on 48 weeks)

Loch Park	People	Hrs (Wk)	Tot Hrs per wk	Year	Rate ph	Total Yr1	Total Yr 2	Total Yr3	Total Yr4	Total Yr5
Trustees	9	1	9	432	£20	8,640.00	8,942.40	9,255.38	9,579.32	9,914.60
Volunteer	16	6	96	4608	£15	69,120.00	71,539.20	74,043.07	76,634.58	79,316.79
					Total	77,760.00	80,481.60	83,298.46	86,213.90	89,231.39
					Total 5 Yr					416,985.35

Our plan for Community Asset Transfer will benefit the public health and social wellbeing in the area.

Community Benefit		Year 1	Year 2-3	Year 4-5
Economic development/income generation	Our football club provides essential services that might otherwise be inaccessible due to the financial constraints of our local community. We are a volunteer run club and the opportunities we provide to volunteers will help residents develop new skills and gain valuable work experience. Volunteering can serve as a stepping stone to future employment, enhancing the employability of individuals and contributing to the overall skill level of the community. Offering educational and training programs can help bridge the gap for those who are not in full-time education or employment.	£42,200	£90,988	£97,500

	Our football club fosters social cohesion and well-being, which are essential for a thriving economy.			
Regeneration	By taking community ownership of Loch Park Pavilion, we will look to regularly maintain the interior and exterior of the pavilion. We will paint the exterior in order to improve the aesthetic of the pavilion and improve signage.	£17,637	£24,470	£3000
Public Health	By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose. Physical activities we provide for children of different age groups help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social, mental, and physical health, they are less likely to require intervention from public services. This proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most. Regular social activities can reduce stress, improve mood, and provide a sense of purpose, which can decrease the reliance on health services. Offering educational programs on nutrition, mental health, and preventative care can empower residents to take control of their health. The community centre can collaborate with local health services to provide accessible health screenings, vaccinations, and other essential services. This can be particularly beneficial in ensuring that vulnerable populations receive the care they need.	£86,250	£183,000	£196,000
Social Wellbeing	The activities and social interactions facilitated by Steins Thistle will contribute significantly to both the mental and social wellbeing of our community. We provide a safe space for the local community to meet and engage with each other through our training, matches, activities and events. Offering volunteer opportunities within the football club can enhance social cohesion and provide residents with a sense of purpose. Volunteering can help individuals develop new skills, gain confidence, and feel more connected to their community. By facilitating intergenerational activities, the centre can bridge the gap between different age groups. Intergenerational activities can foster mutual understanding and respect and provide opportunities for learning and mentorship.	£86,250	£183,000	£196,000
Environmental Wellbeing / Environmental Benefits	We plan to continue to work in an environmentally conscious way to reduce our carbon footprint on the environment and local community. We will look to implement energy-efficient technologies and	£16,000	£21,000	£3,000

	sustainable practices so the pavilion can reduce its environmental impact. We can engage the community in environmental initiatives, such as clean-up drives, tree planting events, and recycling programs. These activities can foster a sense of community pride and responsibility, encouraging residents to take an active role in protecting their local environment.			
	Total	£248,337	£502,458	£495,500

The below table highlights how our plans for community asset transfer will ensure savings of Falkirk Council.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Utilities	£796	827.84	£860	891.52	£923	955.2	£987	1018.88	£1,051	1082.56
Insurance	£841	£875	£908	£942	£976	£1,009	£1,043	£1,076	£1,110	£1,144
Maintenance	£992	£992	£1,089	£1,089	£1,089	£1,198	£1,198	£1,198	£1,348	£1,348
Repairs	£16,000	£12,500.00	£8,500.00	£2,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00
Total Spend	£18,629	£15,194	£11,357	£4,922	£3,988	£4,162	£4,228	£4,293	£4,509	£4,574

To be negotiated with Falkirk Council using their Enablement Fund and Match Funded by External Funders			
Item	Date	Cost	Funder
Upgrade / Modernise existing Electrical Systems	Year 1	Estimate To Be Confirmed	Enablement Fund

5. Equality, Accessibility & Diversity

The Scottish Football Association is responsible for setting the standards and values to apply throughout football at every level in Scotland.

It is the ambition of Steins Thistle Football Club to achieve “Best in Class” application of these standards.

Football is for everyone; it belongs to, and should be enjoyed by, anyone who wants to participate in it.

The aim of this policy is to ensure that everyone is treated fairly and with respect and that football is equally accessible to all.

All Participants should abide and adhere to this Policy and to the requirements of the Equality Act 2010.

Steins Thistle Football Clubs commitment is to promote inclusion and to confront and eliminate discrimination whether by reason of age, gender, gender reassignment, sexual orientation, marital status or civil partnership race, nationality, ethnic origin, colour, religion or belief, ability or disability, pregnancy and maternity and to encourage equal opportunities.

This Policy is fully supported by the Steins Thistle Executive Committee who are responsible for the implementation of this policy.

Steins Thistle Football Club will not tolerate harassment, including sexual harassment, bullying, abuse or victimisation of a Participant, which for the purposes of this Policy and the actions and sanction applicable is regarded as discrimination, whether physical or verbal. The Club will work to ensure that such behaviour is met with appropriate action in whatever context it occurs.

Steins Thistle Football Club commits itself to the immediate investigation of any allegation, when it is brought to their attention, of discrimination and where such is found to be the case, The club will require that the practice stop and impose sanctions as appropriate.

Steins Thistle Football Club is committed to inclusion and anti-discrimination and raising awareness and educating, investigating concerns and applying relevant and proportionate sanctions, campaigning, achieving independently verified equality standards, widening diversity and representation and promoting diverse role models are all key actions to promote inclusion and eradicate discrimination within football.

6. Resources, Managing the Building

Action Plan specific to Loch Park to be developed considering what will be required to ensure the building is safe and secure.

Checks in the following field will be completed to meet general policies for managing the building.

The following fields will be captured within assessment and check lists.

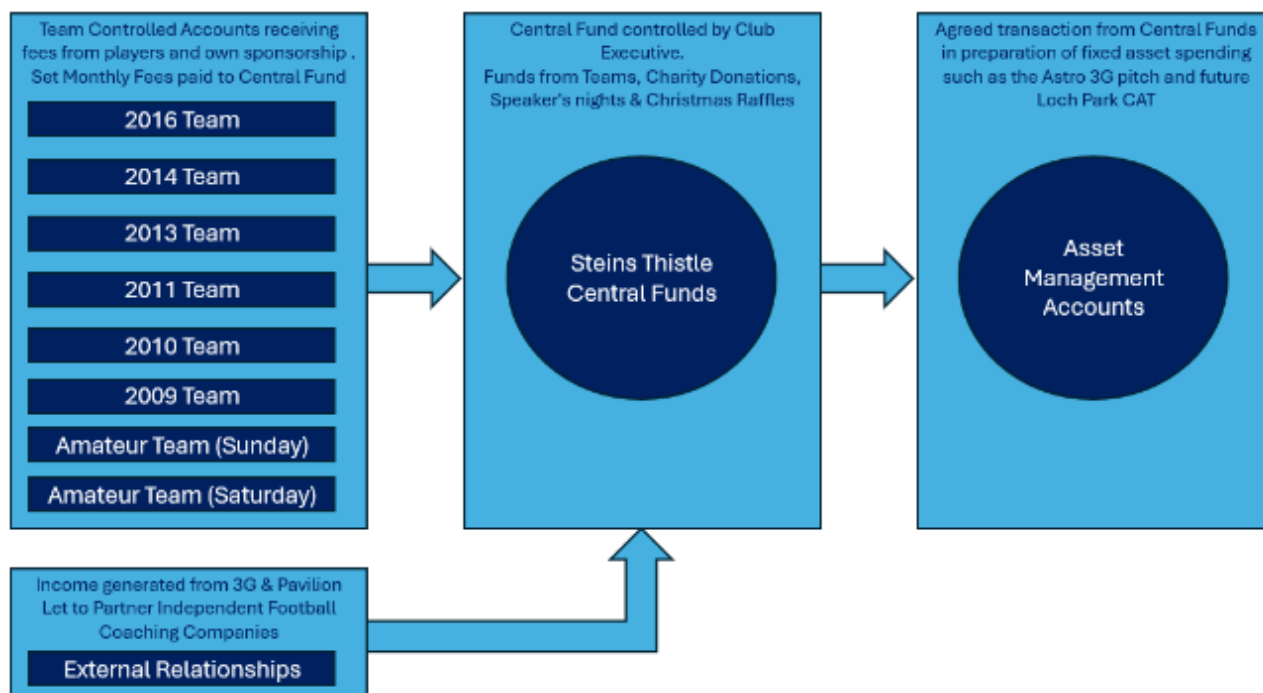
Fire Safety	Maintenance	Procedures Manual	Utilities
Health and Safety	Volunteers	Record Keeping	Insurance
Statutory Checks	Security and Access Arrangements	Building Manual	

7. Project Costs & Budgets

Steins Thistle Football Club currently operates the following fiscal model where teams work independently funding yet also paying fees and fundraising into club Central Funds.

Team fees are reviewed at club AGM. Fees are likely to increase over time however it is the objective of the club to maintain an affordable cost to players and families within the club fiscal structure.

