

DUNDEE CITY COUNCIL

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

You are strongly advised to contact us, complete a pre application form and discuss your proposals before making an asset transfer request.
(nicky.maccrimmon@dundeecc.gov.uk)

Please complete the attached asset transfer request form if the property/land is owned/leased/managed by Dundee City Council

You should read the asset transfer guidance provided by the Scottish Government before making a request.
(<http://www.gov.scot/Topics/People/engage/AssetTransfer>)
Please also see Dundee City Council guidance documents.

When completed, this form must be sent to Dundee City Council Community Partnership Manager, Mitchell Street Centre, Mitchell Street, Dundee DD2 2LJ
E-mail: asset.transfer@dundeecc.gov.uk

(1) This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Dundee City Council. Please refer to Guidance document.

(2) This is not an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Dundee City Council. Please refer to Guidance document.

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

1.1 Name of the CTB making the asset transfer request (Name your organisation)

Alexander Community Development LTD

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

Postal address:
2 Fairfield Street, Dundee

Postcode: DD3 8HY

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: Kara Swankie

Postal address: 2 Fairfield Street, Dundee

Postcode: DD3 8HY

E-mail: kara@alexanders-scotland.co.uk

Telephone:

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

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

1.4 Please describe the structure of your organisation and its official number, if it has one.

x	Company (with no fewer than 20 members), and its company number is	SC654315
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members), and its charity number is	
	Community Benefit Society (BenCom) (with no fewer than 20 members), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of your 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 X

Yes

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers (i.e. those listed at 1.4 above)?

No X

Yes

If yes what class of bodies does it fall within?

Section 2: Information about the land and rights requests

2.1. Please identify the **land/property** 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.

Mitchell Street Centre, Mitchell. Street, DD2 2LJ

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:

Section 3: Type of Request, payment and conditions

3.1 Please tick what type of request is being made:

For ownership (under section 79(2)(a)) – go to Section 3A

For lease (under Section 79(2)(b)(i)) – go to Section 3B

For other rights (Section 79(2)(b)(ii)) – go to Section 3C

3A – Request for Ownership

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

Proposed Price: £

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

3B – Request for Lease

What is the length of lease you are requesting?

Min 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 year

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

3C – Request for other rights

What are the rights you are requesting?

The car park at the front of the building, including the garage

- 5 years of financial support from DCC, £50k per year for 5 years for investment in the building

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.

4.1.1 Objectives of Project

Mission

Alexander's Community Development will create purpose and passion through upskilling and retraining, with the aim of securing futures for young people and retired trades persons.

Vision

To provide services within the city, that complement our partners, with the aim of securing positive destinations for all of our service user.

Values

Respect - Dignity - Honesty – Purpose – Team

We are seeking this asset to allow us to expand the offering across all of our projects and widen our grass roots engagement and collaboration in the city. Over the last 18 months, we have demonstrated our model works, created demand which is increasing every day and showcased how we intend to tackle the widening unemployment gap in the city.

Whilst we have identified we need a bigger space, to increase our current delivery by approx. 6 times current numbers, we have also identified how important our ongoing community engagement is and the role it plays in the on-going development of our work.

ACD intend's to developing community campus on the site, creating much needed access to space which enhances the current offerings of ACD but also compliments the current area and creates vital facilities for the community and businesses we serve. The campus model is tried and tested in the city, with various degrees of success however is always part of a primary or secondary school. We are looking to put training for all ages and abilities at the heart, with a focus on the relationship between sport, training, recreation and over all health. The building currently operates as a learning centre with community access and has demonstrated this is a successful operating model which ACD is keen to develop further.

ACD has three 3 key service areas.

The 'Transition to Trade' is a unique on site based programme, delivered to schools (School programme) and employability providers (Bespoke programme), where people will gain accredited qualifications whilst gaining experience of work within a trade environment.

The Food Distribution was established during Covid-19 lockdown, partnership with DCC and Faith in Community. In the current model, ACD takes delivery up to £10K of food per week, purchased by DCC, and organizes and distributes this to the 25 food groups within the city. To date we have

delivered almost £750k worth of food, purchased by Dundee City Council and various other partners.

“Trades for All” aims to become the first asset locked, community multi-trade building service, staffed by a majority of young people.

