

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

GAIRLOCH AREA DEVELOPMENT LIMITED (SC561668)

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

Postal address:

23 Melvaig, Gairloch.

Postcode: **IV21 2EA**

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: **Kenny Thomson**

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone [REDACTED]

x 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.

X	Company, and its company number is	SC561668
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

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

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

No ☐

Yes **x**

Please give the title and date of the designation order:

**LAND REFORM(SCOTLAND)ACT 2003-PART 2: COMMUNITY RIGHT TO BUY.
SUSTAINABLE DEVELOPMENT CONFIRMATION 22 March 2017**

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 **x**

If yes what class of bodies does it fall within?

Company limited by guarantee and not having a share capital.

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.

Site of disused toilet block, located on North West side of Car Park for Gairloch Church of Scotland, Gairloch Golf Club and Beach. IV21 2BE.

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 asset 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?

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.

As the old derelict toilet block is an eyesore, and the coin-operated unit, known as the Tardis is considered too expensive to run/maintain it was apparent a new, upgraded toilet block incorporating showers was required, given the dearth of toilet/comfort facilities in Wester Ross and the constant threat of closure hanging over those that do exist.

We also identified as an urgent requirement, charging and waste disposal facilities for the rapidly increasing volume of Camper Vans/ Motorhomes visiting the area using the NC500 tourist route.(this location would fill the gap between existing facilities in Torridon and Ullapool)

Two (rapid) charging units plus one basic unit would be provided c/w dedicated Parking Bays.

Benefits of the proposal

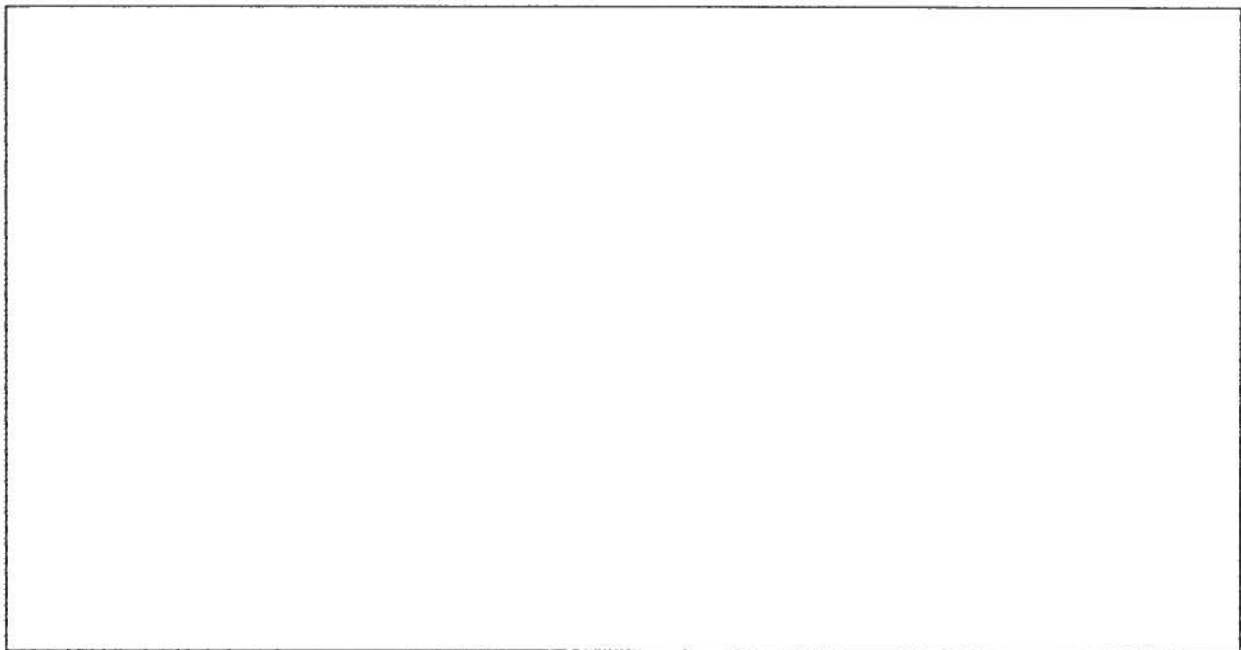
- 4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. This should include:- economic, regeneration, health, social wellbeing, environmental benefits; or how this will tackle inequalities.

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.

This will further boost the positive vibe associated with the recent Clean Beaches designation and award of UNESCO Biosphere status, enhancing the attraction of Gairloch as a desirable place to live and visit.

It will thus be of great business benefit to our local economy with all the year round availability for outdoor activities.