To protect the Club from surges in costs or inflation in pricing funds are placed into an Asset Management Account (Astro Fund).



Proposal is that funding to maintain Loch Park facilities would be captured in the same fiscal model and would be deemed low risk with anticipated growth in club generating additional or absorbed within the current income structure.

Club Income

Extract from last 5 years audited accounts declared showing club income streams.

Income		2019/20	2020/21	2021/22	2022/23	2023/24
Fundraising	Speakers Night	£4,842.60		£6,229.00	£10,510.00	£6,845.00
Fundraising	Falkirk Council Grant	£10,000.00				
Fundraising	Xmas Raffle	£2,249.35		£1,924.00	£1,816.00	£2,491.00
Fundraising	SFA Grant / Grants	£500.00	£500.00	£1,500.00		£1,000.00
Fundraising	Foundation Scotland Grant	£3,912.00				
Fundraising	Neighbourly					£400.00
Fundraising	Games Night / Other	£30.00				
Operational	Team Fees	£7,614.10	£5,032.50	£8,705.00	£7,205.00	£10,472.50
Operational	Cleaner Fees			£277.45	£225.00	
Operational	Pitch Let Rebate		£196.20			
Operational	Trees Refund		£120.00			
Operational	Bricks Sold / Pitch Lets			£1,180.00	£643.00	£675.00
Operational	Police Contribution	£60.00				
Operational	Loans Repaid	£180.00				
Operational	Hats / Scarves	£1,980.00				£560.00
Operational	Goalkeeping Coach Recovery			£240.00		
Operational	Pitch Lets					
Operational	Rebate from RJM Sports	£1,066.65			£1,332.10	
Operational	Closure of Team Accounts	£480.00		£3,770.00		£468.00

Highlights

Fiscal 2023/2024

- Fundraising equalled 46.9% club income (£10,736.00)
- Operation funds generated equalled 53.1% (£12,175.50)
- Funds generated through team structure fees equalled 45.7% (£10,472.50)

Futures Income Projections

5 Year Income Projection Utilising Allandale, Loch Park and other potential CAT facilities

5 Year Projection Ongoing Income		Year 1	Year 2	Year 3	Year 4	Year 5
Fundraising	Speakers Night / Annual Club Event	£6,000.00	£6,240.00	£6,489.60	£6,749.18	£7,019.15
Fundraising	Falkirk Council (E Fund)	£30,000.00				
Fundraising	Xmas Raffle	£2,100.00	£2,100.00	£2,100.00	£2,100.00	£2,100.00
Fundraising	SFA Grant / Grants	£1,200.00	£1,200.00	£1,200.00	£1,200.00	£1,200.00
Fundraising	Games Night / Other	£1,200.00	£1,200.00	£1,200.00	£1,200.00	£1,200.00
Operational	Team Fees	£7,800.00	£8,112.00	£8,436.48	£8,773.94	£9,124.90
Operational	Corporate Match Giving	£1,500.00	£1,560.00	£1,622.40	£1,687.30	£1,754.79
Operational	Hats / Scarves (Merch)	£150.00	£150.00	£150.00	£150.00	£150.00
Operational	Pitch Lets	£700.00	£700.00	£700.00	£700.00	£700.00
Operational	Rebate from RJM Sports	£150.00	£150.00	£150.00	£150.00	£150.00
Operational	Closure of Team Accounts	£500.00	£500.00	£500.00	£500.00	£500.00
	Total	£51,300.00	£21,912.00	£22,548.48	£23,210.42	£23,898.84

Income Projection Expectations

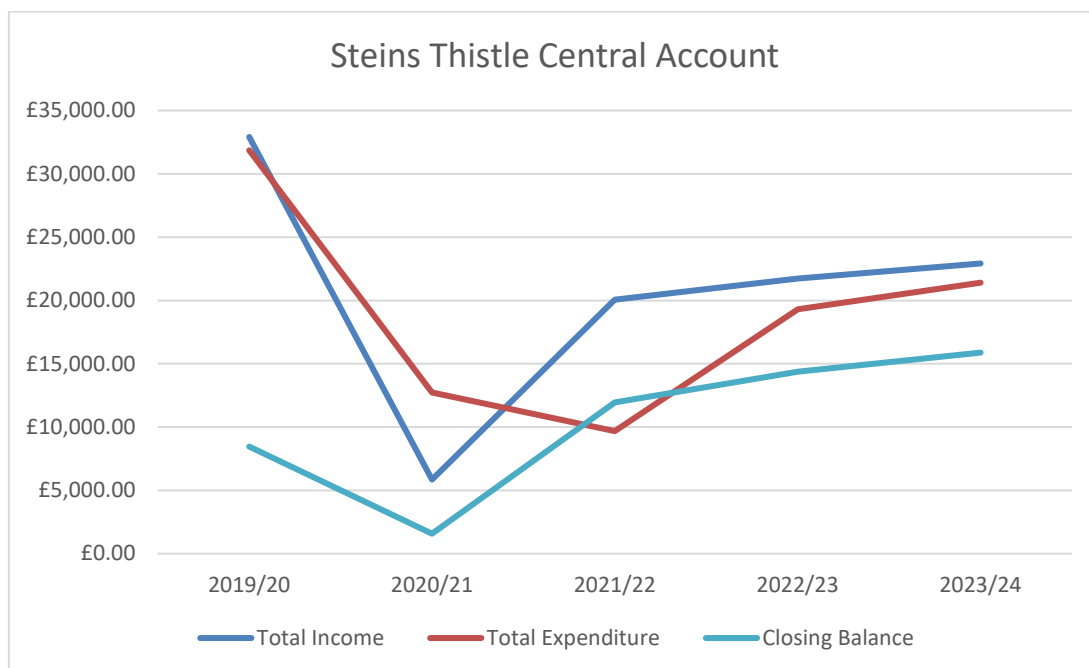
- Increase capacity to grow club increases income through team fees.
- Increase in membership numbers supports growth in main club fund raising events.
- Falkirk Council (E Fund) not critical to club cash flow in Year 1.

Current Fiscal Position

To demonstrate the level of controls within Steins Thistle Football Club it is evident that the accounts have recovered and are maintained to a healthy level. (Declared Fiscal Reporting from AGM)

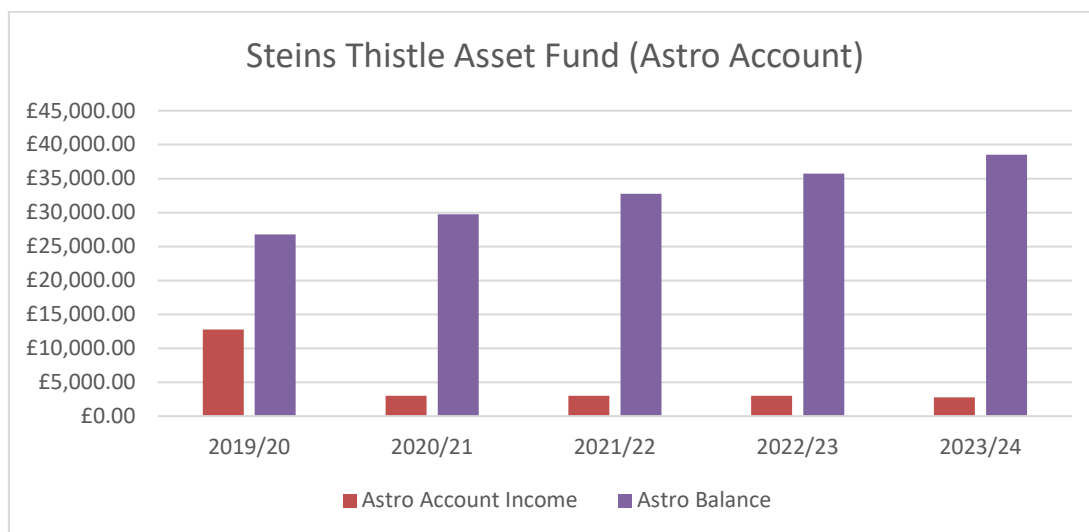
The club can demonstrate that it operates within its means with income growth matching closing balances.

Applying the same principles and management, Loch Park would be managed within the same framework as the club currently operates.



Fiscal Security

Steins Thistle Football Club currently invests on average **27% of total club income** to an Asset Management account (Astro Account) in order to protect itself from any sudden loss, cost increases, damages etc.



Project Costs

Steins Thistle Football Club acknowledge the Survey report prepared by Currie & Brown on behalf of Falkirk Council on 6th October 2023 (Appendix K & L)

Survey report highlighted cost liability and repairs required to bring facility up to current standards as follows.

Category	Cost of Remedial Works
Category 1.0	£ 3,200.00
Category 1.1	£ 2,800.00
Category 1.2	£ 3,250.00
Category 1.3	£ 6,490.00
Category 2	£ 4,160.00
Category 3	£ 8,330.00
Category 4	£ 8,255.00
Total Costs	£ 36,485.00

Using these figures as a benchmark for the project a further 8% has been added to our valuation to cover inflation and general material cost increases bring a total liability to around £40k

Project Proposal

Steins Thistle Football Club propose the following fiscal plan assuming successful completion of the community asset transfer.

