COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

Community Asset Transfer

Stage 2: Asset Transfer Form

Using this form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request along with the local guidance provided on the Council's Asset transfer website.

The Council actively wishes to support community groups to meet the ambitions of their local communities and can provide practical advice and support through our local ward officers. You are strongly advised to contact the Council to discuss your proposals before making an asset transfer request.

Further guidance is available on the Council's asset transfer Website

When completed, this form must be sent to:

CommunityAssetTransfer@dumgal.gov.uk

Or by post to:

Community Development and Empowerment Manager
Communities Directorate
Dumfries and Galloway Council
Militia House
English Street
Dumfries
DG1 2HR
Tel: 030 33 33 3000

0337-17

Dumfries & Galloway COUNCIL

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

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

1.1 Name of the CTB making the asset transfer request

Carsphairn Learning and Development Committee

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

Postal address:
Cairnsmore House
Carsphairn
Castle Douglas

Postcode: DG7 3TQ

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

Contact name:

Postal address:

Postcode: **Telephone:**

Email: cladc.chair@gmail.com

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.

1.4 Please tick 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** SCO54339
- ☐ **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.

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

Yes ☐ **No** ☑

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?

Yes ☐ **No** ☑

If yes what class of bodies does it fall within?

Section 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 attach a map and full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. a drawing may be helpful.

Former Carsphairn Primary School and associated grounds, Ayr Road, Carsphairn, Castle Douglas, DG7 3TQ.

The request relates to the former Carsphairn Primary School building and associated land and grounds, as identified within the accompanying Dumfries and Galloway Council site plan. The extent and boundaries of the land requested are shown on that plan.

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

This should be given in the relevant authority's register of land

UPRN: 095X00

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

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

3A - Request for ownership

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

Proposed price: £ 48,000

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

3B - request for lease

What is the length of lease you are requesting?

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

Proposed rent: £ **per**

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

3C - request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes **No**

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

Proposed payment: £ **per**

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

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

Carsphairn Learning and Development Committee (CLaDC) is seeking to acquire the former Carsphairn Primary School to secure this important local asset in community ownership and develop it as the Carsphairn Learning and Development Centre. The project responds to the loss of local education provision and to wider challenges identified through community consultation and the Local Place Plan, including rural isolation, limited access to services and facilities, and the need to support children, young people and families and strengthen the long term sustainability of Carsphairn. The proposal has developed from an ambition to retain the former school building into a broader community led project providing a flexible and sustainable centre for learning and community activity.

The building and grounds will be developed as a multi-use facility supporting education and lifelong learning, skills development, youth and family activities, digital learning and access, community use and wellbeing, together with opportunities for partnership working and enterprise. Development of the site will be undertaken progressively in accordance with the accompanying Business Plan, allowing facilities and activities to develop in response to demonstrated community need, available resources and funding.

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.

The transfer of the former Carsphairn Primary School into community ownership will provide a long term base from which CLaDC can respond to identified local needs and strengthen the social, educational and economic sustainability of Carsphairn. The Learning and Development Centre will improve local access to education, lifelong learning and skills development; provide activities and opportunities for children, young people and families; support digital inclusion; provide flexible community space; and create opportunities for social connection, volunteering, partnership working and community led activity. These benefits respond directly to consultation findings identifying limited local facilities and services, rural isolation, the importance of accessible space for children and families, and the need to make Carsphairn a more attractive and sustainable place to live.

Community ownership will also safeguard an important and historically significant local asset and return it to productive use for the benefit of the community. Through a flexible, multi-use model, the Centre will enable services and activities to develop in response to demonstrated need and provide opportunities for employment, enterprise, volunteering and collaboration with external organisations. The overall benefit sought is not simply the retention of the building, but the creation of a sustainable community resource which improves access to opportunities, strengthens community resilience and contributes to the long term viability of Carsphairn.

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.

CLaDC is not currently aware of any specific restrictions on the use or development of the property that would prevent the proposed use of the former school as set out in the accompanying Business Plan. Any planning, building standards, title, environmental or other statutory requirements identified through the acquisition and development process will be addressed through the appropriate professional advice, consents and approvals.

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.

No significant negative consequences have been identified through the consultation and development of the proposal. CLaDC recognises, however, that the operation and development of a community facility may give rise to individual concerns or perceived impacts from time to time.

