



COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

SCOTTISH BORDERS COUNCIL

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is the asset transfer request form for Scottish Borders Council.

You do not need to use this form to make an asset transfer request, but using it will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request and when completing this form. This form includes page numbers of parts of the guidance that will help you to complete the asset transfer request form. This does not replace reading the full guidance as some areas appear in more than one section of the guidance.

We strongly recommend that you contact Scottish Borders Council and discuss your proposals with us before making an asset transfer request.

You can phone us on 01835 826626, or email us at communityengagement@scotborders.gov.uk

When completed, this form should be sent to:

**Asset Transfer Requests
Communities & Partnerships Team
Scottish Borders Council
Newtown St Boswells
MELROSE TD6 0SA**

communityengagement@scotborders.gov.uk

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 (pages 11-15)

1.1 Name of the CTB making the asset transfer request

St Ronan's Wells Support Group

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

Postal address: [REDACTED] [REDACTED] [REDACTED]
Postcode:

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: [REDACTED]
Postal address: [REDACTED] [REDACTED] [REDACTED]
Postcode:
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 show agreement)*

You can ask Scottish Borders Council to stop sending correspondence by email, or change the email address, by letting us know at any time, as long as 5 working days' notice is given. (see page 29)

1.4 Please mark an “X” in the relevant box to confirm the type of CTB and its official number, if it has one. (see pages 11-15)

X	Type of Community Transfer Body	Official/Charity or Registered number
	Company	
X	Scottish Charitable Incorporated Organisation (SCIO)	SC055221
	Community Benefit Society (BenCom)	
	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? (see pages 14-15)

No ✓

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? (see pages 14-15)

No ✓

Yes

If yes what class of bodies does it fall within?

Section 2: Information about the land/building and rights requested

2.1 Please identify the land/building 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 Council's register of land, please enter the details listed there. (see pages 20-21)

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. (see pages 29-30)

St Ronan's Wells, Wells Brae, Innerleithen EH446RB. The request relates to both the property and the surrounding gardens. There is considerable confusion as to the exact boundaries of this property and this is discussed in the enclosed document Boundaries of St Ronan's Wells AT.pdf.

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

This is listed in Scottish Borders Council's register of land/buildings

UPRN: IN012/03 IN12/02

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made (see pages 30-31):

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/building requested? (see pages 47-54)

Proposed price: £ 50,000

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

3B – Request for lease

What is the length of lease you are requesting? (see pages 30-31)

How much rent are you prepared to pay? Please make clear whether this is per year or per month (see pages 47-54):

Proposed rent: £ per

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

3C – Request for other rights

What are the rights you are requesting? (see page 31)

None.

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 (page 31)

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 building is St Ronan's Wells which is B listed. It was built by the 7th Earl of Traquair in 1826 to designs by William Playfair and reconstructed in 1896. It overlooks Innerleithen in a semi-rural location. It has a community garden of 1.25 acres to the rear and front.

The proposed use of the building and gardens can be found in the document 'StRonans Wells Vision.pdf'.

Our vision is to operate this site as a community heritage, wellbeing and learning centre, celebrating the history of the Wells, the spa heritage of Innerleithen and the textile traditions of the Scottish Borders. Activities such as workshops, exhibitions, community event space hire, educational programmes and cultural events will directly advance these purposes by increasing public access to the site and sharing its heritage.

We see the property as comprising four wholly interrelated units:

1. The Community Event Space:

Half the property has already been converted to a medium sized hall (128sqm) with an ancillary store (8sqm) this is in relatively good condition, but it needs a kitchen, and the toilets need to be moved. The storage space needs to be rationalised to allow storage for groups that are regular users of the hall. The hall has a door that opens on to the front garden: This was once a large imposing structure which has been replaced by standard door. We will restore it. This will have the benefit of allowing an increased number of hall users satisfying fire regulations. Disabled access will be enhanced. Renewables will be used for heating.

2. Heritage Short Stay Experience:

This has 120sqm of floor space with 2.8sqm of ancillary storage in the other half of the building, and this is a different story. The whole space needs to be cleared and re-furnished with some internal walls (which are late additions) removed to make a more open space, a 2nd bathroom added, and to enable disabled access. The structure seems sound with no significant damp apart from some rot to window frames although a survey will be needed to confirm this. The heating and lighting need modernising with the use of renewables and with good disabled access.

3. AI Cultural Storytelling Space:

This is an exhibition space situated in the bath house area in the south wing of the building. This would be used as an educational asset for connecting the inhabitants of Innerleithen with their past, for school children, other groups and for visitors.

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to (pages 31-33, 42-44)

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.

This is our vision for 'The Wells':

Acquiring The Wells represents a strategic opportunity to complement Innerleithen's regeneration story. Significant investment has positioned the town as a leading cycling destination. The Wells builds on that success by:

- Anchoring the community cultural and textile heritage
- Re-purposing a historic spa building into an income-generating community asset
- Extending visitor dwell time beyond outdoor sport
- Supporting year-round economic resilience
- Delivering preventative health and community engagement outcomes
- Demonstrating low-carbon retrofit of an existing structure

This project aligns directly with these SOSE priorities:

- Rural economic development
- Community engagement
- Net zero transition
- Tourism diversification
- Community Skills and enterprise support
- Place-based regeneration

The Wells will not be reliant on long-term subsidy.

