
Report to Special Planning Committee

Date of Meeting: 10th September 2026

Subject: Community Asset Transfer Request for Ben Cleuch Centre

Report by: Strategic Director of Place and Economy

1.0 Purpose

- 1.1. This report seeks a decision in accordance with Part 5 of the Community Empowerment (Scotland) Act 2015 (“the Act”) on the Community Asset Transfer Request (“CAT Request”) made by Ochils Community Trust (“OCT”) for the lease of the Ben Cleuch Centre (the “Property”).

2.0 Recommendations

- 2.1. It is recommended that Committee:
- 2.2. note the CAT Request at the appendix;
- 2.3. give consideration to the requirements in the Act at sections 82 (3)(i) and the statutory guidance published in terms of section 96 of the Act;
- 2.4. refuse the CAT Request for the Ben Cleuch Centre made by Ochils Community Trust on the grounds the property is no longer available for Community Asset Transfer as set out in paragraph 3.9 of this report, and
- 2.5. delegate authority to the Clerk, in consultation with the Chair of the Committee, to issue a decision notice in terms of the Act.

3.0 Considerations

3.1. *Background*

- 3.2. Council initiated the withdrawal of Council services from the Ben Cleuch Centre at a Special meeting held on 26th February 2024. Before Council Services were removed from the Ben Cleuch Centre on 31st March 2025 negotiations were initiated between officers and local community representatives with a view to community asset transfer in order to establish a community-run community facility and maintain some services to the community.

- 3.3. As a result of these negotiations, the Property is now leased out to a local community group, Tillicoultry Coalsnaughton & Devonside Community Development Trust (TCD CDT), on a long-term lease due to expire on 2 February 2046 .
- 3.4. OCT submitted a CAT Request under the terms of the Act for a long-term lease of the Property for an annual rent of £1. In accordance with the Act and The Asset Transfer Request (Procedure) (Scotland) Regulations 2016 the validation date of the request is 11 February 2026.
- 3.5. The Act requires the Council to give a decision within 6 months of the validation date of the CAT Request, and accordingly, the original deadline for a decision was 10th August 2026. Due to the change in legal status of the Property while the CAT Request was being progressed, and the scheduled summer recess, the Council sought and obtained OCT's agreement for an extension of the deadline to 11th September 2026 under section 82(8)(b) of the Act.
- 3.6. On the validation date of the CAT Request, TCD CDT were occupying the Property and operating it as a community facility. By that time, negotiations for a long-term lease were already at an advanced stage. The advanced nature of the lease negotiations meant that under Section 84 (12)(b) of the Act, the Council is not prohibited from disposing of the Property before making a decision on the CAT Request.
- 3.7. Part 5 of the Act balances the rights of Community Groups with the rights of prospective purchasers or tenants. In this circumstance, the Council had entered into negotiations prior to the CAT request being received. Under s.84(12)(b) the Council are entitled to honour these negotiations and progress with the lease under this subsection of the Act.
- 3.8. The Committee has a duty to assess the request taking into consideration any obligations imposed on the authority, by or under any enactment or otherwise, that may prevent, restrict or otherwise affect its ability to agree to the request, as laid out in s.82(3) (i). As stated in paragraph 3.3 of this report, the Council has put in place a lease which affects the ability of the Council to lease the premises to the OCT. The lease cannot be terminated without agreement from TCD CDT and since TCD CDT are under no obligation to terminate the lease, the Council cannot honour the request.
- 3.9. The lease missives between the legal representative for TCD CDT and the legal representative for the Council were concluded on 22 May 2022, however the lease commenced on 3 February 2026. This allowed for TCD CDT to have long-term use of the Property from 3 February 2026. . From the date of commencement of the lease the Council is no longer in a position to dispose of the Property through the Act or otherwise, rendering the Property unavailable for community asset transfer and giving reasonable grounds for refusal of the CAT Request.
- 3.10. In the event Committee chooses not to accept the Officer recommendation to refuse the CAT request made by OCT; Officers advise that this would result in a contractual conflict with the existing lease-holder of the Ben Cleuch Centre.

This could result in legal challenge, reputational damage and financial penalties.

- 3.11. Committee are advised that Officers had commenced the routine assessment and information gathering for the OCT CAT Request as normal practice. However, as the parallel activity involving TCDCT concluded with a legally-binding lease superseding this CAT application, the aforementioned information has not been incorporated into this report.
- 3.12. The opportunity for the current tenant and OCT to work in partnership to make best use of the Property still exists and officers have offered support for any dialogue process to which both parties agree. Officers continue to supporting both organisations to explore opportunities to progress this work.
- 3.13. The decision notice will include information on how OCT can ask under the terms of the Act for a review of the decision, and for an appeal to Scottish Ministers if relevant.

4.0 Sustainability Implications

- 4.1. None

5.0 Resource Implications

5.1. Financial Details

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ☒
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☒
- 5.4. *Staffing* There are no staffing issues directly associate with this decision.

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes ☐ (please detail the reasons for exemption below) No ☒

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☐

Our families; children and young people will have the best possible start in life ☐

Women and girls will be confident and aspirational, and achieve their full potential ☐

Our communities will be resilient and empowered so that they can thrive and flourish ☐

(2) **Council Policies**

Complies with relevant Council Policies ☒

8.0 Impact Assessments

8.1 Have you attached the combined equalities impact assessment to ensure compliance with the public sector equality duty and fairer Scotland duty? (All EFSIAs also require to be published on the Council's website)

Yes ☐

8.2 If an impact assessment has not been undertaken you should explain why:
The decision is a legal requirement. The decision maintains the status quo.