Working with local retired trades people, we deliver discounted trades work to community organisations, commercial project and private individuals. This work is carried out by our in-house trades team, who have a range of experience in all trades. This team is made up from trainees, apprentices, and early career trades people. This programme give everyone involved an opportunities to share skills and experiences as well as the chance to create new friendships.

Mitchell Street Centre fits all of ACD’s requirements and allows for expansion of the business model to help create a vital city resource. Our main objectives for this site is to create a home for the organisation to thrive and grow our offerings into other areas of training. We are also focussed on developing our grass roots connectiosn to the city and through time would develop a community café, with evening and weekend access to the building. This would allow groups to run, people to meet and enhance the local area.

We are also keen to work closely with neighbours in the area and collaborate on usage of the space to ensure that the building and it’s grounds are well maintained and cared for alongside our facilities.

We actively want to encourage public access to this space, with potential for meeting rooms at affordable rates, large café space which could double as a community ‘lounge’ area as well as the training rooms and offices. We would like to overhaul the external area, and plant trees/grass with benches and shared areas for the building users and the community.

The vision will be to create a facility which can be accessed on a 365 day model, with delivery of various asepects from community partners and groups. This is something we have been successful with to date, by developing strong relationships through our work with the food insecurity network as well as the education and training. We aim to create a building that not only allows for our vital services within ACD to grow and thrive but also to work in sync with the local community.

4.1.2 Why there is a need for your Project?

Alexander Community Development has established a firm base in the city. We see this asset transfer as part of our wider model, and something that will become sector leading and help to boost Dundee’s image on the national stage. The location of the building supports ACD’s ambition to become the ‘go-to’ place for businesses to find quality apprentices as well as engage with on-going training. This will be done through working with young people at an early stage in the career, intervening at a potential fork in their life and ensuring they follow a good pathway. Through our programmes, we have already supported 10 Cohorts, even during a pandemic, with all candidates moving onto positive destinations (see ACD’s annual report). As we move into a bigger space, with more staff and bigger resources, ACD will be able to support upwards of 500 people every year into a positive employment destination, which will boost the economy and directly tackle the unemployment rates in the city.

The need for the services:

Transition to Trade Dundee is a city with high levels of social deprivation, some of the worst areas in all of Scotland, and has poor levels educational attainment. ACD want to improve Dundee by meeting the need to better engage with the community to teach and support them into better quality lives. There is an opportunity to improve the attainment of young people in the city of Dundee.

It has been recognized that there is no route for young people to leave school and transition to a trade. Engaging with young people who are disengaged with education and further training allows ACD to provide hands on work experience and qualifications which will provide increased employment opportunities. This mentoring and practical environment will give a space for these young people to be believed in, and a safe space to explore their potential. There is no other programmes that meet this criteria being offered to young people in the area, the ACD team hold a wealth of experience in trades and the education and employability of young people which positions the charity well to deliver this SQA accredited course.

The need for Transition to Trade is even more clear as the post Covid-19 effects begin to display. The latest youth unemployment figures from the Office for National Statistics showed an average of 30,000 16 to 24-year-olds in Scotland were out of work between April 2019 through to March 2020.

The number of 16 to 24-year-olds out work is expected to top 140,000 by the end of 2020, think tank IPPR Scotland has warned. This is more than one in three of Scotland's young workforce.

Although youth unemployment is expected to sharply rise, a CITB Gap Analysis across Scotland shows a labour shortfall of 3% on current employment, which is likely to widen further because of the COVID pandemic.

With 8% of the construction industry in Scotland being made up with EU nationals and the removal of free movement post Brexit, we could see a decline in the number of EU workers within the construction industry. This coupled with the fact that 22% of Scotland's construction workforce are over 50, and 15% are in their 60s, this skills gap means there is a huge opportunity for young people to fill it.

Trades for All

There is an opportunity to develop this service into the first and only multi-trade service which is part of an asset locked organization. This service could go on to create various types of jobs including apprenticeships, traineeships and early-stage career roles. There is also the opportunity engage with retired tradespeople who feel like they don't have a purpose since retiring and are looking for a way to give back to the community. The 'Trades for All' service will positive mental health through providing purpose and a network of support. These individuals will be giving back through discounted trades services offered to charities and community groups and will work with other trades people passing on their knowledge and sharing in making the community better.

This service has the ambition to develop into a large capacity offering, with a majority work force of young people in training. There will be an opportunity to create jobs for people, which will lift them up out of deprivation rather than consistently adding levels of padding.