Based on

- Steins Thistle Football Club cover / manage all Category 1.1, 1.2 & 1.3 repairs within year 1 of the agreement.
- Steins Thistle Football Club cover / manage all Category 2 & 3 repairs within year 2 of the agreement.
- Steins Thistle Football Club cover / manage all Category 4 repairs within year 4 of the agreement.
- Falkirk Council providing new signage to facility from Broomhill Road to Park Street.
- Falkirk Council providing grant funding to cover immediate repair costs. (Value - £3,200)

Steins Thistle Football Club would then anticipate a 10-year spending plan as follows including indicative inflation of running costs.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Utilities	£796	827.84	£860	891.52	£923	955.2	£987	1018.88	£1,051	1082.56
Insurance	£841	£875	£908	£942	£976	£1,009	£1,043	£1,076	£1,110	£1,144
Repairs	£16,000	£12,500.00	£8,500.00	£2,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00
Total Spend	£17,637	£14,202	£10,268	£3,833	£2,899	£2,964	£3,030	£3,095	£3,161	£3,226

Cash Flow

We have worked hard as a group to review our 5-Year cashflow and sales plan. This is based on our recent experiences and market research. (This includes COVID period)

Reserve Levels

We estimate the need for reserves at £20,000 which we will maintain throughout the year.

5 Year Projection Ongoing Expenditure		Year 1	Year 2	Year 3	Year 4	Year 5
Asset Management	Astro Fund	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Misc	Petty Cash	40.00	41.04	42.07	43.11	44.14
Misc	Misc	900.00	900.00	900.00	900.00	900.00
Operational	Utilities	950.00	983.25	1,017.66	1,053.28	1,090.15
Operational	PAT Testing (Annual)	150.00	155.25	160.68	166.31	172.13
Operational	Legionella Testing (Annual)	280.00	289.80	299.94	310.44	321.31
Operational	Fire Extinguisher Testing (Annual)	280.00	289.80	299.94	310.44	321.31
Operational	Defibrillator Maintenance	420.00	434.70	449.91	465.66	481.96
Operational	Park / Pavilion Maintenance	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00
Operational	Astro Deep Clean	1,000.00	1,035.00	1,071.23	1,108.72	1,147.52
Operational	Insurance	900.00	931.50	964.10	997.85	1,032.77
Operational	Pitch Lets	3,651.50	3,779.30	3,911.58	4,048.48	4,190.18
Operational	Hats / Scarves / Merchandise	250.00	250.00	250.00	250.00	250.00
Operational	Coaching / First Aid Courses	835.00	835.00	835.00	835.00	835.00
Operational	Bank Charges	34.00	35.19	36.42	37.70	39.02
Operational	Registration Fees	25.00	25.88	26.78	27.72	28.69
Operational	RJM	500.00	500.00	500.00	500.00	500.00
	Total	19,715.50	19,985.70	20,265.33	20,554.70	20,854.17

8. SWOT Analysis and Competitor Analysis

8.1. SWOT Analysis

The following SWOT analysis has been conducted with view to community asset transfer of Loch Park to Steins Thistle Football Club.

Strengths <ul style="list-style-type: none"> - Established Football Club with strong community ties - 54 Year history with track record in maintaining own facilities Pavilion, Astro & Grass Pitch to high standards. - Charitable status achieved. - Good relations with Falkirk council and other local authorities and services. - Proven track record on managing finances keeping club viable and sustainable. - Strong social media presence. 	Weaknesses <ul style="list-style-type: none"> - Inadequate facilities out with Allandale Park. - Over-reliance on few key people. - Fluctuations in player membership.
Opportunities <ul style="list-style-type: none"> - New CAT at Loch Park - Increasing local housing and population. - Increased interest in physical and mental well-being. - Great links with other football clubs and league associations to share ideas and information. - Potential offer of discounted fees to residents of Park Street & Wilson place as part of the CAT agreement to Loch Park. 	Threats <ul style="list-style-type: none"> - National decline in sports participation. - Retention of players, coaches & volunteers. - Risk of unplanned maintenance costs. - Risk of league expulsion due to lack of facilities - Risk to reputation due to adverse social media activity - Security risk to facilities causing water, fire or general damage. - Lost / Surrendered Matches caused by lack of changing facilities & bathrooms adjacent to pitch.

8.2. Competition

Competition will come from the other local football clubs including:

- Bonnybridge Football Club
- Dunipace Football Club
- Camelon Juniors Football Club

We have thoroughly researched the above and believe that there is more than enough need for the services we provide.

We believe that we differentiate from the above competitors by the way in which individual teams are managed giving independent control of finances yet investing in a centralised community club.

This puts the individual teams in control of what services and equipment are provided independently to players.

9. Risk Analysis

Risk	Impact	Management/Mitigation
Loss of matches dues to lack of changing facilities	High	Seek CAT for Loch Park to secure changing facilities Rota matches to accommodate games requiring facilities.

Membership / Player Count Income Reduces significantly	Medium	Evaluation of membership / player data. Targeted advertising & fundraising. Maintain affordable membership costs Fee levels annual review (AGM)
Unexpected major repair expenditure arises	Medium - High	Preventative maintenance Liaise with other Clubs Financial contingencies through using a Asset fund
Migration of players to other competitor clubs	Low – Medium	Ensure the Clubs objectives are delivered. Awareness of what other Clubs offer Information from the “Player Representative” Active / Positive Social Media messages
Cost of new Loch Park Clubhouse significantly greater than planned	Medium - High	Utilise in club resources / trades. Financial contingencies in Clubhouse budget Close financial and project management
Uninsured loss occurs	Medium - High	Ensure insurances cover as many risks as possible
Dispute with partners/neighbours affects reputation	Low – Medium	Maintain awareness of how neighbours view the Club Activities. Advertise complaint contact details / policy. Handle complaints openly and fairly Regular discussion with Falkirk Council and other local authorities etc.
Club fails to meet CAT provisions	Medium – High	Ensure clarity of requirements and clear responsibilities Continuous measurement and evaluation Monitor CAT performance throughout the year against the SLA. Maintain close relationships with Falkirk Council
Major increase in running costs e.g. insurance/electricity	Low	Review and Control Energy consumption and install energy saving devices where possible. Financial contingencies in Asset Fund Review Club membership pricing structure on an annual basis
Loss of coaching partnership contract	Medium	Ensure clarity of both parties requirements and objectives Regular review. Potential longer-term contract.

9.1. Potential External Negative Consequences

Steins Thistle have engaged with the local community and also conducted own risk assessment on usage of the facility.

No negative comments or feedback have been received in relation to the Steins Thistle proposal.

Current local concerns remain around the ongoing volume of traffic generated and access to the facility through Park Street.

10. Local Support/ Community Engagement

Ref: WB/amm
Email: william.buchanan@falkirk.gov.uk
Direct Dial: 01324 506167
Date: 25 September 2024



Falkirk Council

TO WHOM IT MAY CONCERN

Dear Sir/madam,

**Community Asset Transfer
Loch Park Pavilion, Park Street, High Bonnybridge**

Application by - Steins Thistle Football Club (Allandale)

I would like to give my full support for this application from Steins Thistle Football Club in relation to the future of the Loch Park Pavilion.

As the local councillor at the time, I was involved in the legal agreement regarding the new build accommodation at Loch Park. As for the applicant, Steins Thistle, let me be clear that over a long period of time (many years) they have continued to excel as, not just as a wee football club but as a community organisation that promotes health and wellbeing to so many at all age groups, giving so much opportunities not just in playing the game but the benefits that come with it. They are doing, like Bonnybridge Youth, a magnificent job in our community and all our community supports and recognises their work. Therefore I, on their behalf, give my full support for this application.

Yours sincerely

W. F. Buchanan

**Councillor William Buchanan
Independent - Bonnybridge & Larbert**

**Councillor William Buchanan
Independent - Bonnybridge and Larbert Ward**
The Foundry, 4 Central Boulevard,
Central Park, Larbert FK5 4RU
Tel: 01324 506167
william.buchanan@falkirk.gov.uk
www.falkirk.gov.uk

Local Community Feedback

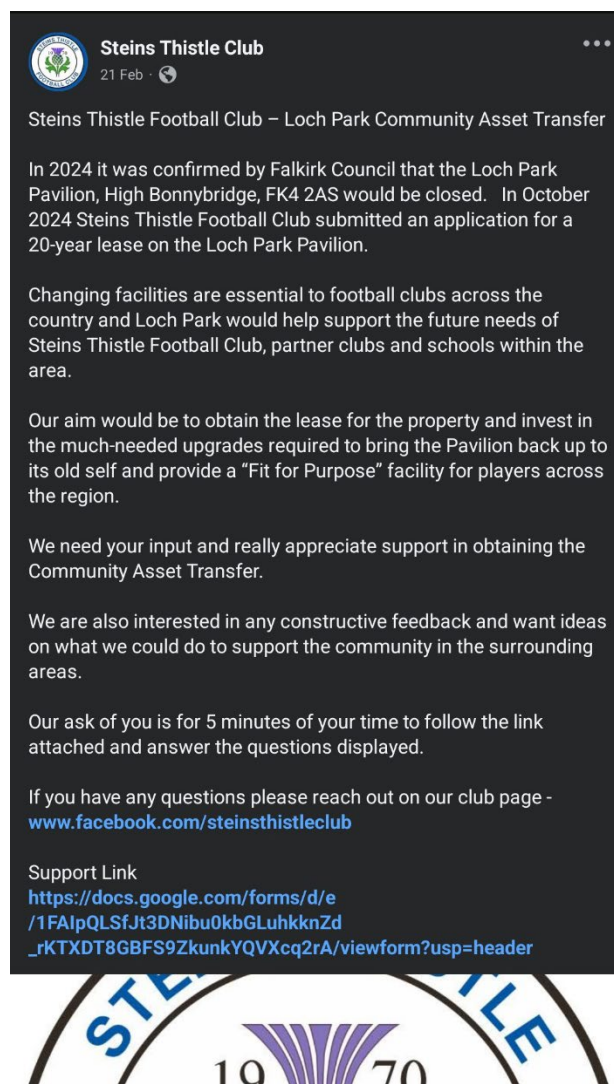
On Friday 21st February 2025 a Survey was launched for 1 week on the proposed community asset transfer of Loch Park Pavilion to Steins Thistle Football Club.