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes ☒

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Ochils Community Trust CAT Request

11.0 Background Papers

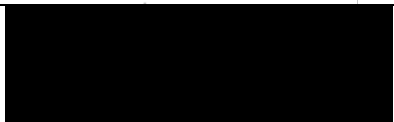
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☐ (please list the documents below) No ☒

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Lesley Baillie	Strategy & Performance Adviser	Ext 2012

Approved by

NAME	DESIGNATION	SIGNATURE
Kevin Wells	Director: Place and Economy	

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

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

1.1 Name of the CTB making the asset transfer request

Ochils Community Trust Ltd

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

Postal address: The Ben Cleuch Centre, Park Street, Tillicoultry

Postcode: FK13 6AG

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: Shona Ulrichsen

Postal address: The Ben Cleuch Centre, Park Street, Tillicoultry

Postcode: FK13 6AG

Email: ochilscommunitytrust@gmail.com

Telephone

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

You can ask us to stop sending correspondence by email, or change the email address, by telling us 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 SC877779	X
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	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?

✓ **No** ☐ **Yes** ☐

Please give the title and date of the designation order:

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- 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?

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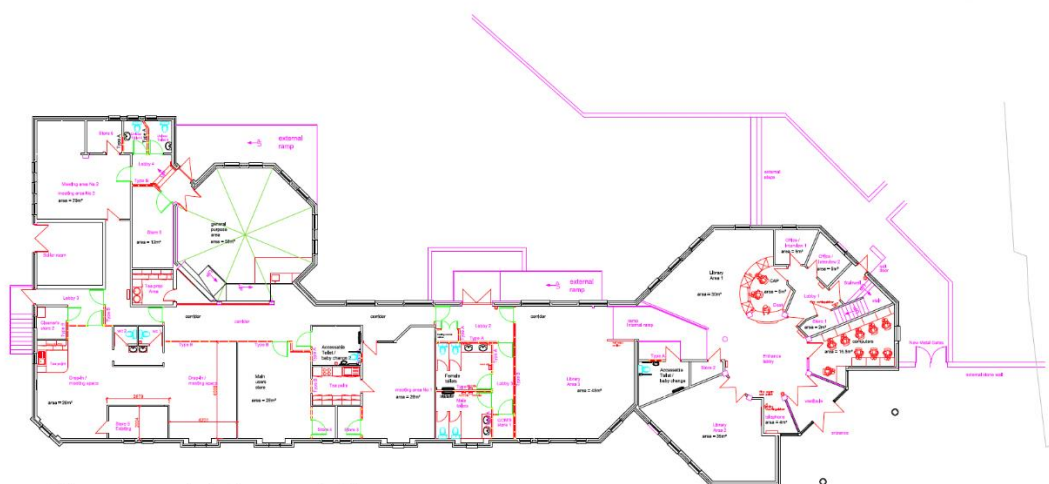
Section 2: Information about the land and rights requested

2.1 Please identify the land /buildings 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/buildings on our asset register or on our 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.

The Ben Cleuch Centre, Park Street, Tillicoultry, FK13 6AG. And associated garden area.



Ground Floor Plan

First Floor Plan





Section 3: Type of request, payment and conditions

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

3B – request for lease

What is the length of lease you are requesting?

25 years

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

Proposed rent: £ 1 per annum – see *social value benefit attachment*

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.

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.

The Community Asset Transfer Proposal is being made by a newly formed, community-led legal entity – Ochils Community Trust Ltd SC877779 ('OCT'). Community members have been working with Ochil Youths Community Improvement SC050114 ('OYCI') to establish this new entity.

Central to our bid is a partnership model in which OCT will act as the asset-holding and managing organisation, working alongside OYCI, an established local charity with a strong track record and deep roots in the community. OYCI has been operating from the Ben Cleuch Centre since 2024 and submitted the original Expression of Interest for the Centre in late 2023, demonstrating its longstanding commitment to the asset and the community it serves.

This structure combines OCT's community-led governance, stewardship and long-term asset management capacity with OYCI's proven expertise in engagement, impact delivery and operational excellence. Together, the two organisations offer a stable, future-proof and community-led model that mitigates risk for the local authority and ensures that the asset is used to its full potential for the benefit of the Defined Community.

The reasons for the request are:

1. to support development of a vibrant centre to serve the Clackmannanshire North Ward and the Menstrie and Dollar community council areas, 'the Defined Community'. Data gathered from our partner organisation (OYCI) has shown that, since 2024, OYCI's service users have come to the Ben Cleuch Centre from the Defined Community.
2. to provide further opportunities to connect more meaningfully with other community bodies operating within the Defined Community, and to collaborate by sharing resources and learning.
3. to create a family centre fit for modern life, taking the centre back to its roots but using a broad definition of family, that we consider to be:

"Community can be seen as family - the deep meaning of family transcends biology, representing a chosen or given network of unconditional love, support, and belonging, where members share a significant history, future, and commitment, acting as a foundation for identity, healing, and personal growth, regardless of traditional structures like blood or marriage. It's about mutual care, acceptance, reliability, and the freedom to be your authentic self, even through challenges, creating a secure space where you are understood and valued."

Objectives:

Purpose

Bringing people together to shape, use and love local spaces - making the Hillfoots a great place to live, learn and belong.

Vision

A thriving Hillfoots community with stronger voices, greener places, and better lives.

People

Place

Possibility

Values

Kindness, Inclusion, Custodianship, Youth & Community Voice, Collaboration, Integrity, Sustainability.