Food Distribution

Due to high deprivation rates there is still a need for food banks in the city, while there is still a need for this service ACD will continue to support through their warehouse and distribution services. The individual food banks do not have the resources to coordinate and organize this level of support

and have testified that they would not be able to survive without the support of the services ACD provides. Where food is delivered to ACD, it is organized and delivered to the 27 food groups within the city each week supporting the delivery of food to 4,500 people each week.

Over the last year, ACD has become a well known, reputable organisation in the city and we believe we have built up a lot of trust and good will with our communities. We are continuously demonstrating that our programmes work and the only hurdle that we face is the lack of space. In short, we cannot keep up with the demand.

We have developed partnership with the local authorities in Dundee, Angus and Perth as well as working with criminal justice, local employers and 3rd sector to deliver our programmes. These programmes will be supported by Trades for All – which is ACD's main source of unrestricted income through our trading arm.

There is currently no suitable facilities in the city to house the planned growth and development of the organisation. A key part of what we are looking to achieve with the development is the involvement of young people. Our young people would be directly involved in developing the community campus, ensuring long term buy in and demonstrating what can be achieved through hard work.

4.1.3 Development/changes/modifications required

The building has been surveyed by our architects and contractors and we have indemnified it requires a degree of work to bring it up to modern standards and fit for our requirements. With roots in the construction industry, ACD is uniquely placed to fully understand exactly what is required when taking on a building of this scale and size. We are not blind to the challenges that come with a Victorian building and are aware that there is a lot of work required to bring the building up to a modern day standard, which has accessibility to all floors and ensure the internal layout is best fit.

We require 9 training rooms, training space, flexible community space, toilets as well as creating a minimum of 6 offices and a community café. There is also the requirement of a lift being installed to ensure the whole building is accessible. We would seek additional support to make this happen however we view this as a vital part of the long-term use of the building and ensuring it has a future

We will also need to bring the heating, lighting, plumbing and power systems up to modern day standards and would look to improve the efficiency of the building through the use of solar panels and other green resources, in line with Dundee City Councils examples.

We fundamentally appreciate and understand that developing the building from a Victorian school to a modern day development and training space which is suitable for community use will not be an easy challenge. We understand the construction elements such as utilities and waste as well as the physical build, will all be complex however within our organisation and our partners, all of these are achievable.

Within our Trades for All service, we anticipate we will be able to work closely with the main contractor (who will be selected through our socially driven procurement process) and ensure that there is opportunity for anyone who wants to get involved.

This will cover our existing service users, community, local companies and will all be managed by our in-house health and safety.

We anticipate the renovation costs to be in the region of £1.5million and will update this when the architect produces final drawings. We intend to apply to the Regeneration Capital Fund and 2 local Trusts to fund the building.

We would look to seek support from Dundee City Council in regard to bringing the building up to a standard and as such, whilst we would prefer a transfer of ownership, we would consider a long term lease.

We also believe in investing in other parts of the city, other than the waterfront. There is no quality access to food, restaurants or meeting space within this area. Creating a community café which can be used whenever there are clubs playing in the park or groups operating in or near the building, helps to create a buzz and create something really exciting.

4.1.4 Activities that will take place

ACD will create a campus that encourages and supports any groups which align with our goals.

During the day, ACD's main operations will take place:

- Transition to Trade
- Food Distribution
- Trades for All
- Rental of office space
- Rental of café space
- Community groups and clubs
- Training and meeting spaces
- Networking between employers and potential employees
- Food distribution as part of the Food insecurity network, funded by Dundee City Council
- Training in the Café
- Recreational use of the café and outdoor seating
-

We foresee the 'buzz' in the building coming from the community (local and business) and training group use. We will create space that is affordable and accessible for the community, providing access to training and meeting space (something which is deemed a premium in the city), café spaces in the evenings and weekends and opportunities for various groups to meet.

Some of our partners already identified include

- Andy Man's Club
- Wellbeing Works
- Food Insecurity Network
- Faith in Community
- Dundee City Council
- DVVA
- Angus Council
- Rossie Young Offenders
- Castle Huntley
- YMindset
- Sporting Pursuit
- John Robertson Joinery
- Pitkerro Plumbing

- CJK Electrics
- LCM Vans
- Alexander Decorators
- QAPM
- Hillcrest Housing Association
- Advanced Training Solutions
- MetalTech
- Police Scotland – VRU
- McLaughlin & Harvey

We would also like to see new groups forming such as running clubs, makers clubs, mum and baby groups etc.

