

Shetland Islands Council – Asset Transfer form

This is an asset transfer request made to Shetland Islands Council under Part 5 of the Community Empowerment (Scotland) Act 2015.

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

1. Name of the CTB making the asset transfer request

New Life Shetland 2019 SCIO (formerly New Life Shetland SC043742)

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

Postal address:

Glendale,

Trondra,

Scalloway,

Shetland

Postcode: **ZE1 0XL**

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: **Rhona Nicolson (Administrator/Treasurer)**

Postal address:

Glendale

Trondra

Scalloway

Shetland

Postcode: **ZE1 0XL**

Email: **newlife.shetland@gmail.com**

Telephone: **07900007847**

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

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

4. Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC049386
	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.

5. Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No ☒

Yes ☐

Please give the title and date of the designation order:

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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?

Community controlled body - Community of interest

2. Information about the land and rights requested

2.1. Please identify the 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.

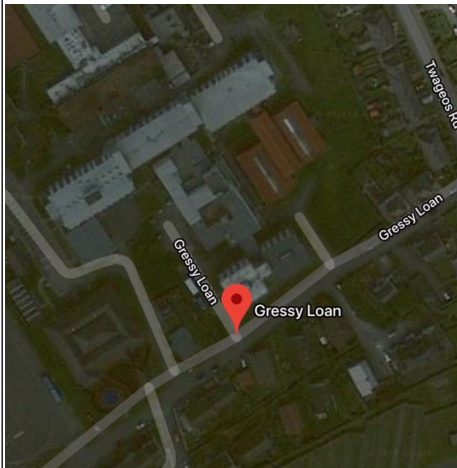
It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.

Old Anderson High School Science Block

Gressy Loan,

Lerwick,

Shetland



See Appendix 4 of our Proposal and Development Plan for the proposed plan.

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

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN: **30100000033**

3. Type of request, payment and conditions

3.1. Please tick what type of request is being made:

x	for ownership (under section 79(2)(a)) - go to section 3A
	for lease (under section 79(2)(b)(i)) – go to section 3B
	for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

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

Proposed price:

£1

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

3B – request for lease

What is the length of lease you are requesting?

N/A

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

Proposed rent: £ per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – request for other rights

What are the rights you are requesting?

All existing servitudes including but not limited to all access rights to all entrances of the building for cars and pedestrians.

Do you propose to make any payment for these rights?

Yes ☐

No ☒

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £ per

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

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.

New Life Shetland believes the Science block at the old Anderson High would provide all of the space required to support weekly programmes of faith and community and social initiatives. It could also help with the regeneration of the area as new affordable housing schemes are planned to be developed on the Knab site.

- New Life Shetland would not propose to change the external structure of the building. Our proposal would be to initially move some of the internal walls to make an auditorium large enough for a congregation of 200 including access for wheelchairs etc.
- We would keep the large foyer for welcoming people and for the development of a community café.
- Potentially, we would work alongside external partners /enterprises towards the development of a community cafe with accompanying soft play.
- We would use some of the side rooms and upstairs rooms as Creche facilities, Parent and Toddler facilities, Sunday school and kid's activities, youth facilities, and offices. We would also propose to use some of the rooms for mental health and counselling facilities.
- We would use the auditorium and stage area to help develop contemporary christian music rehearsals, sound engineering, lighting and multimedia skills incorporating other aspects of the creative arts.
- We would propose to upgrade the kitchen area to have a large cooker and cooking facilities in order to support events that would need catering. With the availability of our own kitchen, we would be able to prepare and serve our Christmas and New Year's meals to people in the community in conjunction with community partners like social services and Annsbrae. With the availability of our own kitchen, we would hope to extend this service.
- We would also consider running community events like Soup Kitchens and soup and sweets for the most vulnerable in society in association with partner agencies.
- The fact that the building already has accessible toilets, lift and disabled ramp access would ensure that everyone would be able to access the building and

programme of events that took place. The building would therefore be inclusive and provide equality for all who wish to attend events. Refer to Appendix 4 in our Proposal & Development plan, these were our initial plans which have since been slightly changed to fit with the requirements which are in Section 5.2 Transport Strategy

These ideas are further expanded upon detail within Section 3 of our Proposal and Development Plan with the need for these highlighted in Section 4.