WHY

The Defined Community is set in and against the backdrop of a landscape rich in its diverse natural beauty and resources. Juxtaposed against this are many whose lived experience has been impacted by a lack of resources, access and opportunity. These inequalities have had a deleterious effect on people's economic, social and mental wellbeing, disempowering them and leading to a decline in their agency.

OYCI has been in a prime position to witness this through its own work in the community.

Therefore, the vision of OCT is simple and ambitious - to work towards creating a thriving Hillfoots with greener places, healthier and better lives and stronger voices. To bring people together around the shared places that matter to them. We want to facilitate more local people shaping what happens here, to use and love local spaces so the Hillfoots area becomes

an even better place to live, safe and vibrant, of learning and belonging and with fairer access to opportunities on our doorstep. We care about looking after what we have, improving it together, and passing it on in better shape to the next generation.

Our approach is practical and relational: as the custodian of a community asset, we would develop a welcoming, well-run and widely used centre.

Decisions informed by lived experience will ensure local people have agency – a voice and a choice in what happens in the centre. We will connect partners so that services and opportunities join up around community needs.

Change happens when people feel ownership and have power. By combining the energy of the local community with practical know-how and robust partnerships, Ochils Community Trust will turn ideas into action and action into long-term benefit - for people, for place and for the power of possibility.

We will work for the whole community and make a particular effort to include voices that can be missed - children and young people, vulnerable families, and people who face barriers to participation. By opening doors to involvement, skills development and volunteering, we can grow the confidence and capacity that makes neighbourhoods thrive. Every space is a chance to build connection:

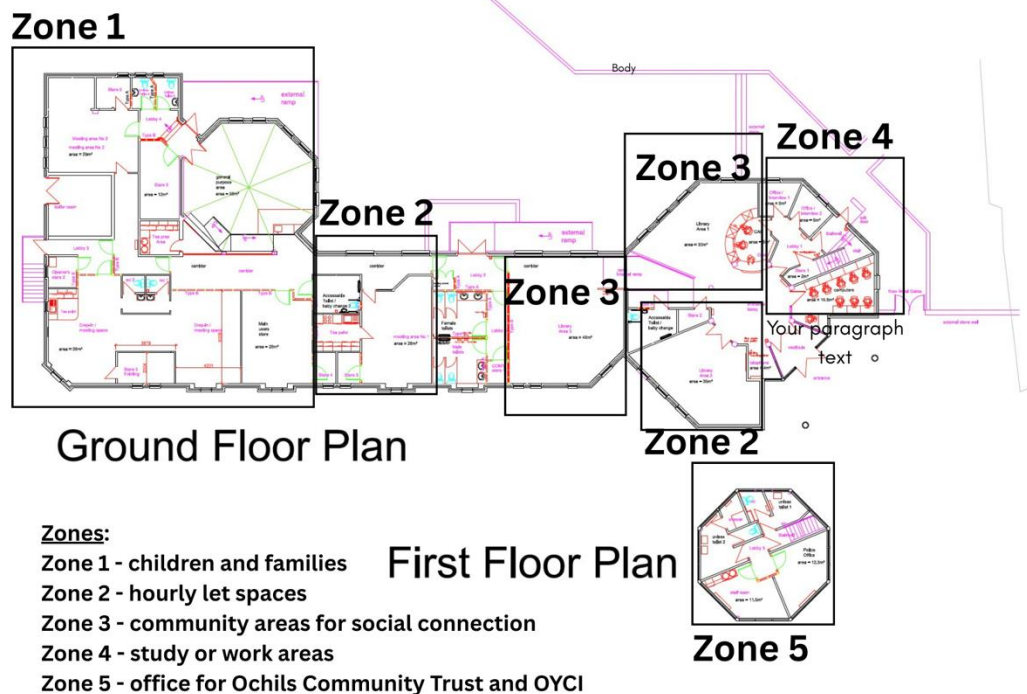
- A room that hosts activities
- A green space for wellbeing
- A centre that becomes a daily meeting point for otherwise isolated people.

Required developments/changes:

The Ben Cleuch Centre is not a typical community hall for standard hourly based lets throughout, but it can be a thriving community hub and access point for all sorts of free activities, advice and support that mitigate the impacts of poverty and disadvantage which in turn lead to inequality.

OYCI, our partner organisation, has been based in the building since 2024 and they have a good understanding of the advantages as well as some of

the challenges of the building. Our proposal is to zone the centre, as was suggested by COSS advisors in 2024.



This zone model takes advantage of the unique layout of the centre and supports the concept of wide and varied usage by the whole community. All zones will have the ability to be hired either through a tenancy arrangement or through a more traditional let, either one-off or on a regular basis.

Zone 1 will accommodate OYCI as anchor tenant and strategic partner. OYCI is supportive of all work for families and children in Clackmannanshire and is focused on work that addresses gaps in services and barriers to participation, especially poverty related barriers. OYCI will make their spaces available to other groups that support their charitable aims and purposes and for community events. This is fully defined in our partnership agreement.

Zone 2 spaces are best suited to lets on an hourly or other basis and either short or longer term. Rooms would be available for meetings of community groups, classes like ESOL etc.

Zone 3 comprises the open plan spaces that would be made available for members of the community to drop in, have a 'cuppa' and a chat and use

the library. OYCI was based in the building when the council leisure staff operated it. OYCI staff observed that while people came in to use the photocopier or to borrow a book from the library, they also spent a lot of time simply chatting with the staff. The social connection was an important factor in their visit and, for many, may have been their only interaction with another human being that day. It is also identified in our community consultation as a priority for community members.