Links to survey were posted on the following channels

- Bonnybridge Banter Facebook Group (16k Followers)
- Banknock Facebook Group (5.5k Followers)
- Steins Thistle Club Facebook Page (1.2K Followers)
- Steins Thistle Team Facebook Pages (approx. 1K Followers)
- Shared by multiple individuals on Facebook & WhatsApp channels

Facebook post on a single Steins Thistle Club Facebook post achieved 8094 Views and 1518 points of engagement.

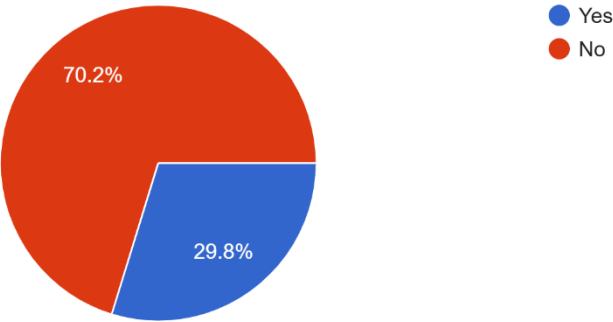
Survey achieved 121 formal responses



Survey Question 1 - Targeting individuals living directly near Loch Park Pavilion.

Do you live in High Bonnybridge?

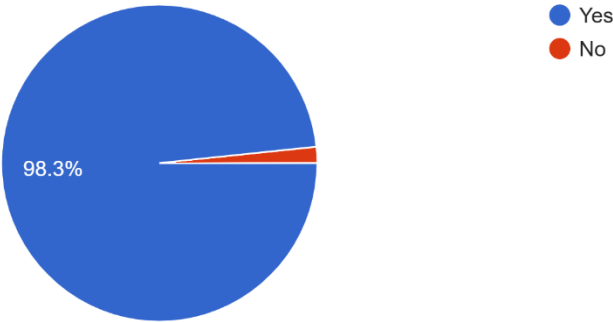
121 responses



Survey Question 2

Do you support the application for a Community Asset Transfer of Loch Park Pavilion to Steins Thistle Football Club?

121 responses



94.44% of respondents living in High Bonnybridge support the proposal

Survey Question 3 - If "Yes" please provide an explanation

Sample of responses

- "Support local teams and good for the community"
- "this will be a great asset for the team and also the local community"
- "A great facility enjoyed by many in and around the community- Would be great to see this kept going and further improvements made to enable many more years of use and enjoyment."
- "If Steins were to take it over and transform it into a functioning, quality space for both Steins Thistle and the wider community, so many more users would benefit from it. It would make complete sense to have someone invest time and money into it rather than see it going to ruin!"
- "Great community club. Facilities for the kids. Local."
- "Communities need facilities like these to grow and maintain a community spirit . The facility would help support mental and physical health and wellbeing not just for the immediate community but the surrounding areas. Children and adults need somewhere to go to be active, meet people and have a sense of belonging"
- "We need to keep our local facilities to offer local people opportunities. My son's youth team used loch park a great deal when he was growing up. We need this facility to continue".
- "Steins do alot for all ages in the community, this would be a great asset to them".
- "More places needed for children to go and get them off the streets causing mayhem"
- "Lot of history and memories on that park would love to see it used for many more years to come"

Survey Question 4 - If "No" please provide reasons for your objection?

2 Responses as follows

- "I live in Park Street and the parking is absolutely atrocious when the football is on. I have had my car blocked in too many times and on one occasion in an emergency. It's not feasible."
- My concerns is for parking.As I always get blocked in at my daughters as people just abandoned there cars leave no room for emergency vehicles to access the street and speed in the process .

Objection feedback acknowledged and addressed with Appendix M of the Business Case
(Parking Mitigation Solutions)

Survey Question 5 - Any comments or ideas to support / engage with the community?

31 responses received. Sample responses as follows

- "Roots and the other food banks around seem to have big community support going in Bonnybridge, maybe see if the boys can potentially help out at the food bank in some way and help plaster it on social media as a little team up"
- "Bonnybridge schools host football competitions within the school grounds however it would be lovely to see somewhere like this open up and provide a decent sized and properly maintained pitch for the kids to play on."
- "Engage with those who might not get represented as much ie young women, for a girls football team".
- "Rental to other local Bonnybridge groups/schools could help towards maintaining the facilities in the long term".
- "There is space to widen the car park. This would alleviate some of the issues. Litter is awful too, so if this facility was to be brought back to life, refuse disposal would need to be in place. More bins would be a start."
- "Anyone wishing to invest in community assets should be fully supported by the local authorities. Once complete, hopefully it could be used by more than by footballers."
- "Would be good too get the park boxed off with too stop dogs getting on park."
- "Hopefully local businesses will support the Club in the work required to bring the Loch Park facility back to a usable condition. Local sports facilities have been lost over a number of years due to lack of maintenance and funding. This proposal will help to regenerate the provision of much needed pitches in the area".

Steins Thistle Football Club acknowledge the responses received and are committed in reviewing finding with Falkirk Council to generate actions from feedback received.

Survey Questions 6-10 – Contact details from recipients (Undisclosed due to data protection)

11. Marketing Activities

We advertise at most of our activities through social media channels [Facebook & Twitter].

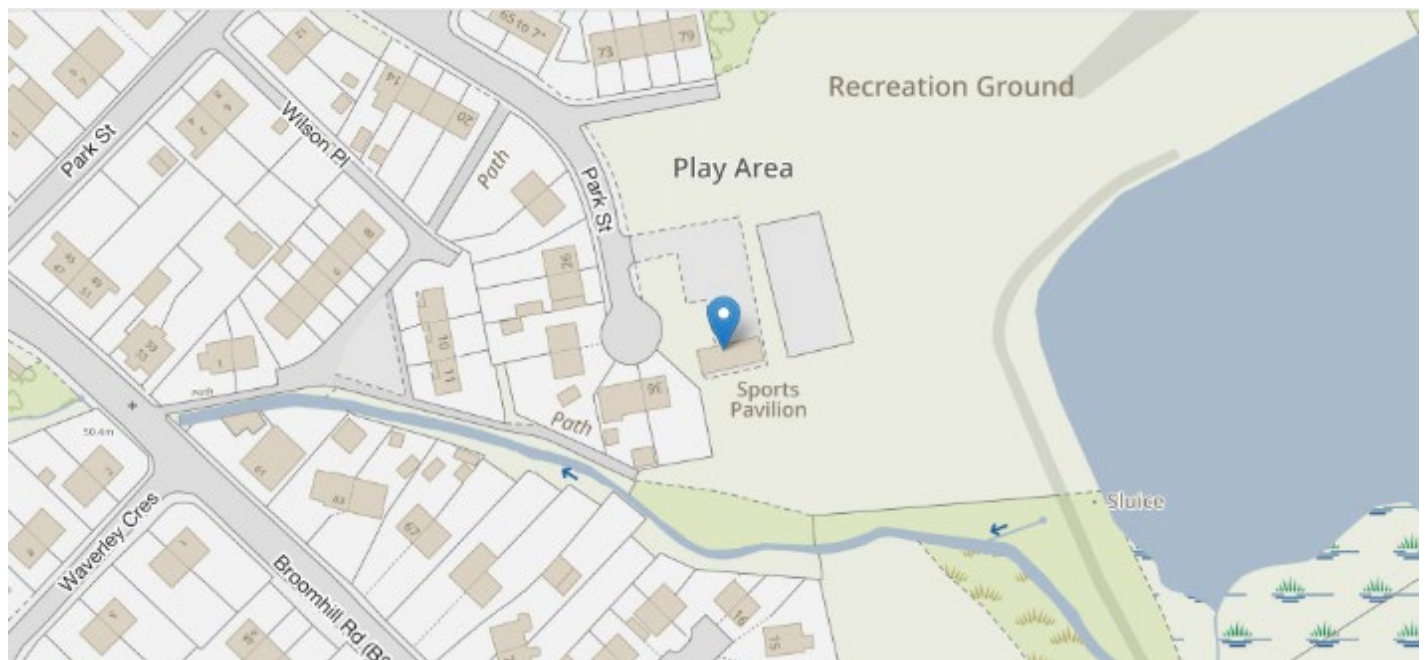
The growth has more than doubled in the past 2 years as we have multiple team pages and a central page that shares and promotes all activities within the club. We are happy to advertise the progress of the Loch Park project and communicate activities through this media.