4.1.5. If the asset is to be used by the public it would be helpful if you could provide details of letting's policy and opening times.

We would look to rent space to approx.. 6 tenants through office and café space. These would be on affordable lease agreements, which would be inclusive of all services. These tenancies would develop income to cover the costs of the building and the operational staffing associated.

We anticipate access to the building following the similar DCC 365 model. This would mean during working hours (8-4) ACD would occupy the building as well as any full time tenants, with additional bookings made when there is availability in space.

In the evenings and weekends, our partners would come primary in demand.

We foresee the building being closed by 8pm, with limited access at the weekends likely around 9-5 Saturday and 11-5 Sunday. This would be reviewed regularly depending on demand. We would love the space open for as long as possible, but we will only open depending on the demand from the community.

Anyone we 'let' space to, would have to meet our minimum health and safety requirements we will ensure they meet our requirements for Public Liability. If the organisation or group is struggling to meet these requirements, we would ensure there is support available to make this possible. We would do this by working with our partners.

4.1.6 What provision will be provided for people with disabilities?

The campus will be inclusive to all, regardless of barrier, ensuring everyone feels welcomed, supported and safe.

We would also create job opportunities to manage the building during evening and weekends. These jobs would be driven by our goal to become a supported employer.

Physical elements include – the installation of a lift to ensure the floors are accessible
Removable of the hardcore and installation of grass and pathed areas

4.1.7 Any other relevant information?

Benefits of the Proposal

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

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.

Please explain how the project will benefit your community by detailing how your project will promote or improve:-

4.2.1. Economic development/income generation

We are looking to use this building across all 3 programmes as well as future income generating activities.

Just by taking on the building, and renting out to 6 tenants, we would be creating 4 permanent jobs. This is out with the creation of further employment through our programmes.

As a living wage employer, we would be requiring 2 x reception staff, 2 x facilities staff.

Taking on this building will allow all of the programmes to grow in development and staffing requirements.

Transition to Trade:

Currently provides 5 full time jobs directly, however moving to Mitchell Street would allow the creation of a further 5 full time jobs. These would be funded through various routes.

Food Distribution:

Currently provides 2 full time jobs, this site would allow us to take on frozen goods (as requested by the food projects) and in turn a further full time role

Trades 4 All:

Currently provides 3 full time jobs, with planned growth to 5 before the close of 2021. By moving to this site, Trades for All will be able to progress quickly with our own hiring of apprenticeships as well as full time trades works. This will initially mean there will be 5 full time tradespeople, 1 project leader, 1 admin, and 10 apprentices hired. Each year we will hire a further 10 apprentices and a further 5 full time trades people until we sit have 30 apprenticeships at any one time.

Trades for All will create approx. 45 roles within the 3-4 years of moving.

Trades for All aims to fill a gap in the market as a medium sized multi-trade contractor. As an asset locked trading subsidiary on ACD, Trades for All will commit to making quality jobs within the construction industry, whilst serving the local community through our service.

Trades for All will also support SME traders into taking on placements and apprenticeships, through leading by example and supporting with the administrative elements, which are often the hardest part for SMEs. This will help to support with further job creation and create a clear pathway from Transition to Trade into work.

Our Trades for All programme is our main unrestricted income generation activity. By securing this asset, we will be able to expand our Trades for All programme and create more opportunities from

income generation. Trades for All will develop into a full multi-trade building company, working on private, public and 3rd sector work. The ambition for Trades for All is that the service grows into Scotland's first asset-locked construction firm.

We would also see job creation from our tenants and the café space as well as our partnerships with construction companies, who take on apprenticeship directly from Transition to Trade. This model will help us achieve our goal to continue to engage at grassroots level, without duplicating existing, great services.

Through the tenancies, there is the opportunities for 6 businesses to thrive in an affordable, growing environment which has a captive audience on site.

ACD is well known for working to support SME's taking on apprentices and known for working to serve the city. As a living wage employer and anchor organisation, we are committed to leading the way in creating quality jobs, which create opportunities for people to lift themselves out of poverty. It is our intention to develop this model further, as we led the way in tackling the growing attainment gap and unemployment rates.