As a community led organisation, CLaDC will continue to engage with residents and the wider community as the project develops and becomes operational. Feedback will be considered as part of the ongoing development and management of the Centre, with reasonable measures taken to address local issues and minimise adverse impacts. This approach is intended to ensure that the asset continues to develop in a way which reflects community needs and works effectively for the community as a whole.

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.

CLaDC has a diverse Board of Trustees with complementary skills and experience relevant to the development and operation of the project. Collectively, the Board brings experience in project and infrastructure delivery, management and governance, community leadership, consultation and engagement, education, entrepreneurship, hospitality and customer facing services. This includes experience of developing and delivering projects, managing risk and resources, engaging stakeholders and communities, and overseeing delivery within structured and accountable environments. Educational expertise within the Board also provides direct knowledge relevant to one of the Centre's principal areas of activity.

CLaDC will retain strategic oversight and governance while engaging suitably competent staff, professional advisers, contractors and specialist service providers where required. The proposed operating model includes phased introduction of project management and operational capacity, freelance and specialist practitioners for learning and skills activities, and external specialist support functions.

CLaDC is already demonstrating its ability to turn identified community needs into tangible delivery, working with tutors, learning providers and other third parties to provide services and opportunities while the asset transfer progresses.

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.

The proposal has developed through sustained community engagement rather than being initiated solely by the constituted organisation. Prior to CLaDC being formally established as a SCIO, the emerging proposal for the future of the former Carsphairn Primary School was presented to the community through an extended public presentation and engagement session lasting approximately two to three hours. Feedback received was supportive and provided the basis and community mandate for establishing CLaDC and progressing the project.

Engagement has continued through community meetings and events, surveys, stakeholder discussions, Local Place Plan engagement and direct contact with residents and potential users. The Business Plan records 77 responses to the most recent community survey, approximately 29% of the local population. Of respondents, 64% supported community ownership of the former school, 73% supported expanded learning and training opportunities, 92% supported adult learning provision, and approximately 90% considered that a community learning hub would improve health, wellbeing and life chances. 35% indicated an interest in active participation.

A March 2026 community engagement event attracted approximately 23 adults and young people and recorded unanimous support among attendees for community ownership. Consultation has directly shaped the proposed uses and services. CLaDC will continue community engagement throughout development and operation of the Centre.

The positive responce to the consultation and survey provided enough evidence for Carsphairn Community Council to consider it a mandate when requesting formal closure of Carsphairn Primary School.

Section 6: Funding

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

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

CLaDC intends to fund the acquisition, development and, where necessary, ongoing operation of the Carsphairn Learning and Development Centre principally through the substantial renewable energy community benefit funding available to the Carsphairn area.

The proposed purchase price of £48,000, together with associated acquisition and initial professional costs, is intended to be met from community benefit funding. The same funding model will support capital investment required for refurbishment and development, fixtures and fittings, equipment, professional services and other costs necessary to bring the asset into productive community use.

Relevant funding streams include Carsphairn Renewable Energy Fund Limited (CREFL), Scottish Power Energy Networks (ongiong consultation has already named this project) and the South Kyle Wind Farm Community Benefit Fund, managed by Foundation Scotland. CLaDC has maintained ongoing engagement with Foundation Scotland and has agreement in principle for the South Kyle fund to support the project. CLaDC has already secured in excess of £100,000 of community benefit funding ongoing supporting activities aligned with the project, including online education, tutoring and youth activity provision.

The Business Plan identifies community benefit funding streams benefiting Carsphairn projected to exceed £1 million in future years. Longer term, CLaDC intends to progressively develop earned income through learning and training activity, facility hire, partnership delivery, user contributions and other appropriate activity. Community benefit funding will provide financial resilience and may meet operational shortfalls where required, while the objective is for the Centre's operating model to become increasingly sustainable through its own activity and income.

Please see attached business plan for details of expenditure.

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	
Address	
Date	
Position	CLaDC Chairperson
Signature	

Name	
Address	
Date	
Position	CLaDC Treasurer
Signature	

Please see checklist of accompanying documents over the page

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:

CLaDC Constitution / SCIO Constitution

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

Documents attached:

Dumfries and Galloway Council - Carsphairn Primary School Site Plan

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

Documents attached:

None - no additional terms and conditions proposed

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:

Carsphairn Primary School Project - Business Plan, August 2026 (V.08 Final)

Section 5 - evidence of community support

Documents attached:

Business Plan V.08 - consultation and community support evidence

Section 6 - funding

Documents attached:

Business Plan V.08 - financial analysis, five year cash flow and funding opportunities