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

- Discounts for coaching sessions to local residents.
- Support and open facilities to local charity drives and activities.

12. Appendix

A) Map – Loch Park, Park Street



B) Loch Park Image – Front View



C) Loch Park Image – Rear View



D) Loch Park Image – Rear View (Flood Damage)



E) Loch Park Image – Front / Side View (Rough Casting / Missing Gutters & Vandalism)



F) Loch Park Image – Pitch



G) Allandale Image – Pavilion



H) Allandale Image – Pavilion Angled View



I) Allandale Image – Pitch



J) Allandale Image – Astro (7 aside)



K) Falkirk Council Condition Survey – Loch Park



Falkirk Council
Condition Survey_Lc

L) Falkirk Council - Survey Costs – Loch Park

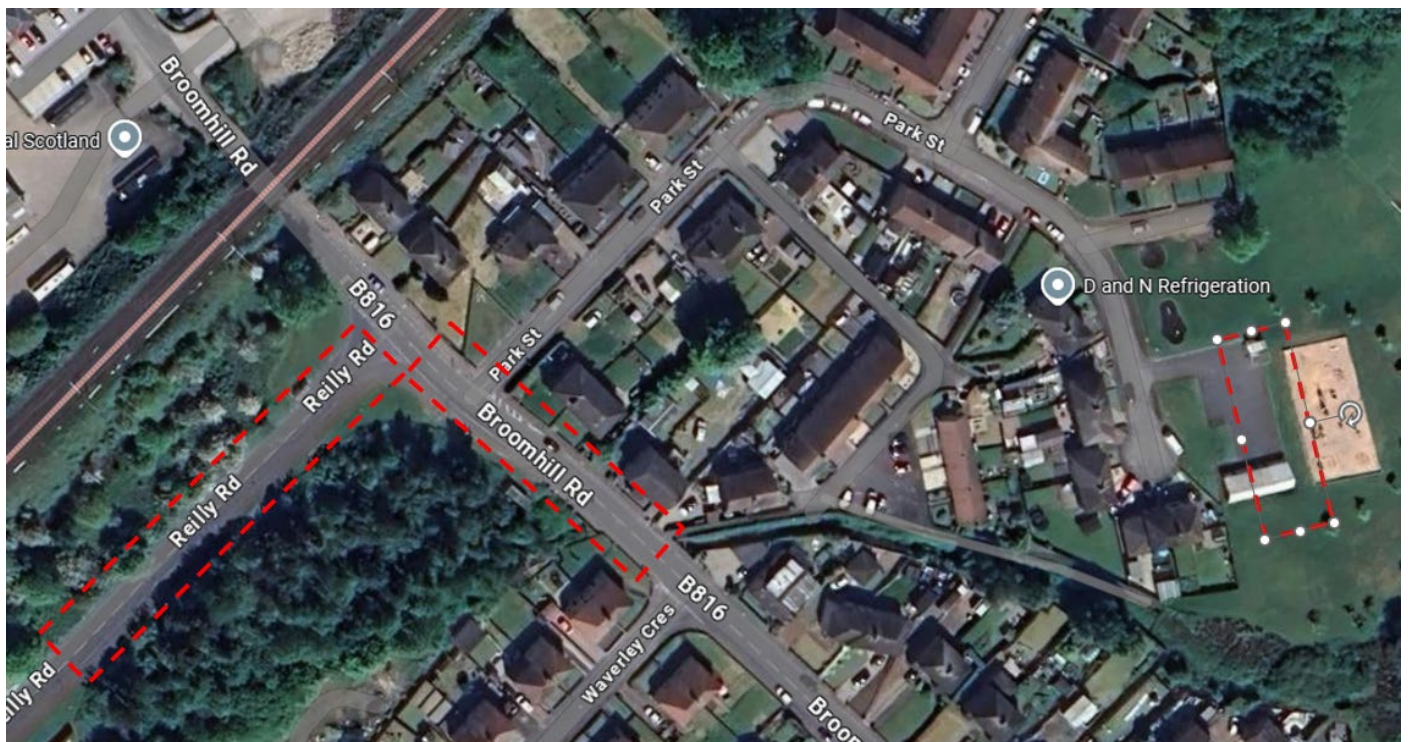


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M) Parking Mitigation Solutions

Parking in and around Park Street has been highlighted as point of concern.
The following policy is proposed to easy impact on local residents.

- a) Car Park capacity to be maximised for Trainings & Match days
- b) 15-20min gap to be positioned between any event to mitigate congestion.
- c) Visiting Players & Supporters directed to Reilly Street & Broomhill for street parking (Excluding disabled or individuals with specific needs.
- d)



COMMUNITY ASSET TRANSFER

ASSESSMENT PRO-FORMA

Name of property Loch Park Pavilion		Name of group Steins Thistle FC	SCIO number or equivalent SC053719	Sale or lease? Sale	Length of lease N/A	Rental per annum (or outright cost)
		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	Very Strong
2. Financial	Is there a financial saving on public sector costs?	The group estimates a revenue saving to the Council of £4150 per annum (SPR SAVING)			See SPR Savings Spreadsheet	Very Strong
	Is there an enhanced provision of public benefit through volunteering hours?	They estimate they generate 5040 volunteer hours per annum Generating a financial equivalent of over £77,760 public benefit per annum			See Business Plan Section 4.1	Very Strong
	Current market valuation of the property whether by sale or rent	£17,500 Vacant Possession			See Rydens Valuation Report	
	Backlog maintenance figure from C&B report	£36,485			See Curry & Brown Condition Survey	
3. Non-financial benefits	What is the impact on:					
	(i) economy	Steins Thistle FC Quote from Request Form "Our football club provides essential services that might otherwise be inaccessible due to the financial constraints of our local community. "We are a volunteer run club and the opportunities we provide to volunteers will help residents develop new skills and gain valuable work experience. Volunteering can serve as a stepping stone to future employment, enhancing the employability of individuals and contributing to the overall skill level of the community. Offering educational and training programs can help bridge the gap for those who are not in full-time education or employment. "Our football club fosters social cohesion and well-being, which are essential for a thriving economy"			Request Form 4.2.1	Strong
	(ii) regeneration	"By taking community ownership of Loch Park Pavilion, we will look to regularly maintain the interior and exterior of the pavilion. We will paint the exterior in order to improve the aesthetic of the pavilion and improve signage. It is clear that should the pavilion close the area would to some extent degenerate. STFC will actively maintain and upgrade the building and grounds.			Request Form 4.2.2	Strong
	(iii) public health	By improving the overall health of the community, our group aims to help ease the pressure on public and social services, and on other facilities. By engaging in regular social activities, our community can reduce stress, improve mood, and gain a sense of purpose. Physical activities we provide for children of different age groups help maintain physical health and mobility for all those who attend them. Together, these benefits contribute to a healthier, happier, and more connected community. When individuals have access to programmes that support their social, mental, and physical health, they are less likely to require intervention from public services. This			Request Form 4.2.3	Very Strong

COMMUNITY ASSET TRANSFER
ASSESSMENT PRO-FORMA

		<p>proactive approach to community health not only benefits individuals, but also reduces the burden on public resources, allowing them to be allocated more effectively, to areas where they are needed the most. “</p> <p>It is clear that keeping the Pavilion open and in active use as a sporting facility will have ongoing public Health Benefits</p>		
	(iv) social wellbeing	<p>The activities and social interactions facilitated by Steins Thistle will contribute significantly to both the mental and social wellbeing of our community. We provide a safe space for the local community to meet and engage with each other through our training, matches, activities and events.</p> <p>Offering volunteer opportunities within the football club can enhance social cohesion and provide residents with a sense of purpose. Volunteering can help individuals develop new skills, gain confidence, and feel more connected to their community.</p>	Request Form 4.2.4	Very Strong
	(v) environment / climate change (including figures on carbon dioxide equivalent)	Building works to reduce carbon emissions are proposed including Electrical and plumbing systems	Request Form 4.2.5	Moderate
	(vi) other			
4. Equality	What evidence is there that the project:			
	(i) contributes to reducing inequalities (protected characteristics)	Steins Thistle Football Clubs commitment is to promote inclusion and to confront and eliminate discrimination whether by reason of age, gender, gender reassignment, sexual orientation, marital status or civil partnership race, nationality, ethnic origin, colour, religion or belief, ability or disability, pregnancy and maternity and to encourage equal opportunities.	Request Form 4.2.6 See Business Plan Section 5 “Equality...”	Strong
	(ii) Promotes equality	See above	See above	Strong
ABILITY TO DELIVER / SUSTAINABILITY				
5. Governance / Accountability	Are appropriate governance structures in place?	Yes. The group is a 2-tiered SCIO - Scottish Charitable Incorporated Organisation number SCO53719	See SCIO Constitutional Document	Very 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?	The Club appears to be well resourced financially, through its varietal revenue sources, and in terms of Volunteers / experienced personnel	See Financial Statements/ Projection Spreadsheet See Business Plan Section 2 – “Club Management...” See Business Plan Section 6	Very Strong
7. Sustainability	Has it been demonstrated that the resources are sustainable over the lifetime of the project?	As above the Applicative documents show an ability to run and maintain the Asset over a long time frame, Both Financially and Managerially.	See all above documentation	Very Strong