4.2.2. Regeneration

Dundee is changing, our waterfront is changing the cities reputation. We believe it is vitally important that the communities outwith the town centre are not left behind. There is a focus on trying to regenerate some of the buildings around the 'Kingsway' and we feel this compliment this focus. It is also the right time to invest in this area of the city, which will help to bring up the overall look and feel of the local area.

Trades for All is a multi-trade building service within the organisation, therefore we are suitably equipped to ensure the building is kept in good repair. Part of the model is to ensure young people have access to live building projects and we believe there will be huge support from the young people who are going through Transition to Trade.

Community Campus model's work therefore we believe this is the best model for ACD to focus on. Bringing people of all ages from all walks of life in the city, to this building will create new communities and new links. Within the direct local area, there is investment in housing and a new care home planned therefore now is the right time to focus on the regeneration in the area

For too long, investment in quality spaces with recreational facilities and training facilities have been driven towards 'shining' 'new' areas, ACD wants to bring up the standards and invest in the area where people live. We believe that we are creating something belongs to the people of Dundee, built by the people of Dundee, staffed by the people of Dundee.

Trades for All is a multi-trade building service within the organisation, therefore we are suitably equipped to ensure the building is kept in good repair. We will be carrying out all renovation works ourselves, with this becoming on of the Trades for All apprentices biggest projects. On-going repairs would also be carried out by this service, and the work would be used to showcase what we can offer to the wider community. We want to create a space that the community want to use and take pride in, which is often done by ensuring there is good aesthetic appeal. We would look to work with this council to ensure that the building is brought up to modern standards in relation to heating, lighting and electrics as well as regenerating the outside space bringing it to life.

The other renovations required including upgrading the heating systems, lighting etc would be funded through partnerships with grant makers and DCC. For the renovations and changes required internally we would be making an application to the Regeneration Capital Fund as well as other grants, with the works carried out by local companies, supported by Trades for All. The on-going building maintenance would be carried out by ACD- Trades for All.

4.2.3. Public Health

ACD is committed to challenging the stigma's attached to mental health, particularly that faced by men. Male mental health, particularly within the building and construction industry is a huge problem. Men who work or have worked in the industry are 3 times more likely to commit suicide. ACD is directly tackling this through our Trades for All programme and in vision growing this service with our partners as we move forward.

We would also be supporting the on-going mental health crisis by the creation of numerous full time and part time jobs, for people of all back grounds as well as the continuous development of traineeships and apprenticeships through the Transition to Trade programme.

ACD is committed to working in collaboration with other organisations who specialise in tackling and changing public health crisis directly and aim to enhance the holistic offering.

As a community building on the land, we hope to encourage our users to access and utilise the open park space regularly. The community café will be focussed on creating and serving nutritious meals, which helps to enhance the over all experience and increase learning and focus.

On a wider city level, our food distribution service, which directly support the food insecurity network has become an essential part of the supply chain of food in the city. We work closely with the F.I.N. as well as Dundee City Council, ensuring everyone has good access to food and household essentials. This asset would allow us to continue this work and also give us the opportunity to adapt the service as the needs of the community change.

4.2.4. Social Wellbeing

The social wellbeing of our community is at the heart of ACD. Through every service we deliver we aim to lift those hardest hit in our community, into a better place. We believe this starts at the most basic level, by providing people with training and opportunities to gain employment. Within our organisation, we are committed to hiring local people regardless of their barriers to employment. This focus on employing people, boost their own life and lifestyle, their families, their local community and the overall economy.

Transition to Trade aims to tackle the growing attainment gap and unemployment within the city. We work directly with young people who are living in the areas with highest deprivation in the city. This asset would allow us to grow the capacity of this service , allowing us to deliver the programme to even more young people in our city. The outdoor space would also help us to develop our wellbeing offering, ensuring that we create a well rounded programme, tackling the more than just employability.

Trades for All will also support the social wellbeing of the older generation of tradespeople, many of whom have vital skills to be passed on. Mainly men, who have built up a lifetime of experience but have no route into passing this onto the younger generation, in a safe but realistic way.

When we hire apprentices for our Trades for All programme, there will be a priority placed on young people from areas of social deprivation. This will help to ensure that these young people are provided with as many opportunities as possible to help them set up their life best.