The centre has only been open to the public on a few occasions since the start of this financial year. By partnering with OYCI we would have the building open 6 days a week from the outset and staff would be available to provide that social connection, a warm space, a 'cuppa' and signposting.

These spaces would also be available to visitors, thereby promoting tourism and local economic development. The centre is a great starting point to access local green spaces and hill walks. We would propose that when the centre is open it would provide information, advice and access to toilets for visitors.

Zone 4 would continue the use of the previous computer room and the interview rooms to provide study and workspaces for local people.

Zone 5 (initially at least) would provide office space for OCT. Over time it could be developed into office space available for rent to other organisations.

The final zone would be the garden. Whilst not marked on the plan above, garden access is important for many user groups and the wider community. It is an important green space that can be used to connect people and is one that supports biodiversity and sustainability. OYCI has supported the development and the maintenance of the garden for the past few years with a dedicated member of staff working 2 days a week to look after this natural asset and to work with community groups including P7 of Tillicoultry Primary School, The Conservation Volunteers and the Community Payback team to improve the outdoor space. Through our partnership this work can continue and expand.

We consider that the building improvements required initially would include:

- Installation of fibre optic broadband;
- Soundproofing measures, especially in Zone 1;

- Replacing worn carpeting with a washable floor in certain rooms;
- Fixing the broken handle on the rear gate;
- Repairing wear and tear on the mono-blocking;
- Installation of renewable energy measures;
- Further development of the garden as a community space;
- Reconfiguring the front of the building to ensure there are flexible spaces to meet a variety of needs as per the zone model; and
- New signage and exterior adaptations to create a more welcoming access point.

Activities

People

Ochils Community Trust's custodianship of the Ben Cleuch Centre will put people first and have a focus on children and families. OYCI as part of their partnership agreement will be the driving force behind activities for children and families. The arrangement has two key benefits:

1. Secures a safe base for the core work OYCI does for children and families in the area.
2. Allows Ochils Community Trust to leverage OYCI's track record, experienced staff and established systems to ensure the centre flourishes, and is open to the public and welcomes community members from the outset.

The centre has traditionally been used by organisations such as Homestart, toddler groups etc. Such groups would continue to have access to spaces in Zone 1. Family Support Hubs could also locate in this Zone. OYCI has existing secured funding to support the hubs and its volunteers.

The Ben Cleuch Centre is well suited to children and families work having been originally designed as a family centre with a large, enclosed garden. Its location close to the local health centre provides many opportunities for a joined-up approach to improving the health and wellbeing of local families.

Activities available will include:

- Range of free youth activities after school, evenings and weekends - universal youth work offering minimum 6 days/week including youth social action, youth clubs, youth theatre, coding, gaming, arts & crafts
- Provision of after school care in partnership with Tillicoultry Primary School as part of the Child Wellbeing Partnership
- Skills development opportunities for all members of the community including accreditation
- Social and community connection for all ages – attending organised activities, drop ins* and events
- Creation of the first community based mental health bothy in the area through partnership with Be-Inn Unity- an evidence-based approach to mental health and suicide risk prevention.
- Through effective collaboration, develop services for especially vulnerable groups e.g. people living with dementia, addressing gaps in provision for local people.
- Support participation in the arts as part of the developing cultural strategy which is being led by Resonate Together. OYCI services include a youth theatre and OYCI's Chief Officer is a panel member of the Place Programme

** Loneliness has become endemic especially since COVID, and many older people particularly struggle - community spaces that are staffed and open in this way are becoming rare but can play a vital role in combating loneliness and associated health impacts.*

Place

1. Using the outdoor space for a range of climate action initiatives that support biodiversity, carbon reduction, flood prevention and climate education. This work has been ongoing by OYCI since 2023 - there is a good working knowledge of what can be done and existing partnerships with other organisations.

2. Promote access to Clackmannanshire's natural assets with information and access to a warm space and toilets, thereby supporting tourism and economic development. The centre is well placed for accessing green spaces, the hills and the glen and tourism forms part of the cultural

strategy being developed in Clackmannanshire as part the Creative Scotland Place Programme, which OYCI is engaged in.

3. Opening the Ben Cleuch centre to the public 6 days a week as a place to connect, have a 'cuppa' and a chat and understand what different members of the community want. This is possible through the partnership with OYCI who have paid staff in the building each day.

4. Continue to provide spaces that other community organisations or individuals can hire for a diverse range of activities

5. Provide free community events in the garden and the centre, removing financial barriers to access and helping create a vibrant place in the community.

6. Volunteering and supported employment opportunities to build employability skills within the local community.

OYCI, our partner organisation, has the experience, capability and capacity to deliver all of the above activities, and have the track record to support this, ensuring a flying start to delivering community benefits.

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.

Economic development

Our business case is fully outlined in the Business Plan accompanying this application. The success of the application will secure 13 paid posts at OYCI and lead to new roles being created as Ochils Community Trust develops. As part of a wellbeing economy, the work of the Trust and OYCI will be to put people and planet firmly at the centre of economic growth. Approaches rooted in fairness, participation, dignity and purpose will drive forward the Trust and the Centre. OYCI brings a strong track record of delivering on this already and will provide support for the developing Ochils Community Trust.