COMMUNITY ASSET TRANSFER
ASSESSMENT PRO-FORMA

8. Performance Management	How does the group propose to monitor and report on the achievement of the desired outcomes?	<p>Player membership number and Partnership agreements with external football academies are reviewed as part of the club AGM and will assess the ongoing benefit at that period of time.</p> <p>Policy will be prepared to survey Community and local partners to determine if Steins Thistle as a club are fulfilling needs within the community and to seek improvement in engagement along with any further opportunities.</p> <p>This will be done in the form of online surveys.</p>	See Request Form 4.2.8	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, Through the 2 Teir SCIO Structure and extensive use of community Volunteers.	See Constitutional Document	Strong
10. Local Community Support	What evidence has been provided of local community support?	The Organisation has conducted a very extensive online Survey, Reaching over 8000 hits. This was shared across several facebook pages within the local community.	See Business Plan Section 10	Strong
OTHER				
Is the building currently staffed?		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.		Strong

CONCLUSION

COMMENTS	OVERALL ASSESSMENT (See Table below)
The Asset transfer Proposal is for a fairly run down Football Pavilion which without this interest is likely to be demolished. Generally the application is Strong or Very Strong.	Strong

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

Appendix 6

Income		2019/20	2020/21	2021/22	2022/23	2023/24	
Fundraising	Speakers Night	£4,842.60		£6,229.00	£10,510.00	£6,845.00	
Fundraising	Falkirk Council Grant	£10,000.00					
Fundraising	Xmas Raffle	£2,249.35		£1,924.00	£1,816.00	£2,491.00	
Fundraising	SFA Grant / Grants	£500.00	£500.00	£1,500.00		£1,000.00	
Fundraising	Foundation Scotland Grant	£3,912.00					
Fundraising	Neighbourly					£400.00	
Fundraising	Games Night / Other	£30.00					
Operational	Team Fees	£7,614.10	£5,032.50	£8,705.00	£7,205.00	£10,472.50	
Operational	Cleaner Fees			£277.45	£225.00		
Operational	Pitch Let Rebate		£196.20				
Operational	Trees Refund		£120.00				
Operational	Bricks Sold / Pitch Lets			£1,180.00	£643.00	£675.00	
Operational	Police Contribution	£60.00					
Operational	Loans Repaid	£180.00					
Operational	Hats / Scarves	£1,980.00				£560.00	
Operational	Goalkeeping Coach Recovery			£240.00			
Operational	Pitch Lets						
Operational	Rebate from RJM Sports	£1,066.65			£1,332.10		
Operational	Closure of Team Accounts	£480.00		£3,770.00		£468.00	

Expenditure							
Asset Management	Astro Fund	12,750.00	3,000.00	3,000.00	3,000.00	2,750.00	
Misc	Petty Cash	500.00	100.00		10.00	40.00	
Misc	COVID PPE		161.48				
Misc	Misc	132.38	193.96	1,001.51	1,172.87	868.29	
Operational	Utilities	704.82	934.33	640.73	755.55	942.97	
Operational	Park / Pavilion Maintenance	9,473.28	5,328.03	1,083.30	6,920.71	7,222.04	
Operational	New Tractor					4,160.00	
Operational	Astro Deep Clean	745.20	372.60				
Operational	Insurance	846.20	772.53	850.79	850.79	873.17	
Operational	Pitch Lets	2,710.50	1,320.00	1,475.00	1,796.00	3,651.50	
Operational	Licences	20.00	20.00				
Operational	Donations				3,000.00		
Operational	VEO Camera				772.20		

Operational	Hats / Scarves / Merchandise	2,100.00					
Operational	Coaching / First Aid Courses	311.00	135.00	322.50		835.00	
Operational	Bank Charges				6.80	34.00	
Operational	Registration Fees	270.00	25.00	146.00	75.00	25.00	
Operational	RJM	1,162.00					
Operational	Ecosse Sports	135.00	372.60	1,158.00	953.10		
Operational	Planning						

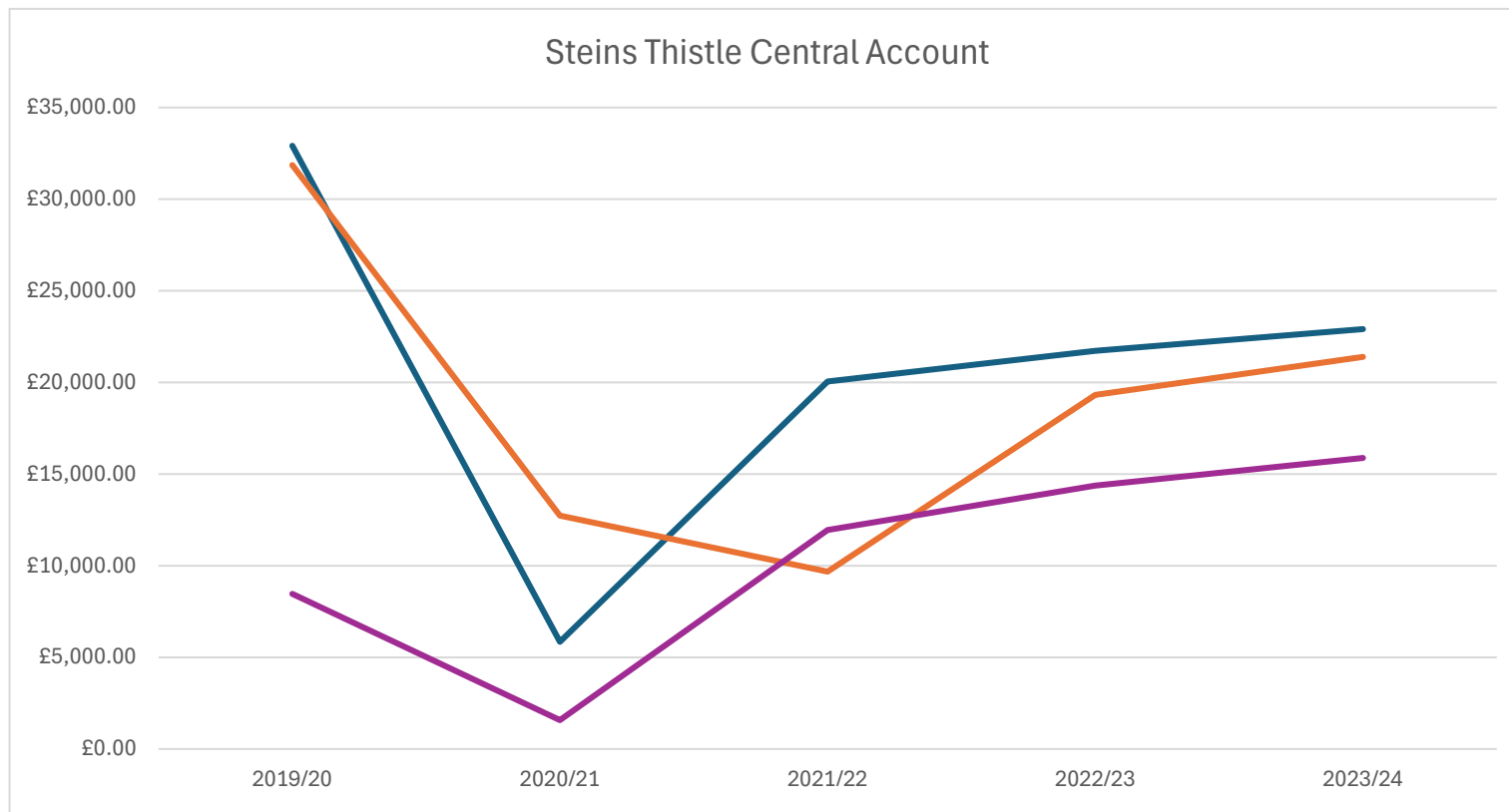
FY Year		2019/20	2020/21	2021/22	2022/23	2023/24	
Total Income		£32,914.70	£5,848.70	20,055.45	21,731.10	22,911.50	
Total Expenditure		£31,860.38	£12,735.53	9,677.83	19,313.02	21,401.97	
Profit & Loss		£1,054.32	-£6,886.83	10,377.62	2,418.08	1,509.53	
Opening Bank Balance		£7,407.92	£8,462.24	1,575.41	11,953.03	14,371.11	
Closing Balance		£8,462.24	£1,575.41	11,953.03	14,371.11	15,880.64	