ACD is an accredited living wage employer. This commitment to paying people a fair wage for a fair days work, will be amplified when we have this asset as we have the opportunity to create more jobs. The only way to tackle the unemployment crisis is to ensure there is enough work opportunities.

4.2.5. Environmental Wellbeing/Environmental Benefits.

Taking on this space, will require significant investment to bring the space up to modern day standards and also to ensure it aligns with our organisations green pledge. As a recognised bronze resource efficient organisation, our long term goal is to develop circular construction within our training. By adopting this space, we would nurture the outdoor space and aim to plant trees, grow grass and make the space more aesthetically pleasing as well as ensure the running of the building is as efficient as possible. We would look to work with partners including DCC, Zero Waste Scotland, local construction companies to improve the utilities such as heating, lighting, solar options etc. We would also make use of the existing car parking and public transport routes however we would actively seek bike storage to encourage active sustainable travel to the site.

Within our Trades for All programme, we are committed to enhancing learning and encouraging problem solving within the young people we work with. This is done by utilising recycled and reclaimed materials which can be built into something new and sold. We also develop and regenerate local community groups and charity buildings through our design and build aspect of Transition to Trade therefore the more Transition to Trade delivered, the more vital buildings in Dundee that will be upgraded.

4.2.6. Does your project contribute to the reduction in inequalities? Please detail how.

ACD has a strong and valued reputation in Dundee for tackling inequality head, with great determination. This has been demonstrated by DCC committed to work with us again to deliver a further £400,000 of food, taking over food distribution to over £1million since April 2020. We have ensured that food has gone out to make sure no one goes hungry.

Not only do we work closely to ensure people have food to eat, we are creating jobs. We have gone from a team of 2 to 10 in 1 year, with further planned growth in the coming months.

All of our programmes tackle inequality directly. As a living wage employer, a member of the poverty alliance and working toward becoming a supported employer, ACD understands and believes in the need to give people a chance

Food distribution housed at this site would encourage access to food for anyone who needs it. It also provides opportunities for people to volunteer and feel safe in a space that they can call their own.

Transition to Trade would make use of this space, and this programme ensures that those facing inequality are provided opportunities. The young people we work with are usually from the hardest hit areas of deprivation and it is essential that our organization creates a pathway to a better life.

Trades for All is driven by young people, who are looking to start their career and retired tradespeople who are looking to skill share. With out these types of programmes, the aging population will only take their skills with them and create an even bigger skills gap in the future.

ACD is also committed to working with young people and in particular, supporting females into the construction industry. This is a historical challenge however ACD has had some success to date, through Transition to Trade. This success is partly due to the gender spilt management, ensuring diversity in attitude and thought.

4.2.7 Any other relevant information?

See business plan for further details of work

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. (It may be necessary to organise meetings with City Development Planning Officers to ascertain this information).

The building is in a particularly dated state and would require a large degree of modernisation. We recently carried out a survey and whilst there is a lot of internal works such as moving rooms etc we would look to do for our own purposed, there is a lot of a lot of works required to bring up to modern standards.

These include the outdated boiler/heating system, replacing lighting, installation of renewable energy sources (to be confirmed with DCC directly), potential upgrades to plumbing and electrics. There will be upgrades required to the windows to improve efficiency, however all of the above aligns with DCC on-going improvements to assets and we would look to develop partnerships on these elements.

We would look to complete full surveys of costs associated during the negotiation stages and would be happy to utilise the councils most recent, in date surveys.

The benefits to the inhabitants of Dundee and neighbourhood are demonstrated through the delivery of our programmes and the work we support through the Food insecurity network, However, the building itself brings a number of benefits to the area and the people who live and work close by.

The building would contain a large number of community facilities, including café ran by the community for the community, which will be accessible to all and have external seating areas. There would be the provision for various clubs to base themselves from the building including running clubs and community groups. These facilities would compliment the existing area and the users. There would be a provision for weekends and evenings, if demand was demonstrated and there would be opportunities for events and activities such as fairs and galas.

ACD is presenting something which truly would overhaul the area into a space that encourages people to spend their free time enjoying the own surroundings. It will be a space which demonstrates that vital work life balance and a space that young people can bring their friends and family and show them 'what they did on Transition to Trade or to 'meet that joiner, who's showing me how to fix the fence and build planters'.

That is what community is about.

Risk Analysis

4.4 Please identify the main risks to your project and how you could mitigate/reduce these?

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

Whilst a project of this size of course comes with many risks including securing funding, managing contractors and delivering on the plan, these are not risks that we have not got previous experience in managing.