Benefits of the proposal

4.2. Please set out the benefits that you consider will arise if the request is agreed to.

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

All of New Life Shetland's projects are free to the local community. All projects exist to benefit Lerwick and wider Shetland by helping in the following areas:

With the Regenerations and Economic Development of the local area at the Knab:

- Serving the local community with services that meet local needs
- Providing facilities that are currently in short supply in Lerwick e.g new soft play/ indoor play area

With Social Health and Wellbeing by:

- Promoting spirituality and exploring Christianity
- Providing pastoral guidance and counselling where required
- Providing support and care for individuals practically
- Facilitating friendships and a network of community for local people
- Facilitating training that promotes improved mental health and wellbeing and spirituality
- Provide support for loneliness through our community café facilities
- Provide soft play facilities for the community

With Environmental Wellbeing through:

- Encouraging a sense of community and belonging within the church and the wider community

- Helping in the area of social disadvantage and inequalities of outcome by:
- Alleviating financial pressures such as childcare costs
- Providing meals and care for those most disadvantage or disenfranchised
- Equipping the community with life skills e.g budgeting

Helping in the area of public health

- Alleviating pressure on partner agencies or organisations that are maybe struggling with finite resources and time
- Reducing costs and burdens on local service providers e.g NHS

We believe that by providing these services for free and indiscriminately, we will alleviate pressure on other local services who may have long lead times and/or limited finances or resources to facilitate the volume of people looking to access their services. We believe that by continuing to work with partner organisations in Shetland we can further refine and develop projects that target areas where resources are needed in Shetland.

Furthermore, we believe that the projects and community activities outlined in the sections above will benefit the community in the following ways:

1) **Spirituality & Faith** – We believe spirituality is a core part of the human condition and this aspect of a person needs satisfied and fed as much as the other basic human needs. Indeed, spirituality is recognised as a core need by psychologists, psychotherapists and counsellors. We believe that the spiritual side of life is somewhat neglected in society and so seek to encourage people to consider this and explore God, Jesus and faith for themselves. New Life Shetland encourages people to ask questions about the Christian faith and explore biblical teaching and principles for themselves and at their own speed. We believe in doing this we are allowing people to ‘feed’ their spirituality. It has been recognised that spirituality has a direct positive effect on mental health and so we hope in providing a safe place to explore this, people will find their mental health and wellbeing improves.¹

2) **Pastoral Support** – Having a full-time Pastor means that there is a role dedicated to providing pastoral time and support for members of the community. This support is free, and as outlined previously involves supporting individuals, schools, care homes, and families planning weddings and funerals. This support benefits the community by being freely available, accessible with no waiting lists like some other services, and adaptable to the individuals or local community groups needs. All pastoral support provided is indiscriminate and non-judgemental.

¹ <https://www.mentalhealth.org.uk/sites/default/files/impact-spirituality.pdf>

3) Local Community Support – By providing free RME lessons and assemblies on various themes to schools, we alleviate pressures on educational services and add value by providing speakers like motivational speaker Jon Pritikin, at no costs to the schools themselves.

By providing free Christmas and New Year's meals by partnering with social services and local care homes we provide love, care and support at a time of year where loneliness and isolation is prevalent. We also help alleviate pressure on these local services that are thinly stretched at this time of year.

By providing CAP money courses we alleviate pressure on partner agencies and allow people to have alternative discrete support options. We would hope that budgeting skills would help the local authority by more rent being paid on time and less community support being needed on managing domestic bills.

4) Various free Activities for Children & Youth – From Parent & Toddlers, to Sunday School, to Summer Kids Programmes, to Youth Group, to local kids events like Easter egg hunts and Back to the Summer Barbeque – our kids and youth events are free, provide free childcare, relieve financial pressure from families and relieve childcare pressure from families. They also provide a space for families to socialise and find a support network.

5) Mental Health & Counselling Services – We believe that offering these services will benefit the community by more people having quicker access to free mental health support and help alleviate pressure on partner agencies or organisations that are maybe struggling with finite financial resources and time.

The benefits and need of these proposals are further evidenced in Section 4 and Appendix 5 of our Proposal and Development Plan.

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.

After discussions with local council planning officers, we have been reliably informed there are no such restrictions on use of the land we hereby request to have transferred. We are aware however that there are two listed buildings on the site adjacent to the building we seek to acquire. We are also aware that due to demolition work that will take place around the property, there is potential for temporary restrictions of services while this work is carried out. See Section 5.2 Transport & Parking Strategy in the Proposal and Development Plan.

We would therefore seek to ensure that any work done to the external or interior layout of the building would comply fully with any environment or planning regulations and would be in accordance with any specific requirements due to being located close to listed buildings.

Due to the demolition work being temporary, we would ensure that any health and safety regulations would be adhered to during this time in order to ensure compliance and safety of users of the building proposed to be transferred. We would be prepared to have to alter our programming and location of our programming slightly during this period of restricted services to ensure our weekly events can still go ahead.

Negative consequences

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

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

On the whole, we are overwhelmingly positive that the Asset Transfer request we are seeking would be of massive benefit to the local community and wider Shetland.

We are mindful however that with a move in location and increased activity, there will need to be some minor adjustments to ensure there are minimal negative

consequences for the local residents or groups of people currently attending activities.

