

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

Strathpeffer Residents' Association

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

Postal address:

Strathpeffer Community Centre

School Road

Strathpeffer

Ross-shire

Postcode: *IV14 9AG*

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: *Tim Dawson*

Postal address:

Postcode:

Email:

Telephone:

☒ 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	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is SC046287	
	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.

The grid reference at the centre of the site is NH478577. Please see boundary map supplied.

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: Not known

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: £7,500.00. We are of the opinion that, given the valuation of £15,000, The Strathpeffer community, NHS Highland and The Highland Council stand to gain at least £7,500 worth of benefits as defined in Sections 3.2 / 7 / 8 of our Business Plan.

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?

Not applicable

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 proposed project is to develop a 1.84 hectare Community Park on semi-derelict open space in the spa town of Strathpeffer, 14 miles north west of Inverness. The proposed park will be owned and managed by the community. The park will provide a new focus for the village, including active and passive recreation; activities for health and well-being; training and skills development; community food production; enhanced wildlife and environmental improvements. In addition, the project would be a boost to the local economy by enhancing the image of Strathpeffer and potentially providing jobs and skills. The project website can be found at

<https://www.strathpeffercommunitypark.org/>

The project has evolved from public demand and is overwhelmingly supported by the local community, as demonstrated in the feasibility study

https://www.strathpeffercommunitypark.org/uploads/1/1/0/6/110607513/4_appendix_c_sra_strathpeffer_community_park_public_consultation_results_v5_150924.pdf

where it is shown that 97% of consultees support the project in principle.

Further information is available in the following sections of our business plan that is included with this application:

3.1 Project overview and objectives

Section 5: Site and design considerations

Benefits of the proposal

- 5.1** 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.

Please refer to the following sections of our business plan:

- 3.2** *Project impacts and benefits*
- 7** *Public benefit: alignment with The Highland Council*
- 8** *Public benefit: links to wider policies and strategies*

Restrictions on use of the land

- 5.2** 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.

We are not aware of any restrictions applicable to this land. We have sought advice from The Highland Council's Development and Infrastructure Service – pre-application advice response reference 15/00228/PREAPP - and we shall comply with the recommendations therein subject to negotiation.

Negative consequences

- 5.3** 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.

We are not aware of any potential negative consequences for the local economy, environment, or any group of people.

Capacity to deliver

- 5.4** 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.

Please refer to the following sections of our business plan:

2.2 Partnerships and people

14.5 Skills audit report

Section 6: Level and nature of support

- 6.1** 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.

Please refer to Section 6.4 of our business plan - Demand / evidence of need and support.

Section 7: Funding

- 7.1** 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.

Please refer to Section 10 of our business plan – Resources.

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 TIM DAWSON

Address 

Date 

Position CHAIRPERSON

Signature Tim Dawson

Name ANN SANTI

Address 

Date 21/01/18

Position TRUSTEE

Signature as per

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: *SRA CONSTITUTION REVISED 23 APRIL 2018.pdf*

Please note this is our revised constitution that is to be adopted at our Annual General Meeting on 9 May 2018.

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

Documents attached:

Strathpeffer community park - final definitive boundary November 2017.pdf

Strathpeffer community garden - phase I survey - report September 2014

Strathpeffer Community Garden - phase I map

Strathpeffer Community Garden - phase I map - legend page 1

Strathpeffer Community Garden - phase I map - legend page 2

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

Documents attached: *Strathpeffer community park - pre-application response from The Highland Council's planner 24 February 2015.pdf*

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: *SRA Final business plan March 2018.pdf*

Section 5 – evidence of community support

Documents attached: *SRA Final business plan March 2018.pdf*

Section 6 – funding

Documents attached: *SRA Final business plan March 2018.pdf*