We do expect there to be a lot of initial works to make building suitable for modern day use. We will mitigate the on-going risks through maintenance plans on all aspects of the building and also to begin a fund for any potential big works in future.

Local economy

We do not anticipate any negative implications on the local economy, as this building is surplus to DCC requirements. Whilst there will be many uses the building could be used for, we believe our proposal is a community driven but sustainable one. We have demonstrated our need for space and our potential to greatly boost the economy, particularly for those most socially inactive. Dundee has soaring unemployment rates, a massive attainment gap and a life expectancy difference of about 20 years from the poorest to most affluent areas in the city.

ACD is committed to tackling this head on, through the creation of well-paid work, which makes it worthwhile leaving a life and culture of benefits behind and working for a living.

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 experiences of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Have you/your organisation managed projects or owned/leased land previously?

Yes. We currently rent space from Alexander Decorators. Our CEO owns this land, therefore has extensive experience managing assets. The senior management of ACD has prior experience of renting premises, building and creating businesses and managing property.

Our board are made up of local professional and business managers.

John Alexander has 20 years of experience in the decorating trade, both in practice and education. John has worked closely with the local community offering work placements and apprenticeships since 2006. John has trained in various fields including health and safety, education, personal development and much more. John has a desire to help the city of Dundee and wanted to make this a sustainable legacy to boost the employability and economy of the local area.

Kara is the Operations Manager at ACD and has previously started and sold two 'start-up' businesses. As a qualified Business manager, project manager and health and safety advisor, she brings various types of experience to the management of ACD. Kara is well versed in establishing not for profit businesses having successfully developed and delivered a business accelerator training for social enterprise and charities in a previous role. This extensive knowledge, experience and passion is vital in establishing and development of ACD.

ACD has a board of directors who were selected for their knowledge of particular areas in order to drive.

David Souter – A retired principal teacher of guidance and school lead for developing the young workforce at Braeview Academy, Dundee. David's experience in supporting young people into further learning and work is particularly supportive of the Transition to Trades programme that ACD run. His network includes Dundee City Council, University of Dundee, Dundee and Angus College, Michelin Tyre Company, and Malmaison.

Jock McGuff – A qualified trainer with over 19 years' experience in delivering training programmes. Jock has previously served on the board of a charity and brings that experience to ACD. Jock has experience in the community work dealing with men's mental health through "Andy's Man Club",

this will add to ACDs efforts in the community, beginning with the retired tradesman's mental health weekly meetings. Jock will provide a key role in linking the training provision in the charity.

Tina McGuff – An advocate for mental health with years of lived experience as well as working alongside psychologists, eating disorder, mental health charities and supporting families through these complicated illnesses has given Tina unequivocal insight and practical information which will be shared with the Charity. Tina will be key in the delivery of community projects, to begin with the retired tradesmen mental health weekly meetings. Tina will then look strategically at how mental health issues can be best addressed in the community.

John Martin – A retired chartered accountant, who spent most of his working life as Head of Accounts within the contracts at Dundee City Council, managing the maintenance contracts. He has extensive knowledge of financial management with a particular focus on construction, buildings and contractors.

Murray Duncan – A painter and decorator at Alexander Decorators. Murray brings years of experience of the decorating trade and heads up Alexander Decorators. Murray has a strong network within the trades which will assist with the schools outreach, contacts for sponsorship and links to the retired tradesmen who are encouraged to come along to the weekly meetings.

.Please provide details of:-

4.5.1. Skills and experience of members of the organisation

Business Management – practical and academic

Project Management – practical and academic

Health and Safety – practical and academically qualified

Site Manager

Site Supervisors

First Aid

Trainers

Business Owners

4.5.2 Do you intend to use professional advisors

We will employ a solicitor to review the final terms and conditions.

Working within our team, we have professionally qualified business managers, health and safety advisor and support from accountants.

We will use architects to work closely with building control to ensure that we meet relevant building standards, making the space suitable for use.

We will also work closely with our contractors to ensure they are suitably qualified.

4.5.3 Do you currently lease/manage a property from DCC? If yes, please provide details

No

4.5.4. Please detail how you plan to maintain the asset?

Maintenance and repairs are a key part of ACD's business model. Our Trades for All programme currently holds contracts for works across various types of trades therefore maintain the physical environment would be carried out easily.

