



## From mountain to sea

### Asset Transfer Request

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015. **Please read the applicant notes before completing this form.**

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

1.1 Name and address of the CTB making the request. This should be the registered address, if you have one.

Name	CATALYST COMMUNITY REGENERATION COMPANY
Postal Address	[REDACTED]
Postcode	[REDACTED]

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

Contact Name	[REDACTED]
Position in CTB	OPERATIONS MANAGER
Postal Address	[REDACTED]
Postcode	[REDACTED]
Email	[REDACTED]
Telephone	[REDACTED]

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement) You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.*



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

X	Company, and its company number is	SC646049
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC049708
	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
- A statement of accounts for the most recent 3-year period examined by an Independent Examiner. (see footnote) <sup>1</sup>

1.4 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:

<sup>1</sup> This is only applicable to organisations with a gross income in a financial year of less than £250,000 or companies limited by guarantee with a turnover of less than £500,000. Organisations with a turnover exceeding these figures must submit statements of audited accounts for the most recent 3-year period. For organisations which have not been established for a 3-year period, a one-year financial statement may be considered.



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1.5 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?

CCRC's Articles of Association were approved by Aberdeenshire Council as meeting the requirements of the Community Empowerment Act 2015 as part of the asset transfer of the former Laurencekirk Community Centre in August 2021.



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### Section 2: Information about the asset requested

2.1 Please identify the asset - land or building(s) - 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.*

Name of Asset	YTHAN CENTRE
Address of Asset	STATION ROAD, ELLON
Postcode of Asset	AB41 9AE

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: 000151087218



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### Section 3: Type of request, payment and conditions

3.1 Please mark what type of request is being made (mark one only):

- 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 asset requested?

Proposed price: £ £1.00 - One Pound

Please give information setting out any other terms and conditions you wish to apply to the request.

Catalyst Community Regeneration Company (CCRC) wishes to make a request for full ownership of the Ythan Centre for the sum of £1.00 – ONE POUND ONLY.



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### 3B – Request for lease

What is the length of lease you are requesting?

N/A

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

Proposed rent:

£                      per

Please give information 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.

N/A



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### 3C – Request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

**Yes**

**No**

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

Proposed payment:

£                    per

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



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### 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.*

CCRC was set up to acquire buildings to support the activities of the community of interest of the local church groups of Catalyst Vineyard Church (charity number SC012821).

CCRC wishes to acquire the Ythan Centre in Ellon for the use of Catalyst Vineyard Church's Ellon congregation as a Community Hub, providing a broad range of community focused activities throughout the week, as well as becoming the permanent home for our thriving Church congregation in Ellon which has been renting another venue in the town for its church services, gatherings, and community outreach for over 12 years.

We are actively pursuing a strategic objective to acquire suitable buildings for our local congregations that are currently in rented accommodation. This will future proof our operations and will allow each congregation the ability to engage with local communities throughout the week.

Our buildings will also operate as Community Hubs, whereby other organisations, charities, and clubs will be welcome to utilise them for their work in the community. This can be clearly demonstrated when viewing our successful asset transfer at our location in Laurencekirk (former community centre).

Catalyst Vineyard Church is a multi-site church with locations throughout Aberdeenshire and has established a trusted reputation and track record for successfully delivering social transformation activities. We have support for this project within our church community, as well as the wider community, particularly in the area of social transformation and the relief of poverty. Our portfolio outreach activities at this location will include children and youth work, holiday clubs, drop-in's for adults (Open Doors), Parish Nursing, Food Bank and more.

Should we be successful in this asset transfer, there will be an investment in the fabric of the building. We intend to move a few partition walls, so that there is a larger spaces for our regular children and youth work. All other areas will be redecorated to make the spaces more inviting and we will look to invest in technology such as solar panels and battery storage in support of NET-ZERO.

Further details are set out within the business plan attached to this application.



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### Benefits of the proposal

- 4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. Where applicable, benefits should include: - A sustainable economy, connected communities, living well locally and climate change.