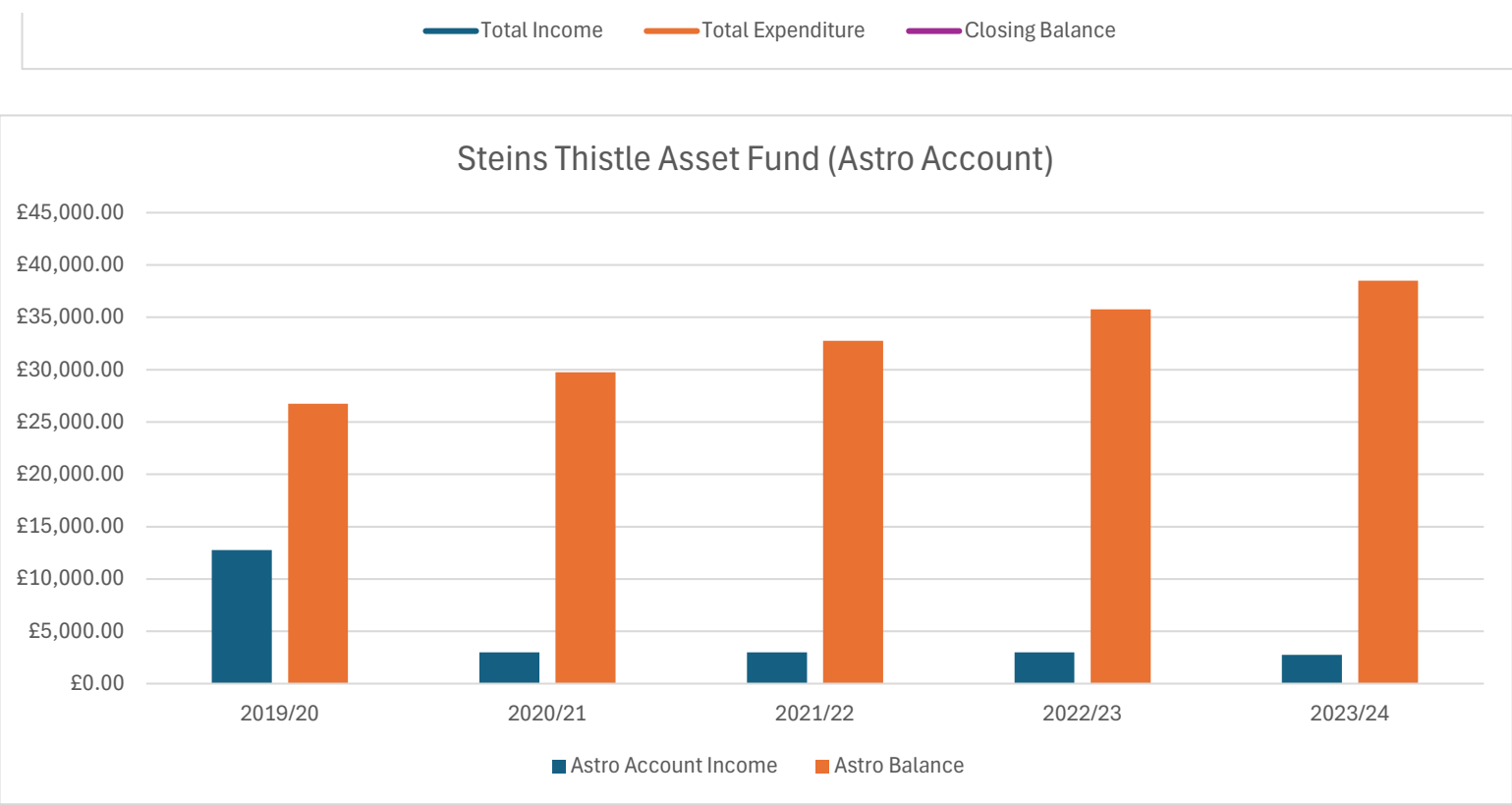
Fundraising		£21,533.95	£500.00	£9,653.00	£12,326.00	£10,736.00	
Fundraising - Covid		£11,533.95	£500.00	£9,653.00	£12,326.00	£10,736.00	
Fundraising vs Income		35.04%	8.55%	48.13%	56.72%	46.86%	

Astro Account Income		£12,750.00	£3,000.00	£3,000.00	£3,000.00	£2,750.00	
Astro Balance		£26,750.00	£29,750.00	£32,750.00	£35,750.00	£38,500.00	
Astro vs Income		59.21%	600.00%	31.08%	24.34%	25.61%	

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Utilities	£796	827.84	£860	891.52	£923	955.2
Insurance	£841	£875	£908	£942	£976	£1,009
Maintenance	£992	£992	£1,089	£1,089	£1,089	£1,198
Repairs	£16,000	£12,500.00	£8,500.00	£2,000.00	£1,000.00	£1,000.00
Total Spend	£18,629	£15,194	£11,357	£4,922	£3,988	£4,162

	People	Hrs (Wk)	Tot Hrs per wk	Year	Rate ph	Total Yr1
Trustees	9	5	45	2160	£20	43,200.00
Volunteer	22	11	242	11616	£15	174,240.00
					Total	217,440.00
					Total 5 Yr	





Year 7	Year 8	Year 9	Year 10
£987	1018.88	£1,051	1082.56
£1,043	£1,076	£1,110	£1,144
£1,198	£1,198	£1,348	£1,348
£1,000.00	£1,000.00	£1,000.00	£1,000.00
£4,228	£4,293	£4,509	£4,574

Total Yr 2	Total Yr3	Total Yr4	Total Yr5
44,712.00	46,276.92	47,896.61	49,572.99
180,338.40	186,650.24	193,183.00	199,944.41
225,050.40	232,927.16	241,079.61	249,517.40
			1,166,014.58

5 Year Projection Ongoing Expenditure		Year 1	Year 2	Year 3	Year 4	Year 5
Asset Management	Astro Fund	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Misc	Petty Cash	40.00	41.04	42.07	43.11	44.14
Misc	Misc	900.00	900.00	900.00	900.00	900.00
Operational	Utilities	950.00	983.25	1,017.66	1,053.28	1,090.15
Operational	PAT Testing (Annual)	150.00	155.25	160.68	166.31	172.13
Operational	Legionella Testing (Annual)	280.00	289.80	299.94	310.44	321.31
Operational	Fire Extinguisher Testing (Annual)	280.00	289.80	299.94	310.44	321.31
Operational	Defibrillator Maintenance	420.00	434.70	449.91	465.66	481.96
Operational	Park / Pavilion Maintenance	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00
Operational	Astro Deep Clean	1,000.00	1,035.00	1,071.23	1,108.72	1,147.52
Operational	Insurance	900.00	931.50	964.10	997.85	1,032.77
Operational	Pitch Lets	3,651.50	3,779.30	3,911.58	4,048.48	4,190.18
Operational	Hats / Scarves / Merchandise	250.00	250.00	250.00	250.00	250.00
Operational	Coaching / First Aid Courses	835.00	835.00	835.00	835.00	835.00
Operational	Bank Charges	34.00	35.19	36.42	37.70	39.02
Operational	Registration Fees	25.00	25.88	26.78	27.72	28.69
Operational	RJM	500.00	500.00	500.00	500.00	500.00
	Total	19,715.50	19,985.70	20,265.33	20,554.70	20,854.17

5 Year Projection Ongoing Income		Year 1	Year 2	Year 3	Year 4	Year 5
Fundraising	Speakers Night / Annual Club Event	£6,000.00	£6,240.00	£6,489.60	£6,749.18	£7,019.15
Fundraising	Falkirk Council (E Fund)	£30,000.00				
Fundraising	Xmas Raffle	£2,100.00	£2,100.00	£2,100.00	£2,100.00	£2,100.00
Fundraising	SFA Grant / Grants	£1,200.00	£1,200.00	£1,200.00	£1,200.00	£1,200.00
Fundraising	Games Night / Other	£1,200.00	£1,200.00	£1,200.00	£1,200.00	£1,200.00
Operational	Team Fees	£7,800.00	£8,112.00	£8,436.48	£8,773.94	£9,124.90
Operational	Corporate Match Giving	£1,500.00	£1,560.00	£1,622.40	£1,687.30	£1,754.79
Operational	Hats / Scarves (Merch)	£150.00	£150.00	£150.00	£150.00	£150.00
Operational	Pitch Lets	£700.00	£700.00	£700.00	£700.00	£700.00
Operational	Rebate from RJM Sports	£150.00	£150.00	£150.00	£150.00	£150.00
Operational	Closure of Team Accounts	£500.00	£500.00	£500.00	£500.00	£500.00
	Total	£51,300.00	£21,912.00	£22,548.48	£23,210.42	£23,898.84

+4% per year

+4% per year

Position	Club Service	Skills
Chairman	20 years	Management Employee at traffic Management company and has expertise in managing club and assets to current standard.
Vice Chairman	55 years	Retired Builder who has been with the club since establishment in 1970. Supports the club amateur team and main support to facility management at Allandale.
Treasurer	13 years	Long term club member with over 15 years experience within the treasurer role and controlled the financial management of the club.
Club Secretary	4 years	Expertise of project management within the Insurance sector and has within the last year assumed the role of club secretary. Strengths in Organisation, Fundraising & Communications.
Child Protection Officer	18 years	Assistant coach of the club amateur team. Guides the club on Child Welfare Protection processes and manages enquiries within this field.
Charity Trustee	35 years	Assistant coach of the club amateur team. Charity trustee and Exec board member.
Charity Trustee	15 years	Management Employee at traffic Management company. Former team head coach with experience in club registrations and charity status development.
Life Member	40 years	Experienced Joiner / Builder. Long term supporter of club and former team head coach. Support Asset Management and Club Strategy
Life Member	12 years	Team Secretary for club amateur team. Supports financial audit of club accounts.
CAT Project Lead	9 years	Project Manager within Scotch Whisky industry and current head coach of Steins Thistle 2010 team. Expertise in project management and communications.