As this is a multi-trade building service, there is existing partnerships with trades merchants, ensuring low cost access to materials.

We would look to negotiate a support package from DCC, particularly over the first 3-5 years whilst works are carried out to bring the building up to a suitable standard. This will be required until such times that tenants will be able to rent space, and therefore generating revenue to manage the building.

This model will mean there is no impact of ACD's operations.

4.5.5 Any other relevant information?

See ACD business plan attached.

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

5.1.1 How many people are members of your organisation? Are they in agreement with this application?

25
Yes, full support

5.1.2 How many people are members of your community as defined in your constitution/governing rules? Are they in agreement with this application?

7, yes full support

5.1.3 Have you consulted with other local stakeholder groups and agencies? Please provide evidence.

Yes, we have carried out community engagement on 28th July. – Feedback to follow. We have also worked closely with local community leaders who have supported this work .

5.1.4 Have you made contact with local staff? If yes please provide details of who

Mark Flynn
Lynne Short
Natalie Mackland
Jennifer Kincaid
Elaine Pratt
Nicky MacCrimmon
Planning department – Gary Knox
City Development – Robin Preswood

5.1.5 Have you made contact with any other communities that may be affected?

Yes, a full community engagement process has been undertaken, details attached.

5.1.6 Any other relevant information?

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.

6.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings and your future use of it, including any redevelopment, ongoing, maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations.

We are seeking support from Dundee City Council to modernise the building and bring the plumbing, electrics, heating and lighting up to modern standards. We would be looking to use renewable sources and would look to work with Zero Waste Scotland on this as well.

This support is in line with the city council's own green agenda and therefore, we would look for support to drive this building into the modern day.

We are not seeking operational funding long term however, we would look for support for the first year prior to having part of the building ready for tenancies. We would then set a work schedule to ensure that the ground floor has the café ready and we can then rent this to pay for part of the operational costs, in tandem with the support requested above.

Trades for All and partner would carry out most of the works and therefore, we would seek funding from Regeneration Capital fund and other grant making funds to cover the costs of materials and salaries.

The on-going maintenance would be carried out by Trades for All and part of Transition to Trade projects.

The proposed renovations to Mitchell Street Centre are in the region of £1.5 million however this is likely to increase as building materials increase.

We would be looking to secure £2 million of funding due to the requirement to install renewable products and replace the existing heating and plumbing systems and final costs would be provided in due course.

We have support from various advisors and engaging with Zero Waste Scotland Planning, City Development, Local community groups, CJK Electrical, APH Plumbing, Greystone Plumbing and Heating, LRH Architects, Environmental Health,

We are also engaging with Northwood trust in Autumn, Regeneration Capital Fund, CARES Scotland, Resilient Scotland,

We are looking to secure support from DCC in line with the improvements to the current infrastructure, We would be looking for a minimum of £50k per year for 5 years, towards new heating, lighting, windows, solar panels and any other energy efficiency we can install, to help reduce our carbon footprint.

Longer term revenue for the building will be produced through office rental and Trades for All, our trading subsidiary which is a construction company.

6.1.2 Please also supply details of what funding you have received so far and any conditions attached.

We have had interest from Resilient Scotland but paused until asset is completed.

6.1.3 Details of funding you have applied for but are still waiting a decision/response

N/A

6.1.4 Details of other funding i.e. voluntary donations, borrowing etc.

£50k loan for exploratory works for a new site.

6.1.5 Any other relevant information?

We will be applying to Reneration Capital Fund and local trusts to redevelop the building. We have the capacity to look after the site until the building works begin.

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: David Souter


Address:  – Correspondence address, 2 Fairfield Street, Dundee, DD3 8HY

Date: 23/07/2021

Position: Chair

Signature

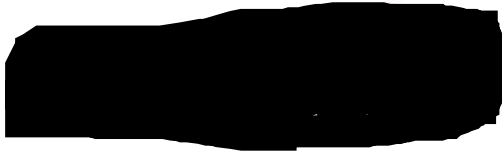

Name: John Alexander

Address:  – Correspondence address, 2 Fairfield Street, Dundee, DD3 8HY

Date: 23/07/2021

Position: C.E.O.

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 - Constiution

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

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

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

Section 5 – evidence of community support

Documents attached

Section 6 – funding