Regeneration

Without the asset transfer the Ben Cleuch Centre will close. A closed asset will deteriorate rapidly. It is situated on the main road so, for residents and visitors alike, a shuttered facility in decline does not encourage participation in the community. Derelict properties are significant drivers of place-based health inequalities. Research shows that people living near such sites experience poorer physical and mental health outcomes compared to those in well-maintained areas, often due to environmental hazards, lack of green space, and increased social stress.

With a successful asset transfer, the Ben Cleuch Centre can not only remain open, but it could also be a vibrant community space providing a range of community benefits for all ages and stages. Ochils Community Trust's partner, OYCI, has already invested £22,000 in improvements to the fabric of the centre that were co-designed with service users.

Public health

The public health benefits of improving agency via connection (to community or people), through participation, access to green spaces, engagement with the arts, and access to support, is all very well documented. Public Health Scotland supports the vital role of 'anchor institutions' in public health as they:

- redirect and more fairly distribute income, power and wealth back into local communities;
- place equity at the centre of all decision-making and understand how to support marginalised or disadvantaged communities.

Anchor institutions can contribute to strengthening the building blocks of health for those at the highest risk. Ochils Community Trust is committed to barrier free community access to activities and opportunities that promote health and wellbeing, especially mental wellbeing.

Through OYCI's partnership with Be-Inn Unity, Ochils Community Trust plans to set up the first community mental health bothy in the area. This is a significant change in access for local people to non-therapeutic mental health support and can operate as a walk in service. All OYCI staff have been trained as mental health first aiders by Be-Inn Unity and the Director is a fellow Changemaker of Shona Ulrichsen, OCT Director. This training is focused on attachment theory, the neuro-biology of stress and

the impact of trauma – it is far more specialised than regular mental health first aid training and presents a unique opportunity to support community members with their mental health.

OYCI is involved in ground-breaking research with Edinburgh University into changing systems to remove place-based health inequalities. There are two core themes of nature and the arts to improve health outcomes. Much of this research has been undertaken at the Ben Cleuch Centre and a successful asset transfer would mean research like this continuing in a place that has already formed a cornerstone of the research.

Within this research, OYCI has been able to support young community members to explore what is considered a public health emergency – violence against women and girls. Such early intervention, preventative work exploring gender norms is the kind of intervention that is needed to make headway with this issue.

Social wellbeing

The NHS defines why Social Wellbeing is so important:

- We develop the skills to create communities and feel safe
- It allows us to build and maintain healthy relationships
- Having a good support network improves our mental health and reduces stress levels
- Social interaction with friends, family and colleagues helps improve our confidence and self-esteem
- Better overall social wellbeing results in us feeling happier and improves our enjoyment levels

Social Wellbeing is a measure of one's interpersonal relationships.

A sense of belonging, social inclusion and social stability, the way in which we communicate and connect with one another, our friends and family, colleagues and community and how we feel valued is critical to our social wellbeing. We are acutely aware that this is something with which many people across all age groups struggle.

Social wellbeing is a key priority for the Ochils Community Trust. Having the centre open regularly (not just when a group is running an activity) for people to pop in provides vital social connection.

All the work of OYCI provides opportunities for social connection and for children and young people to develop relationships with trusted adults in the community. Increasingly OYCI is engaging with wider family members to support community connections. One good example of this is free events for the whole community that have become important events for all ages. OCT will work with OYCI to build on this wider engagement and continue to provide these free community events.

Environmental wellbeing

The garden at Ben Cleuch is a nature-rich space that nurtures health. It has been a cornerstone of OYCI's work with children, young people and families since 2024. Since COVID, OYCI have been the only organisation maintaining and developing the garden (excepting the polytunnel which another group maintained until recently) driven by the members of OYCI's youth social action group. OYCI regularly run youth work sessions outdoors in the garden, and it is a vital component in the Child Wellbeing Partnership work by providing a safe outdoor space that helps children with emotional regulation.

OYCI has worked with The Conservation Volunteers (TCV) over recent years to develop the garden at the Ben Cleuch for biodiversity, flood prevention and protection of endangered species. As well as an active outdoor learning programme - much of which is delivered from the garden – OYCI has a trained Forest School team and other experienced staff who are passionate about the environment. OYCI's participation in Edinburgh University's REALITIES groundbreaking research focuses on the healing power of nature and connection to green spaces for health as well as planetary health. The research partnership is a particularly unique element in that access to the green space at the Ben Cleuch is vital to this research, the benefits of which will reach far beyond the local community as this work is being recognised by the Scottish and UK Governments, and the United Nations.

Working with the Clackmannanshire Council's Development and Environmental Services/Energy and Sustainability OYCI secured a NatureScot Grant to help develop the garden in line with the local pollinator's strategy, with support from the Countryside Ranger service, TCV and the Mill Green Action Group. This has resulted in significant improvement works to the garden with the support of the community payback team. We have also been able to grow local produce which has been donated to Tilly Community Larder. These examples show a strong

track record of environmental wellbeing activity, as well as established local and national partnerships, that will be able to continue and expand with an asset transfer.

Reduce inequalities of outcomes which result from socio-economic disadvantage

the Hillfoots area contains many data zones in the lower half of SIMD rankings. There is much hidden poverty and the rankings themselves do not tell the whole story. To really understand what SIMD data means comes from working on the ground, in the community where you can see first-hand the impacts of poverty and disadvantage on families and community.

OYCI has developed a more granular understanding from their work over several years in the Hillfoots, and specifically Tillicoultry, having been based in the village since 2022.

They offer universal youth work at 6 days a week which provides free opportunities for children and young people to connect, learn and grow. Youth work is a proven educational pathway that supports children and young people to learn skills, grow in confidence, gain accreditation and become active citizens who contribute to their community.