Parking – We are aware that at present there is limited parking around the building which we seek to have transferred. However, there are many areas of public parking around the streets in the vicinity to the building, as well as areas to park at the top of the Knab. There is also parking around the Old Anderson High School that could potentially be used at various stages of the redevelopment. We are aware that we would have to be flexible in this area, but as a church, flexibility is in our DNA as at present we are required to use up to 5 venues in any given week.

In the short-term we would encourage a culture of being mindful and considerate of local residents and would have parking ‘stewards’ on the doors at church on a Sunday and at events to direct people where to park safely and also to ensure that people are not blocking drives. We currently have 2 parking stewards who do this in our current rented building but we would increase the number of volunteer stewards for this location. We would also be creative in how we would seek to overcome potential difficulties in the area of parking. This is outlined clearer in our Transport Strategy Section 5.2 of our Proposal and Development Plan.

We understand that in the final masterplan, parking has been designated for the 4 original buildings that will remain. We believe that our plans are compatible with the final designated parking facilities for a building of this size and occupancy within the masterplan. After receiving a response to our pre-planning application we adjusted our plans to align with the proposed plans for the Knab site, reducing our hall seating capacity.

Ensuring access for all existing attendees of groups - We are mindful that in changing the location of some of our activities, some attendees be it individuals, families, children or youth may struggle to get to the new building. Some examples are children that come to the Sandveien Neighbourhood Centre for Sunday school from the local estate without their parents and Youth who come to the Staneyhill Youth club from the Staneyhill Estate. We would seek to ensure that everyone would be able to attend the activities in the new proposed building by offering lifts to people without transport. We have a strong network of volunteers who already bring people into Lerwick from areas such as Scalloway, Bixter, Sandwick etc and so we are confident people would not be disenfranchised by a change in location. We hope that a permanent location will mean increased community engagement and a visible influence for the local community.

New life Shetland has consulted at length with members of the community and, in respect of potential negative consequences, have taken steps to address these within our proposal. See Section 4.7 Community Consultation in the Proposal and Development Plan

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.

Due to the nature and make-up of our church, we have within our community and links to our community, a wide-range of skills and experience which will help us deliver what we do. We have people from every 10 year age bracket from 0-90 meaning that we have are well catered for in our age-range programmes.

Staff

New Life Shetland has 3 paid members of staff – 1 full time Minister, 1 part time children's worker (16 hrs/week), 1 administrator (16 hrs/week). All are committed Christians.

Our Pastor John Rollo is a fully accredited member of AOG in UK. He was a Youth Pastor for 9 years, an Associate Pastor for 5 years and lead Pastor for 2 years. In this time, he has undertaken the overseeing of many projects including Scotland wide Youth Events for over 1000 children, being involved in church building projects, running internship training programmes for student, running Alpha and Freedom in Christ courses and undertaken various levels of pastoral and spiritual counselling. He undertakes continuous professional development through AOG UK.

Our children's worker Sarah work's as an early years worker in Skeld School. Sarah is in charge of all our Safeguarding of children policies and procedures and these were recently updated by her and distributed in line with regulatory and AOG guidance. Sarah is also in charge of PVG and disclosures.

Our administrator Rhona has worked in admin for the Shetland Times then Taycad for the last 19 years. She has a BA Degree in Business and manages all the day to day administration of running of New Life's programmes along with managing the treasury and accounts, with the assistance of a volunteer assistant treasurer.

Leadership Team

The senior leadership team of the church comprise of 3 Christian couples – the Pastor and his wife and 2 others. The team comprise of business people, administrative and NHS and careworkers. All have been involved in senior leadership of church for over 10 years and so have a vast experience in their professional and church life. The mix of experience in their professional life helps ensure that all regulatory and compliance matters are addressed appropriately and professionally but also that community engagement on social issues and social justice are the heart behind all decisions made.

External Organisations

As aforementioned, our church is part of the group of churches called Assemblies of God UK. As a part of this organisation we have access to oversight, legal services, regulatory services and accounting services. This provides us with valuable support when navigating issues such as changes in charity law or gift aid queries etc. The network allows us to draw on resources from elsewhere in the movement to help us support our day to day activities and to ensure they are managed in an ethical and legal manner. We employ an accounts company called Data Developments to manage all our accounting. We also employ external auditors Curle & Co.

Volunteers

We have around 50 volunteers who help run all the activities out of New Life on a weekly basis. Some are Christians but some are not. There are 2 volunteer/ leadership training days that are held annually and are ran by John Rollo. There is also continuous regulatory training to ensure that all volunteers are appropriately trained for their roles. Examples of this include:

- **Safeguarding training** – undertaken by all volunteers and staff who work with children. This was recently delivered to our group of volunteers by Voluntary Action Shetland at Market House. All volunteers are fully PVG checked.
- **Health and Safety training** for set-up/pack down – this includes all areas of health and safety including the requirement to wear high visibility jackets when on car park stewarding to ladder safety training when working at height in the hall
- **PVG** – Everyone who works with children, youth or vulnerable adult is fully PVG checked and disclosed. This process is managed by our kids worker Sarah.

