

Highland Council Asset Transfer Request Approach
Asset Transfer Request Form

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

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

1.1 Name of the CTB making the asset transfer request

SEABOARD MEMORIAL HALL LTD.

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

Postal address:

EAST STREET
BALINTORE
TAIN

Postcode: IV20 1UA

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: MAUREEN ROSS ROSS

Postal address:

AS ABOVE

Postcode:

Email: maureen@seaboardcentre.com

Telephone: 01862 832888

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

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

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

	Company, and its company number is	SC217924
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SCO25484
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of the CTB's constitution, articles of association or registered rules.

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

No ☐

Yes ☐

Please give the title and date of the designation order:

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1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No ☐

Yes ☐

If yes what class of bodies does it fall within?

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Section 2: Information about the 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.

see attached map.

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: 130112760

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 asset requested? :

Proposed price: £ 1

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

3B – Request for lease

What is the length of lease you are requesting?

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

Proposed rent: £ per

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

3C – Request for other rights

What are the rights you are requesting?

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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
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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.

The Seaboard Memorial Hall (SMH) is a Social Enterprise business actively involved in improvements and developments in the Seaboard community.

The SMH would develop this site by:-

- Raising existing structure to the ground.
- Build new premises which would be purpose built with a commercial aspect which would assist sustainability.

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. This should include:- economic, regeneration, health, social wellbeing, environmental benefits; or how this will tackle inequalities.

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.

Currently SMH operate the 'Comfort Scheme' in the Seaboard. However we recognise the need for toilets at the Harbour Area, especially during the summer months. Current toilets are a disgrace and not disabled friendly.

The benefits to the community would be :-

1. Provision of new functional and disabled friendly toilets
2. Designed with environmental friendly features such as energy saving aspects to water usage, electricity, insulation etc.
3. The commercial unit would create the potential to run a small business employing locals.
4. It would regenerate what is currently a very run down area.

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.

Not aware of any restrictions

Negative consequences

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

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

Already there is support within the community for the toilets to be upgraded/replaced.
We would embark on a community consultation exercise - get views and suggestions on! -

- Design
- Commercial Unit

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.

The S.M.H. have a very good track record of managing projects.

If you require evidence of this we can supply references to previous projects undertaken by us and also in collaboration with other community groups.

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.

We have already met with the Balintore Harbour Users Group and told them of our proposal. They have given their support to this.

It was also advised at our September Community Council meeting and the minutes of which were made public via the Community Newsletter.

We also have the support of our local Gala Group, who need such a facility.

If you require written evidence of support from above groups this can be supplied.

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 purchase price is £1.

The proposed use would eventually be putting back on site a new facility providing adequate toilet facilities for both fishermen, locals and visitors alike.

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 *Laura Dundas* LAURA DUNDAS

Address 12b KING STREET, HILTON
TAIN

Date 16-10-17

Position DIRECTOR

Signature *Laura Dundas*

Name MAUREEN R ROSS

Address CRAIGLEA, 15 BACK STREET
HILTON, TAIN

Date 16-10-17

Position DIRECTOR

Signature *M Ross*

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:

MEMORANDUM & ARTICLES OF ASSOCIATION

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

Documents attached:

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:

- Minutes of CC.
- Seaboard Community Newsletter.

Section 6 – funding

Documents attached:

S.M.H A/c's to 31 March 2016
Seaboard Centre A/c to 31 March 2016.