OYCI also do more intensive support work for children, young people and families as part of the Child Wellbeing Partnership (within the Family Wellbeing Partnership), the Family Support Collaborative, Planet Youth, the CLD Partnership, and with Edinburgh University as a community embedded researcher looking at place-based health inequalities

As a result, OYCI already supports many vulnerable families in Tillicoultry and environs, and with a partnership and anchor tenancy this work is not only protected but can grow and scale.

The Ochils Community Trust and OYCI share a firm focus on removing barriers for participants and to have stigma free services. Using evidence-based relational approaches to support people, a successful asset transfer of the centre is an exciting opportunity for two very aligned organisations to embed community benefit that helps reduce inequality and mitigate the impacts of socio-economic disadvantage. Examples include:

- Barrier free access to high quality services
- Opportunities for volunteering (young and old)

- Ongoing work with local schools
- Partnership with Tilly Community Larder
- Family support hubs
- Drop in mental health services (Be-Inn Unity Community Bothy*)
- Supported employment opportunities

** An attachment led and evidenced based community intervention that empowers the community to build strong relationships and nurture potential. Through the intervention, mentors lead programmes that improve connectedness in the community for adults, children and young people. Community and Relationship Mentors are trained in evidence based therapeutic interventions and are provided with ongoing supervision and training. This uses the latest interventions developed with clinical Child and Adolescent CALMS Practitioners in partnership with the University of Glasgow*

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.

None that we are aware of

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.

We are aware that another body that has applied for the asset transfer. Should our application be successful, they may feel it is detrimental to their organisation. We are committed to partnership working and to trusting and open relationships within the community. Were our application to succeed, we would invite the other group to be a part of the development of the Ben Cleuch Centre. There may be projects that they are particularly interested in and that we could accommodate alongside our planned community benefit activities. We would be supportive of this if they wished to still pursue their ideas.

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.

This proposal is centred around a robust partnership that ensures that the Ochils Community Trust has the capacity, skills, systems, experience and guaranteed income needed to successfully run the centre from the outset.

The partnership with OYCI, which has had security of the operational base for their charitable activities since 2024, greatly enhances our capacity to manage the project. The partnership further provides all the infrastructure, staffing, skills and experience requisite for Ochils Community Trust at start up. Over time, this could transition to Ochils Community Trust once we have the budget for paid staff.

It is common for new asset transfer centres to be run by volunteers, often for quite lengthy periods, before income is sufficient to allow for recruitment of paid staff. While such models do work, it tends to lead to a slow, phased start to delivering real community benefit. Our proposed model removes a great many of the risks associated with new and inexperienced organisations taking on the level of responsibility that is required to successfully run a community building.

OYCI has built a solid professional reputation in Clackmannanshire, and particularly in the Hillfoots area, since 2017 and can offer an established executive team with a wide range of skills and experience.

- Senior Management Team: Chief Officer, Office Manager, Participation Lead, Engagement Lead.
- Support team: 3 officers focusing on business support, project development/implementation and accreditation.
- Youth work team: 6 delivery focused staff
- 4 highly skilled and experienced Directors.

OYCI's Chief Officer served on the board of OSCR for 8 years and has recently completed The Hunter Foundation's Changemaker programme for Charity founders/CEO's looking to scale. She is networked into this influential group of charity leaders in Scotland, sits on the creative Scotland Place Programme Panel, oversees OYCI delivery under the Child Wellbeing Partnership which forms part of the Family Wellbeing Partnership, is a community embedded researcher for the Edinburgh University REALITIES research which is focused on new approaches to tackle place based health inequalities. All of these skills and experience benefit Ochils Community Trust.

OYCI's staff team is highly experienced and trained. All staff have as a minimum Ready for Youth Work, child protection, Food Hygiene Level 2, first aid, Health and Safety and GDPR training.

All non-sessional staff have also had training in mental health first aid, GIRFEC Skilled practice, and NHS Trauma Skilled practice.

OCT's Directors are all members of the community and have a wide range of skills and experience:

- Public Service Consultant with Ombudsman experience and currently completing an Msc in Sports Psychology. Experienced trustee with other Non-Exec Director roles.
- Policy and Communications Professional, holds a number of volunteer roles and is very engaged in the defined community

- Charity sector leader with strong background as a volunteer and a trustee, particular skills and experience around funding, growth/scale and organisational performance

- Manager with strong community engagement locally, financial management, operational management and compliance

As a newly incorporate organisation, an early activity will be to complete a full Board Skills Audit to ensure we have a broad range of skills and to facilitate wider Board recruitment. This will support identification of the roles required to support OCT's growth and development. We will co-opt expertise as required to fill any gaps.

This allows for the best possible start for the new organisation to begin delivery of community benefit (beyond letting spaces) immediately. As Ochils Community Trust grows and expands its membership, the makeup of the Board will change with appropriate succession planning, but we would expect representation of OYCI on the Board throughout.

OYCI commands a strong track record of:

- Co-designed services that meet local needs
- Strong lived experience voice
- Securing funding (£15k in 2017 – £300k in 2025)
- Robust governance and compliance
- Navigating challenging situations (COVID, cost of living crisis)
- Financial management and cash flow forecasting
- GDPR
- Evaluation of impact
- Research partnerships

Ochils Community Trust will be able to benefit from OYCI's existing infrastructure:

- Financial management – Xero accounting system
- Bookings – Bookeo

- Microsoft Copilot/365
- Mailchimp
- HR contract with Bell HR ensuring we remain fully compliant with all employment law
- IT support contract for any systems issues and cyber security
- Local accountancy services
- Membership of CTSI, SCVO, Youth Scotland
- Fully insured services

And partnerships including:

Be-Inn Unity, TCV, Resonate Together, FEL, Edinburgh University, Braw Talent, local primary schools and Alva Academy, Youth Scotland, Play Alloa, NHS FV Health Improvement team

OYCI is currently working with the Scottish Tech Army to develop approaches for community members that are digitally excluded.