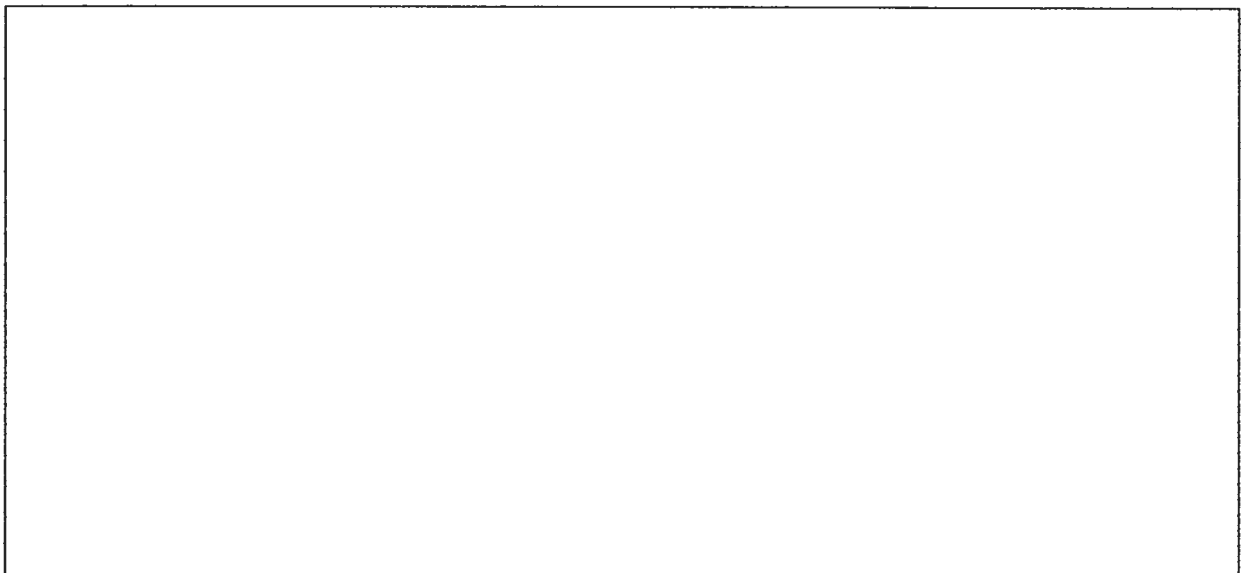
Camper Vans & Motorhomes will have an “official” stop in Gairloch, utilising the Waste Disposal facility. This would go some way to resolve the problems locals have encountered with waste disposal and parking issues.



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.



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.

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.

We are confident that we have sufficient experience, knowledge and skills available across this very diverse Community, as well as within GAD and Gairloch Community Council to get this Project underway.

We have engaged with adjacent Community bodies who have experience of tackling projects like this, as well as seeking advice from various “ help” organisations such as HIE, GALE. We have also had some very helpful input from various retired professionals locally.

Going forward we would seek paid professional help, if deemed necessary, and would secure funding to meet this.

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.

Since making our intentions known regarding this Project in April / May 2017, we have received virtually unanimous approval from the Community, the proposal being widely regarded as a “win win” for the area.

Feedback from local media (local newspaper and 2 Lochs Radio) also Social Media has been wholly positive.

Since last September’s Meeting in Lochcarron of representatives of all Community Councils in the Ward, we have been sharing information with all our fellow CCs, accessing their Minutes as have they ours and we have had no adverse comments.

In April 2017, very shortly after GAD was formed we received a letter of support and offer of assistance from Prof. Lorne Crerar, Chairman of HIE.

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.

Outline Business Plan.

Start-up Costs - Breakdown as follows:

Secure the Asset for use by GAD (our legal fees would be covered by HIE – Strengthening Communities Directorate (Liz Howard) – awaiting quote from HC, we understand)

Also, Valuation Fee – we pay half (£500)

Site visit, late November 2017 by 3 GAD Directors and local contractor Murdo Macrae, quote of appx £15k obtained for clearing site.

Planning – We had a quote of £2k from an Architect.

New timber pre-constructed building/unit including delivery and installation, approx. £70k (Quote by Leisure Island, Perth)

Electrical Upgrade / Chargers approx.. £20k (Quote from SSE)

Engaging local trades to install plumbing/electrical connections, Commissioning and testing of units, white line painting and associated signage, estimated costs; £ 3.5k.

Revenue anticipated from Unit annually would be at least £6k - £7k. (This is based on figures from Applecross Community Company, who run their toilets), however we have secured a commitment from Gairloch and Conon Estates to cover the running costs (annual amount to be agreed but would be over a 20 year period)

Start-up cost Funding will be sourced from The Scottish Government Rural Tourism Infrastructure Fund, HIE, The Community Big Lottery and Companies associated with Energy Savings Trust grant funding for the electrical upgrades.

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 FRANCES MARY CREE

Address

Date 02 MARCH 2018

Position SECRETARY GCC / DIRECTOR - GARLOCH AREA
DEVELOPMENT LTD

Signature

F.M. Cree

Name KENNETH JAMES THOMSON

Address

Date 2ND MARCH 2018

Position CHAIR GCC / DIRECTOR - GARLOCH AREA
DEVELOPMENT LTD

Signature

Kenneth Thomson

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:

Articles of Association of Gairloch Area Development Limited.

**Land Reform (Scotland) Act 2003 – Part 2: Community Right to Buy.
Sustainable Development Confirmation 22 March 2017.**

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

Document 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: **Letter of support / offer of assistance from Professor Lorne Crerar, Chairman, HIE.**

Section 6 – funding