Mental Health training – Last year New Life Shetland paid for psychologist Steven Turnbull to come to Shetland and provide Mental Health training for the church but also members of the community from all community partner organisations and members of the public. We propose on upskilling those volunteers who took part in the Mental Health Training with additional training from Steven in the future.

Counselling Skills – 3 of our volunteers have the COSCA counselling skills certificate and one has the advanced Diploma. One of the volunteers has also attended a Biblical Counselling course. These accredited qualifications ensure we have appropriately trained individuals to apply counselling skills in a relevant way. We would look to ensure further specific accredited training for these individuals ahead of counselling services being offered

Financials and Funding - Within our Proposal and Development Plan (see section 5.4 - 5.6) we have indicated the costs to carry out the refurbishment of the building to be used in our proposals and also our current level of income. We have shown that our giving has increased over the last 3 years and is projected to continue to do so. The redevelopment of the building would be carried out in 3 stages. We currently have the finances to carry out stage 1 of the redevelopment without having carried out any particular fundraising initiatives. We are confident we will fund the rest of the project through increase in regular giving, donations and through fundraising.

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.

As we have been seeking a building for circa 18 months, and our congregation are aware of the limitations of our current rented buildings, our church community is fully in support of us finding a permanent building. The need for a church building is regularly discussed and has been as a main issue for prayer in our weekly prayer meetings. We have had people engaged in letting us know of any potential opportunities for rent or buildings to buy and we have actively explored all opportunities presented to us. As part of the Community Asset transfer process we held an open forum during our AGM for members and non-members in which we unanimously agreed that applying for this property was the best step forward by both members and non-members.

John Rollo has engaged with various community groups and forums, such as NHS alcohol and drugs forum and attending events such as 'Restorative Shetland' event held annually in Islesburgh in order to hear about the needs within the community that could be met by our church and those who are part of our community. The church has many committed members and non-members who are skilled in various ways and can provide expertise and support in the areas of need we are trying to meet.

There is no church in the proximity of the Old Science Building at Anderson. There is also no youth club, kids club, parent and toddlers or community cafe in this area of town. As such, we have spoken to members of the community who would be delighted to see facilities like we are offering in this area. If we were to obtain the Asset Transfer we would ensure that we proactively engaged with the local residents to ensure good community relationships and ensure any potential concerns were addressed. We would propose having some form of family opening day for all of the surrounding community to see the building and set out the vision of what we plan to do for the community. We would also seek to get their feedback as to what they feel the key needs in their area are and look to partner with them to meet these needs.

The volunteers who would be keen to offer counselling services in the building have spoken to local counsellors in Shetland who are COSCA accredited. The counsellors spoken to have acknowledged the lack of free counselling available and restrictions to NHS services. They have also stated that there is gap in CBT counselling in Shetland with most being person-centred counselling. The accredited counsellors have advised that they see no reason why a person volunteering on behalf of New Life Shetland could not offer support with online NHS CBT counselling which is web based, together with some form of mental health wellness training. This would be a service that is offered no-where else in Shetland.

On the 10th of December we carried out our community consultation evening and the findings were overwhelmingly positive. The evening was well represented from across Shetland, including the Twageos road area. We have also received support from various sources within the community who feel that the proposal will bring a renewed sense of life to the Knab area since the moving of the schools location. More details of this can be seen in section 4.7 in our Proposal and Development Plan.

6. Funding

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

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

Our Proposal and Development Plan gives detailed financial figures in Section 5.4 to 5.6, this section also covers financial risk and gives details of the renovation costs.

We believe that this plan is well researched and indicates that we have no real concerns in raising the necessary finance.

Signature

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

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

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

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

Name *ROBERT NICOLSON*

Address *GLENDALE, TROWRA, SHETLAND, ZE1 0XL*

Date *03/03/2020*

Position *TRUSTEE*

Signature

Name John Rollo

Address Neesik House
Swinister
Sandwick
ZE2 9HH

Date 3/3/2020

Position Trustee / Pastor

Signature

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of document attached:

New Life Shetland 2019 Proposal & Development Plan and Appendices

Constitution

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

Documents attached:

See Appendix 4 of New Life Shetland 2019 Proposal & Development Plan

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

Documents attached:

NONE

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

See New Life Shetland 2019 Proposal & Development Plan

Section 5 – evidence of community support

Documents attached:

See New Life Shetland 2019 Proposal & Development Plan

Section 6 – funding

Documents attached:

See New Life Shetland 2019 Proposal & Development Plan