Ochils Community Trust supports and adheres to the pillars of community wealth building:

- Plural ownership of the economy
- Making financial power work for local places
- Fair employment and just labour markets
- Progressive procurement of good
- Socially just use of land and property.

Wherever possible we purchase locally.

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.

Ochils Community Trust has undertaken community consultation across the Defined Community through a structured survey. A significant proportion of respondents were individuals who do not presently use the Centre, giving us valuable insight into what would encourage wider engagement and how the Centre could evolve to meet community needs.

The consultation produced five clear priority themes:

- Free after-school activities (96%)
- Health and wellbeing programmes (64%)
- Social activities addressing loneliness (62%)
- Skills and volunteering opportunities (60%)
- Community events (43%)

These priorities directly reflect the scope and ambition of OCT's proposed operating model and demonstrate strong community endorsement for the activities we aim to deliver.

"I think this is such an important resource for the community. As activities for children, clubs for them. Spaces for families, baby groups, book clubs. Evening events"

"More community activities that are inclusive for all. Especially activities for children as there are not enough things happening in the area that are free"

"Used regularly in the past for library and talks. Bring back a library please. Activities for all age groups."

"Good local space for local people especially young families and children who need a safe space to spend time. Too many young people in particular 10-15 years with nowhere to go. The centre has so much potential for the local community it should be utilised."

OCT views these findings as compelling evidence of both need and opportunity. Should the transfer be approved, we will embed continuous and meaningful community engagement in our governance and planning processes to ensure a strong, representative community voice remains at the heart of the asset.

Full consultation results are provided in Appendix 1.

Section 6: Funding

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

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 3 year budget for the running of the centre is summarised below

	Year 1 - 2026/27	Year 2 - 2027/28	Year 3 - 2028/29
Income	87000	104280	118710
Service Fee	12000	12600	660
Employee Expenses	0	0	17642.328
Property Expenses	32697.485	34332.35925	36048.97721
Maintenance/repairs	5921	34900	12050
Supplies & Services	11227	11788.35	12377.7675
Upgrades to fabric	20821.75	8094.24	
Total Expenditure	82667.235	101714.9493	78779.07271
Net Expenditure	4332.765	2565.05075	39930.92729

Key assumptions:

The January 2024 Ben Cleuch Centre Condition Survey and the Clackmannanshire Council 3 year maintenance schedule present an accurate analysis of the building's condition and maintenance requirements and there are no significant undisclosed building/maintenance issues.

Council data for the cost of utilities is accurate. We have assumed a 21.5% increase in utilities since the figures given by local authority are from 2022/3, and a 10% increase in

insurance since figures given by local authority are from 2024/5. These assumptions are based on evidenced % increases in the period.

A full analysis of all lettable spaces has been undertaken, the schedule takes account of anchor tenant usage and spaces that will not be charged in order to provide priority community benefit of e.g. social connection activities.

Within this time allocation has been given to opening up/closing down, maintenance and cleaning. Income projections for lets in addition to the anchor tenant rent are based on successful lets of:

Year 1 – 25% of available capacity

Year 2 – 35% of available capacity

Year 3 – 45% of available capacity

The income projection is therefore based on:

Realistically available lettable spaces considering anchor tenant usage, cleaning, maintenance, opening/closing routines.

Lets 30 weeks of the year aligned with academic years which many community groups align their meetings/activities with

Maintenance and repairs costs are taken direct from the council's 3 year schedule and phased according to priority as per this plan.

Fabric upgrades to the building comprise sound proofing (£5882 year 1, £8094 year 2), reflooring rooms (£5220) and installing energy efficiency measures (£9,719). These works are additional to the council schedule.

Renewable energy measures should reduce utility costs – this cost save has not yet been factored in to budgets

Services and supplies include cleaning, consumables and fibre broadband

Programme costs initially will be borne by OYCI as part of the service level agreement and their existing community benefit activities which will be secured by the asset transfer and partnership. Volunteer run community benefit activities will be supported by OYCI staff.

Planned maintenance in year 2 as per the schedule is a significant cost.

Surplus from year 1 and 2 will be provided to support community activities by OCT (eg volunteer events/activities). Grant income in year3 once the significant maintenance issues are resolved provides a budget for community activities by OCT and this aligns with having OCT paid staff at this point.

Anchor tenant rent will be paid monthly by standing order and this will support cash flow.

Sensitivity analysis will help us manage cashflow and will be regularly reviewed to aid early identification of any issues and take mitigating action.