Equality & Poverty Impact Assessment 01056 (Version 1)

SECTION ONE: ESSENTIAL INFORMATION

Service & Division:	Place Services Invest Falkirk		
		Tel:	01324504816
Proposal:	Loch Park Pavilion Community Asset Transfer to Steins Thistle Football Club	Reference No:	01056

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

Who does the Proposal affect?	Service Users	Members of the Public	Employees	Job Applicants
	No	Yes	No	No

	Children and young people	Significant impact?		
	Outcome of this proposal (please add date of each update):			

Other, please specify:	nsfer of Loch Park Pavilion to Steins Thistle Football Club SCIO
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SECTION TWO: FINANCIAL INFORMATION

For budget changes ONLY please include information below:			Benchmark, e.g. Scottish Average
Current spend on this service (£'0000s)	Total:	4150	N/A
Reduction to this service budget (£'0000s)	Per Annum:	4150	N/A
Increase to this service budget (£'000s)	Per Annum:		
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.

Online Survey Launched Feb 2025

- 8094 Hits on the above
- 1518 points of engagement on ab over
- 121 Active replies on above
- 30% responses from within 0.5 miles of Loch Park Pavilion
- 94% Responses from within the High Bonnybridge area (Where Loch Park is situated

Proposed 5040 Volunteering hours per annum

Year one Value of above being £416,985

The club organise and operate a number of teams of various ages and genders:

- Saturday Amateurs (Men's)
- Sunday Amateurs (Men's)
- 2009's (Men's / Youth)
- 2010's (Men's / Youth)
- 2011's (Men's / Youth)
- 2013's (Boys / Youth)
- 2016's x 2 Teams (Mixed / Youth)

There are currently 267 Individual Service users

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	
<p>This impact assessment has been informed from the information provided within the Business Plan for Asset Transfer.</p> <ul style="list-style-type: none"> • Constitution Section 41 (a) - To promote and encourage the playing and participation in football by providing inclusive opportunities for all. • CAT Request Form Sect 4.2.6 in whole, partial quote - "Steins Thistle Football Clubs commitment is to promote inclusion and to confront and eliminate discrimination whether by reason of age, gender, gender reassignment, sexual orientation, marital status or civil partnership race, nationality, ethnic origin, colour, religion or belief, ability or disability, pregnancy and maternity and to encourage equal opportunities." • Commitment to "Provide an affordable service for children to help alleviate child poverty in the area". 	

Best Judgement:	
Has best judgement been used in place of data/research/evidence?	Yes
Who provided the best judgement and what was this based on?	Community engagement and Council officers
What gaps in data / information were identified?	There is no data on the protected characteristics of service users. There is no data on the diversity of the membership, nor of the programmes that operate specifically for persons with, for example disability.
Is further research necessary?	No
If NO, please state why.	We used data from the Asset Transfer request application and business planning documents, as well as some materials made available as Appendices, and some material available from available online such as population statistics. There is sufficient information to continue with the proposed transfer.

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.	The Group consulted with their Membership / Service Users and the local people.	
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	<p>Online Survey based from Facebook pages - 121 active Responses Gained</p> <p>A selection of these comments follows:</p> <ul style="list-style-type: none"> - “Support local teams and good for the community” - “This will be a great asset for the team and also the local community” - “A great facility enjoyed by many in and around the community- Would be great to see this kept going and further improvements made to enable many more years of use and enjoyment.” - “If Steins were to take it over and transform it into a functioning, quality space for both Steins Thistle and the wider community, so many more users would benefit from it. It would make complete sense to have someone invest time and money into it rather than see it going to ruin!” - “Great community club. Facilities for the kids. Local.” - “Communities need facilities like these to grow and maintain a community spirit . The facility would help support mental and physical health and wellbeing not just for the immediate community but the surrounding areas. Children and adults need somewhere to go to be active, meet people and have a sense of belonging” - “We need to keep our local facilities to offer local people opportunities. My son’s youth team used loch park a great deal when he was growing up. We need this facility to continue”. - “Steins do alot for all ages in the community, this would be a great asset to them”. - “More places needed for children to go and get them off the streets causing mayhem” - “Lot of history and memories on that park would love to see it used for many more years to come” <p>PLEASE NOTE - This is a representative sample and many more comments exist in the business plan relating to the various questions asked.</p>
Display / Exhibitions	No	

User Panels	No	
Public Event	No	
Other: please specify		
Has the proposal / policy/ project been reviewed / changed as a result of the engagement?	Yes	
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		✓		The Club is committed to eliminating discrimination on the basis of Age. The application explores plans to launch "Walking Football" which is for predominantly older adults.
Disability	✓			There is limited evidence to support the identification of positive or negative impacts. The Club is committed to eliminating discrimination on the basis of Disability.
Sex		✓		The core membership is male, therefore there is a significant impact on the health and wellbeing of this characteristic. The social provisions also contribute positively to men's/boy's mental health. The Club is committed to eliminating discrimination on the basis of Gender. The application discusses plans to increase Female training and teams.
Ethnicity	✓			There is limited evidence to support the identification of positive or negative impacts. The Club is committed to eliminating discrimination on the basis of Ethnicity. No information has been supplied relating to the mix of ethnicities that currently play and train.
Religion / Belief / non-Belief	✓			There is limited evidence to support the identification of positive or negative impacts. The Club is committed to eliminating discrimination on the basis Religious Belief or lack thereof. No information has been supplied on the mix of Religious beliefs amongst its players.
Sexual Orientation	✓			There is limited evidence to support the identification of positive or negative impacts. The Club is committed to eliminating discrimination on the basis of Sexual orientation.
Transgender		✓		The Club is committed to eliminating discrimination on the basis of Gender Re-assignment. The Club has committed to following SFA Guidance, which will extend to rulings on how to manage changing facilities, which are currently being decided and written.

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:				
				Pregnancy and Maternity.
Marriage / Civil Partnership	✓			There is limited evidence to support the identification of positive or negative impacts. The Club is committed to eliminating discrimination on the basis of Marital Status.
Poverty		✓		The Business plan commits to "Provide an affordable service for children to help alleviate child poverty in the area".
Care Experienced	✓			There is limited evidence to support the identification of positive or negative impacts.
Other, health, community justice, carers etc.	✓			There is limited evidence to support the identification of positive or negative impacts.
Risk (Identify other risks associated with this change)				
		Evidence of Due Regard		
Eliminate Unlawful Discrimination (harassment, victimisation and other prohibited conduct):		It is believed that the proposed transfer will not lead to any unlawful discrimination. The Group Constitution clearly shows its intention to be non-discriminatory, and as such would not tolerate unlawful discrimination. CAT Request Form section 4.2.6 "Reduction of Inequalities" States "Steins Thistle Football Clubs commitment is to promote inclusion and to confront and eliminate discrimination whether by reason of age, gender, gender reassignment, sexual orientation, marital status or civil partnership race, nationality, ethnic origin, colour, religion or belief, ability or disability, pregnancy and maternity and to encourage equal opportunities."		
Advance Equality of Opportunity:		The Constitution and applicative materials clearly show a desire to advance equal opportunities amongst existing and prospective participants by using a non discriminatory approach and a commitment to an inclusive environment, providing opportunities to those who would normally not be able to participate.		
Foster Good Relations (promoting understanding and reducing prejudice):		It is unclear how the policies enacted by the club will foster good relations, other than through exposure to persons with protected characteristics whilst operating in an environment that does not tolerate discrimination, both under the Clubs rules and those of the SFA.		

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	No	
Councils	No	
Education Sector	Yes	The Proposal will mean more school aged children will have an enhanced access to sports provision in the Bonnybridge area
Fire	No	
NHS	No	
Integration Joint Board	No	
Police	No	
Third Sector	Yes	The proposal reflects a transfer of ownership to the third sector.
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 (Loch Park Pavilion) 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 mitigating factor to closure and this was noted in the EPIA's undertaken. Officers have been working closely with community groups to progress Community Asset Transfer for this facility and are now in receipt of a full CAT application for the Loch Park Pavilionl.

This EPIA is 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 in question to manage the operations of the building going forward as Falkirk Council have now withdrawn from these buildings in line with the councils decision.

This building will continue to be available to the local community as a key community asset, and its anticipated that Steins Thistle Football Club and other community groups can continue to utilise the building. Therefore there is no perceived negative impact at this time

Are actions being reported to Members?	Yes
If yes when and how ?	

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	Successful Asset Transfer of Loch Park Pavilion to Steins Thistle Football Club will have a number of positive impacts on equalities in the area. There are no negative impacts envisioned.
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
ASSESSMENT FINDINGS 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	The assessment provides information about the service users and the targeted groups run by the football club. The engagement highlights the health and wellbeing contributions to the youth in the area.	
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	Yes	The CAT proposal highlights the depth of the club through the varying teams that are established within the facility. There would be a notable impact on these users should the transfer not progress. As well as recognised community benefits, the club has provisions for males, young people and proposing to expand to other interested groups.
LOW	No	

SECTION TEN: CHIEF OFFICER SIGN OFF

Director / Head of Service:			
Signature:	Malcolm Bennie	Date:	20/05/2025