This will be a diversified earned-income model centred on Heritage Short Stay Experience and Community Event Space with social programming layered on top.

This ensures:

- Financial sustainability
- Community ownership
- Measurable economic return
- Long-term impact

The Wells complements previous regional investment and strengthens the overall identity and resilience of Innerleithen.

Restrictions on use of the land or building

4.3 If there are any restrictions on the use or development of the land or building, please explain how your project will comply with these (page 33)

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.

The building is B-listed.

We propose only repairs and re-painting to the exterior of the building. The only exception is that we intend to restore the main door into the hall to its former size using old photographs of the building as a reference. This serves two purposes:

- Restores the appearance of the building to its original balance.
- Conforms to fire regulations such that the hall may hold more people making large community events more viable.

Once RIBA stage 2 plans are drawn up we will contact the Planning Department at SBC and Historic Scotland to discuss them before proceeding to RIBA 3.

Negative consequences

4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these? (page 33)

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

This is a complex project involving at least five strands of funding over a period of two years at a minimum. This raises two issues:

1. Obtaining funding: The enclosed Excel spreadsheet (St Ronans Wells Support Group Potential Funders.xlsx) list possible funding sources, but not applications will be successful. The key to dealing with a grant application failure is to modify the proposal and persist.
2. Unforeseen repairs: These too are inevitable and will require extra funding. This will slow down progress but can be managed. The funders for the fabric of the building will understand this and help mitigate it.
3. Public perception: The public will find progress slow and could lose engagement. The key to handling this is communication. We will keep everyone updated via social media, the web, local newspapers and meetings etc.
4. Volunteers: There can be no doubt that Innerleithen is a lively and vibrant community. There be a sufficiently large pool of volunteers to cope with any issues which arise.

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives (pages 33-34)

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.

[Redacted content]

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 (page 34-35).

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.

Judged by any standards, community support has been outstanding. We have a Facebook page with more than 730 followers. We have a fascinating web page. To encourage Facebook followers, we set up a prize when reached 500 followers and organised a prize hamper with contributions from over 12 local shops and businesses. (This is another show of community support.) All this in a community of 3,200 people.

We placed sign-up sheets in local shops and cafes which have garnered over 200 signatures of support for our plans.

See:

<https://www.facebook.com/share/1AadMugQvT/?mibextid=wwXlfr>

<https://wellssupportgroup.org/>

Innerleithen Community Council: Members of the group met with the Innerleithen Community council on 27 April 2026 to outline our plans. They were well received and the group will return in May for a full presentation.

We are working with Traquair House to publish correspondence from the 7th and 8th Earls concerning the design and building of the property. Some of this can be seen on Facebook and the web.

We are planning further events. Once SCIO status is confirmed, we will set up the charity and invite all community members to a meeting where our plans will be presented in full and debated. The publicity for this meeting will be via a local Co-op display, posters and a leaflet put through every door in the EH44 community.

We will use this meeting to invite every eligible member of the community to become a member of the St Ronan's Wells Support Group SCIO by filling in a form. The first meeting of the charity will take place soon after.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land or building, and your proposed use of the land or building (page 34).

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.

We already have a grant from the Architectural Heritage Fund for £13,680. This funds:

- Architects' Fees to RIBA 2.
- Quantity surveyor.
- Professional fees for a business plan.
- A roof survey.

The work associated with these items is underway.

We will need funding for the following:

- Purchase of the building and gardens: Although there is a valuation of £210,000, a price has not yet been agreed. The most likely funder for this is the Scottish Land Fund. We are currently applying for stage 1 status with the SLF having passed the initial assessment. The deadline for this is mid-May 2026.
- Refurbishment of the Heritage Short Stay Experience: SOSE are offering guidance here and we may be able to apply for funding.
- Refurbishment of the Community Event Space: There have been some discussions with the National Lottery Community Fund, and these will continue now that our vision for The Wells has become clearer.
- AI Cultural Storytelling Space: We can approach Galleries Scotland for a grant earmarked for non-accredited museums of up to £10,000. We would seek matching funding.
- Community Health, Wellbeing & Outdoor Learning Space needs extensive arboreal work, and It requires an outside toilet and hand washing facilities, a new bigger shed/ storage area and some power garden tools. A fairly substantial amount for tree surgery to improve the woodland area is required. The newly announced Queen's Fund would be ideal for this.
- An energy survey. This is underway.
- We will need funding for ongoing maintenance, insurance, utilities etc. while the building is being refurbished and re-purposed.

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 (page 36)

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

Position

Signature

Name [REDACTED]

Address [REDACTED]

Date

Position

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:

St Ronans Wells Support Group Constitution.pdf

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

Documents attached:

Boundaries of St Ronan's Wells AT.pdf

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

Documents attached:

St Ronans Wells Support Group Initial Purchase Offer Calculation.pdf

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:

St Ronans Wells Support Group Vision.pdf

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached:

St Ronans Wells Support Group Potential Funders.xlsx