This section should explain how the project will benefit your community, and others. You should also give an indication of the population number that will be directly affected by the transfer i.e., your target group. If your project is primarily aimed at a particular demographic, it is this number that should be used rather than the population of the area. Please refer to the applicant notes on how the relevant authority will consider the benefits of a request.

This permanent building will serve as a church for the Ellon congregation and wider community. It will also serve as a Community Hub for the Ellon area, enabling us to expand our existing outreach activities and significantly enhance the well-being and resilience of the Ellon community. Our regular weekly activities will impact in excess of 650 people per week.

**Target Group and Population Impact**

- Our Ellon congregation currently comprises over 140 individuals (adults and children). We anticipate a 25% growth within two years of establishing a permanent building, directly impacting this growing group.
- Beyond our congregation, our regular outreach activities will draw an additional 270 people weekly. Annual community events (Easter Egg Hunts, Christmas Nativity trails and more) will engage over 1000 people from the community of Ellon.
- Furthermore, making the building available to other community groups will create an additional weekly footfall of approximately 200-300 people. In total we will be impacting the lives of over 650 people per week, with larger impact during special events held in the building and out in the community. The town of Ellon has a population of roughly 10,000 people; therefore, this transfer will have a large effect on the town through the services we offer, and our facilitation of other groups being able to use the building.

**Detailed Benefits Aligned with Key Areas**

**A Sustainable Economy:**

- By providing affordable venue space to local groups, we are supporting the sustainability of their operations, enabling them to deliver vital services and activities. This reduces financial barriers and fosters a thriving local ecosystem of community organisations.
- Our social transformation ministry, including debt management courses, directly contributes to financial stability within the community, reducing reliance on public services and fostering economic independence.
- The increased footfall in the area will also benefit local businesses throughout the week.

**Connected Communities:**

- Our regular outreach activities (Mainly Music, kids/youth clubs, Lego Club, Alpha courses, marriage/parenting courses and drop-ins) create opportunities for social interaction and build strong community bonds.
- Our Community Hubs, open to external groups, provide shared spaces for diverse individuals to connect and collaborate, fostering a sense of belonging.

**Living Well Locally:**

- Our food bank, drop-in services, and Parish Nursing directly address the immediate needs of vulnerable individuals, improving their physical and mental well-being.
- Our range of activities promotes healthy lifestyles, mental health, and personal development, contributing to a higher quality of life for residents.

**Climate Change:**

- We are committed to decarbonizing the building through investments in air source heating and solar panels with battery storage. This will reduce our environmental impact and lower operating costs.
- The savings generated will be passed on to community groups via reduced room rates, further supporting their sustainability and enabling them to focus on their core missions

This asset transfer will deliver significant and multifaceted benefits to the Ellon community. By fostering a sustainable local economy, strengthening community connections, promoting local well-being, and addressing climate change, we will contribute to a more vibrant, resilient, and equitable community for all.



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### 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.*

N/A

### Risk Analysis

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.*

Having already been through this process of asset transfer for our Community Hub in Laurencekirk (former community centre), we have awareness of the risks involved.

The main points would be as follows:

1 – Financial Risk, not having the funds required – We manage this risk by careful budgeting and Trustee oversight. We have successfully delivered 2 buildings for the use of Catalyst Vineyard Church in the last 2 years. We utilised various grant schemes during these projects to reduce the financial exposure of the church, this allowed us to fund both projects and retain a healthy balance for investment in future, specifically for Community Hubs.

2 – Negative Feedback from some community members – It is to be expected that there will be some members of the community that will be negative towards us. We manage this through actively engaging with the wider community through various communication streams. As with our other projects we will keep the community well informed as to our plans, with opportunities to meet with our team to ask questions (open days), there will be updates on social media, and a dedicated contact email address and phone number to send questions to. These communication streams are effectively managed by the Operations Manager.



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### 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.*

An experienced and dedicated project team will be in place, leading the project from inception through the execution phase to completion, consisting of both paid staff and volunteer members of the charity, supported by external professionals including an architect.

The Operations Manager, [REDACTED], carries out the day-to-day activities of CCRC. His responsibilities include engagement with local authorities and other public organisations to identify and acquire suitable buildings under the Community Empowerment Act 2015 (Asset Transfer), and engagement with public and private organisations to acquire suitable buildings on the open market. The Operations Manager works closely with the Trustees and Site Pastors of Catalyst Vineyard Church to identify suitable buildings, to evaluate how they will be used to develop the social transformation activities of the Sites and in preparing a development plan for each building.

Robust development plans are prepared to support the building acquisition opportunities, including details on how each building will be used, the nature of involvement with the local community, and alignment with the Local Authority's Locality Plans for the community in question.

The Operations Manager has a track record for delivering three buildings for the use of Catalyst Vineyard Church and the wider community in the last 3 years. These buildings include – The former Mearns Community Centre which was an Aberdeenshire Council owned property, CCRC took on this building via the asset transfer process. The second is a building on John Street, in Aberdeen (formally, the Credo Centre) which was purchased by CVC. The third building was a church building on Windmill St in Peterhead, this building was transferred to CVC by a separate charitable organisation that was winding up its operations in the area. All three buildings are entirely owned by CVC and CCRC. Two of the buildings required substantial renovation works, but all three are now thriving and very busy buildings in Aberdeen City Centre, Peterhead and Laurencekirk. We would encourage the Formartine Committee to visit any of these locations, but more specifically, to visit the former Mearns Community Centre which was transferred from the Council as a derelict building and is now a busy Community Hub in middle of Laurencekirk.

The local congregation is led by a local-resident Staff Pastor, who has extensive experience in that role. He is supported by a central services staff team in the main office of Catalyst Vineyard Church, covering key areas such as building services, a ministry staff team with expertise in all aspects of the social outreach activities and by a team of experienced volunteers who live in the local Ellon community.

CCRC & Catalyst Vineyard Church have a strong track record of owning and operating buildings and delivering the planned activities in various locations in Aberdeen and Aberdeenshire.

Catalyst Transform, its social outreach programme, is headed up by [REDACTED], who has championed the relief of those who have experienced disadvantage or with serious life issues by providing support, information, and advocacy for 13 years as Director of Social Transformation for Integrate Scotland, and since 2020 as Compassion Pastor for Catalyst Vineyard Church.

The Trustees meet regularly to monitor the activities of the charities (CCRC & CVC), and to ensure the relevant financial and legal requirements are met, and they are all familiar with the work of the charity. All have broad experience over many years of successful charity management: [REDACTED], the Chair and Secretary, has a successful track record in that capacity in several charities; [REDACTED], the Treasurer, is a qualified Mechanical Engineer; [REDACTED] oversees Safeguarding; [REDACTED] Pastor of CVC; [REDACTED] is a senior executive with a major UK energy company. [REDACTED] and members have a good track record over 15 years.



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### 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, their response and how the community have contributed to the design of the project. You should also show how you have engaged with any other communities that may be affected by your proposals.*

The Ellon congregation of Catalyst Vineyard Church (over 140 people) are in support of this application for the Ythan Centre.

The congregation and the wider church see this as opportunity to create a permanent home, where we can expand our outreach activities beyond a Sunday morning service and ad-hoc rentals of venues in the community. Catalyst Vineyard Church has over 1400 committed members across Aberdeenshire, with a large portion of these members have donated money specifically towards our project to deliver Community Hubs for the church and wider communities throughout Aberdeenshire.

In addition to the support from the church community, we have also engaged with our partnerships within the wider Ellon community and into the Shire. We have received letters of support from Community Integrated Care, Bethany Christian Trust, Christians Against Poverty (CAP), Teen Challenge, and Alpha UK.

We also have letters of support from The Bread Maker, Street Pastors, and Weight Watchers, as existing users of our other Community Buildings in Aberdeen City & Shire. We've reached out to the local Ellon community with anonymous feedback forms, these were delivered in paper and digitally.

The question asked in the form was simply – How do we make a difference in your community?

The feedback in the forms that we have received so far, shows how people in the community have been positively impacted by their interactions with Catalyst Vineyard Church and the positive outcomes from interacting with our various outreach programs. (See attached Making a Difference Cards and spreadsheet).

The Making a Difference Feedback cards were completed as general feedback, based on our activities within the community, and were also completed when we were pursuing the Ellon Library, however, as the building was subsequently sold on the open market we are now submitting this feedback in support of our application for the Ythan Centre. Our planned activities are exactly the same and the building is just a few meters along from the library, so we feel the feedback is just as applicable for this application.



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### Section 6: Funding

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

*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.*

The cost of acquiring and refurbishing the building by CCRC will require financial support from Catalyst Vineyard Church. Again, we point towards the success of our building in Laurencekirk which has benefited from this relationship. As a charity whose main income is based on the giving and the generosity of its members, we will be looking to acquire the Ythan Centre for as low a figure as possible.

There will be a substantial investment at the outset, and in subsequent years to get the building up to the required standard to carry out the activities that are planned for. This will include renovation and decorative works throughout, installation of modern visual and media equipment, and suitable furnishing and fixtures, and the installation of environmental improvements (solar PV and batteries), the cost of this being estimated in excess of £315,000.

The church is also committed to the ongoing costs of maintenance and running of this building. The cost of this will be more than £40,000 per annum. These costs are expected to be covered by the income by giving and activities of the church.

In addition to the above, we would expect our outreach programs and staffing costs to be more than £50,000 per annum, again, these costs being covered by the regular giving of the church members and activities within the building and wider church.

See attached business plan for further details.



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### Section 7: Business Plan including a 3-year financial forecast

7.1 Please give details of your Business Plan

*You should include a statement of your goals, reasons they are attainable, plans for reaching them and a forecast of future revenues and expenses.*

See attached business plan and 3 year forecast.



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### Signatures

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

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

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

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

Name	[REDACTED]
Address	[REDACTED]
Date	14/11/2025
Position	[REDACTED]
Signature	[REDACTED]
Name	[REDACTED]
Address	[REDACTED]
Date	
Position	CHAIR OF TRUSTEES
Signature	



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### 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 and a statement of accounts**

Title of document attached:

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

Documents attached:

#### **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 asset or potential negative consequences, and your organisation’s capacity to deliver.**

Documents attached:

#### **Section 5 – evidence of community support**

Documents attached:



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### Section 6 – funding

Documents attached:

### Section 7 – business plan including a 3-year financial forecast

Documents attached:

Completed applications should be sent to your **local Area Manager** and marked '**Asset Transfer**'. **Contact addresses are listed below:**

<p><b>BANFF &amp; BUCHAN</b> Area Manager Town House 34 Low Street Banff AB45 1AY</p> <p>Email: <a href="mailto:banffandbuchanamo@aberdeenshire.gov.uk">banffandbuchanamo@aberdeenshire.gov.uk</a></p>	<p><b>BUCHAN</b> Area Manager Buchan House St Peter Street Peterhead AB42 1QF</p> <p>Email: <a href="mailto:buchan@aberdeenshire.gov.uk">buchan@aberdeenshire.gov.uk</a></p>
<p><b>FORMARTINE</b> Area Manager Formartine House, Union Street, Ellon, AB41 9BA</p> <p>Email: <a href="mailto:formartineareaoffice@aberdeenshire.gov.uk">formartineareaoffice@aberdeenshire.gov.uk</a></p>	<p><b>GARIOCH</b> Area Manager Unit 7, Harlaw Industrial Estate Harlaw Way Inverurie AB51 4SG</p> <p>Email: <a href="mailto:garioch@aberdeenshire.gov.uk">garioch@aberdeenshire.gov.uk</a></p>
<p><b>KINCARDINE &amp; MEARNES</b> Area Manager Viewmount Arduathie Road Stonehaven AB39 2DQ</p> <p>Email: <a href="mailto:kincardineandmearnes@aberdeenshire.gov.uk">kincardineandmearnes@aberdeenshire.gov.uk</a></p>	<p><b>MARR</b> Area Manager Alford Area Office School Road Alford AB33 8TY</p> <p>Email: <a href="mailto:marr@aberdeenshire.gov.uk">marr@aberdeenshire.gov.uk</a></p>