Year 1

		Expenditure Variation								
		-20%	-15%	-10%	-5%	0%	5%	10%	15%	20%
Income Variation	-20%	£3,466	£667	£4,800	£8,934	£13,067	£17,200	£21,334	£25,467	£29,600
	-15%	£7,816	£3,683	£450	£4,584	£8,717	£12,850	£16,984	£21,117	£25,250
	-10%	£12,166	£8,033	£3,900	£234	£4,367	£8,500	£12,634	£16,767	£20,900
	-5%	£16,516	£12,383	£8,250	£4,116	£17	£4,150	£8,284	£12,417	£16,550
	0%	£20,866	£16,733	£12,600	£8,466	£4,333	£200	£3,934	£8,067	£12,200
	5%	£25,216	£21,083	£16,950	£12,816	£8,683	£4,550	£416	£3,717	£7,850
	10%	£29,566	£25,433	£21,300	£17,166	£13,033	£8,900	£4,766	£633	£3,500
	15%	£33,916	£29,783	£25,650	£21,516	£17,383	£13,250	£9,116	£4,983	£850
	20%	£38,266	£34,133	£30,000	£25,866	£21,733	£17,600	£13,466	£9,333	£5,200

Year 2

		Expenditure Variation								
		-20%	-15%	-10%	-5%	0%	5%	10%	15%	20%
Income Variation	-20%	£2,053	£3,033	£8,119	£13,204	£18,290	£23,376	£28,461	£33,547	£38,633
	-15%	£7,267	£2,181	£2,905	£7,990	£13,076	£18,162	£23,247	£28,333	£33,419
	-10%	£12,481	£7,395	£2,309	£2,776	£7,862	£12,948	£18,033	£23,119	£28,205
	-5%	£17,695	£12,609	£7,523	£2,438	£2,648	£7,734	£12,819	£17,905	£22,991
	0%	£22,909	£17,823	£12,737	£7,652	£2,566	£2,520	£7,605	£12,691	£17,777
	5%	£28,123	£23,037	£17,951	£12,866	£7,780	£2,694	£2,391	£7,477	£12,563
	10%	£33,337	£28,251	£23,165	£18,080	£12,994	£7,908	£2,823	£2,263	£7,349
	15%	£38,551	£33,465	£28,379	£23,294	£18,208	£13,122	£8,037	£2,951	£2,135
	20%	£43,765	£38,679	£33,593	£28,508	£23,422	£18,336	£13,251	£8,165	£3,079

Year 3

		Expenditure Variation								
		-20%	-15%	-10%	-5%	0%	5%	10%	15%	20%
Income Variation	-20%	£31,945	£28,006	£24,067	£20,128	£16,189	£12,250	£8,311	£4,372	£433
	-15%	£37,880	£33,941	£30,002	£26,063	£22,125	£18,186	£14,247	£10,308	£6,369
	-10%	£43,816	£39,877	£35,938	£31,999	£28,060	£24,121	£20,182	£16,243	£12,304
	-5%	£49,751	£45,812	£41,873	£37,934	£33,996	£30,057	£26,118	£22,179	£18,240
	0%	£55,687	£51,748	£47,809	£43,870	£39,931	£35,992	£32,053	£28,114	£24,175
	5%	£61,622	£57,683	£53,744	£49,805	£45,867	£41,928	£37,989	£34,050	£30,111
	10%	£67,558	£63,619	£59,680	£55,741	£51,802	£47,863	£43,924	£39,985	£36,046
	15%	£73,493	£69,554	£65,615	£61,676	£57,738	£53,799	£49,860	£45,921	£41,982
	20%	£79,429	£75,490	£71,551	£67,612	£63,673	£59,734	£55,795	£51,856	£47,917

Grant funding The proposal contains a modest grant income, with annual increases to this. The unique partnership with OYCI means we can leverage their grant funding capacity and experience. OYCI has grant funding from many sources including National Lottery Community Fund, Robertson Trust, Corra Foundation, Gannochy Trust, Garfield Weston Foundation as well as many others. They undertake regular

scans of the funding environment through Funding Scotland and their local and national networks.

As an example, OYCI has already secured a small £3000 grant for hosting Family Support Hub volunteers with lets related to this coming to the building managers and support for the volunteers being delivered by OYCI. This model can be replicated and scaled.

Initially we would seek an Awards for All grant from Lottery. This is a relatively simple application with quick turnaround times and has eligibility for both running costs and refurbishment costs. EDF Burnfoot Hill Community Fund is another early stage grant application that is well suited to OCT being focused as it is on the communities of the Hillfoots. This fund is now supporting core costs and any projects that contribute the priorities of the local community action plans. In Tillicoultry this would include:

- More community events and activities for all ages
- Encourage and support volunteering
- Expand youth activities and facilities
- Support and sustain community halls and centre
- Improve community information and communication
- Improve facilities, activities and information for visitors

All of which OCT could support with their proposed asset transfer

FV & Lomond CLLD - £5000 revenue and £30,000 capital grants, the next round opens in April 2026 and OYCI has previously successfully applied to this fund twice. Grant funding in year 1 would therefore target:

£20,000 Awards for All

£5,000 EDF Burnout Hill Community Fund

£10,000 Clackmannanshire and Stirling Environment Trust

£20,000 FVLCLLD

It's important to apply to a range of funders as outcomes are never guaranteed. The funders highlighted about are all suitable and would be the first phase of applications.

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 Suzanne Smith

Address 

Date 6 February 2026

Position Company Secretary

Signature 

Name Shona Ulrichsen

Address 

Date 6 February 2026

Position Member Director/Trustee

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: Ochils Community Trust memorandum of Association

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

Documents attached: Ben Cleuch Floor Plan, Ben Cleuch location Plan

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

Documents attached:

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: Social Value Case Study; Social value Benefit re LOIP Priorities

Section 5 – evidence of community support

 IMG_5640.HEIC
 IMG_5641.HEIC
 IMG_5642.HEIC – *please note any personal information has been redacted hence the photos*

Documents attached:

Section 6 – funding

Documents attached: