

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

Ardnamurchan Lighthouse Trust

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

Postal address:

Ardnamurchan Point

Kilchoan, Acharacle

Argyll

Postcode: PH36 4LN

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: Ritchie Dinnes

Postal address:



Postcode:

Email:

Telephone



YES 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 SC170704
	Charity number is	X SC025610 (Registered charity)
	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

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?

Yes

If yes what class of bodies does it fall within?

Community Controlled Body – Company Limited by Guarantee
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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.

Ardnamurchan Lighthouse, Ardnamurchan Point, Kilchoan, Acharacle, Argyll, PH36 4LN

Grid Reference NGR NM 41587 67473

A map showing the boundaries is attached.

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: 130075027

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

YES 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: £137,500.-

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

The Trust reserves the right to amend this offer should further information become available or circumstances change.

3C – Request for other rights

What are the rights you are requesting?

Continuation of the support grant the council currently awards the Trust.

The Trust would be prepared to consider that this grant should end when the Trust has reached a sustainable financial position, perhaps 3 years after assuming ownership.



Do you propose to make any payment for these rights?

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?

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 Trust have for a number of years recognised that the visitor attraction at Ardnamurchan point requires upgrading and that money needs to be found to carry this out. Currently the Trust leases the site from HC for a peppercorn rent. HC are not in a position to invest in the site and neither are the Trust.

With the reduction in the HC support grant and the turbine not being operational, together with the attraction becoming tired, the Trust has had to look to new ways of maintaining a viable visitor attraction and ensuring its long term sustainability.

The Trust therefore wishes to become owners of the site to then be able to access new sources of funding so that it can improve and expand all aspects of the tourist and community provision it makes at Ardnamurchan Point; and at the same time preserve it's historic buildings, and it's very special location, for future generations. The physical assets will be owned by ALT and will be better protected, developed and will provide better visitor facilities.

To assist with this aim we are working with Highland & Islands Enterprise, the local development company and have sought guidance from 3 consultants in the relevant specialist areas, heritage, architectural and fund raising.

Through our relationship with HIE and our consultants we have been granted stage 1 development funding from the Scottish Land Fund. With this funding we will produce a business plan to show how we will tackle the lack of investment in the site over the last few years. The output of this development phase (over a 6 month period) would be the Scottish Land Fund stage 2 application, a business plan and a 5 year cash flow projection (including options appraisal, market research, capital fund identification / strategy etc.)

The planned improvements to the site over several phases include maintenance on buildings (water ingress), improving disability access, quick wins such as insulating the café, improving the self-catering accommodation, converting a building to a bunk-house, and eventually building a new visitor centre.

In addition, the site will be used for new activities (some of which will be income generating) including:

- community gardening
- themed activities for local people and visitors (facilitated by having some on some accommodation) including finding out more about the heritage of the area and the natural heritage
- accommodating private parties such as small visiting groups such as light-house enthusiasts.

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.

Redevelopment of the Lighthouse tourist attraction will "raise the game" for the whole of the peninsula, by increasing both the number of visitors to the area and the length of visitor stay in the area. By increasing visitor numbers, we expand employment opportunities, and enhance the viability not only of local businesses, but also of the community itself, and that has to be good not just for HC, but also for the Highlands as a whole.

As part of our initiative we will work with local organisations such as West Ardnamurchan Community Garden, allowing them to use the walled gardens to increase the amount of fresh produce available locally, secondly; to work with local organisations such as the West Ardnamurchan Heritage & History group, the Ardnamurchan Natural History centre and the local Church of Scotland to agree a community wide approach to local history and heritage, and thirdly; we are keen to house and display the Viking longboat uncovered at nearby Swordle beach a few years ago.

We intend to upgrade one of the keepers cottages to enable the Trust to become a partner with the Hebridean Whale & Dolphin Society in their new venture to create a Whale watching Trail around Scotland.

We also propose to provide structured work experience / placements / apprenticeships to local young people.

In making plans for the building improvements, we will improve access to people with mobility issues and we will also have regard to the environment through improvements to insulation and the use of solar panels.

All of these activities will support community confidence and social well-being within West Ardnamurchan.

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.

The site lies within the Ardnamurchan Site of Special Scientific Interest. SSI map 77 Ardnamurchan Lighthouse, Keeper's houses, sundial former steading and enclosing perimeter wall are listed as Category A by Historic Environment Scotland.

HES and the HC's heritage planner have been appraised of our initiative.

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.

Possible consequences are:

More cars: we are looking at moving the site car park so the site is pedestrian only (apart from blue badge etc.)

More motor homes: a bigger car park would be easier for motorhomes (short stay only then direct them to campsite)

We are also considering traffic mitigation by:

1- using the community minibus to ferry people between Kilchoan and the lighthouse site

2 - improved marketing of the lovely walks / cycle trails between Kilchoan and the site (thus encouraging visitors to arrive on the ferry to Kilchoan rather than driving the length of the main road)

Currently we are not expecting to displace business from any accommodation providers because of the dire shortage of bed spaces in peak months which is clearly limiting the development of the visitor offer. We are also aiming to extend the season e.g. hold weather watching / storm chaser activities which could benefit all accommodation providers.

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 Trust has been operating an iconic visitor attraction for over 20 years at the most westerly point of mainland Britain in the remote Ardnamurchan peninsula. The manager has been in post since the Trust was formed.

We have carried out various enhancements to the attraction including the provision of several paths across the site, the creation of an exhibition displaying the world famous Geology of the area.

The Trust negotiated with the Scottish Government for the installation of a 20KW wind turbine in 2009 securing grants etc., the Trust manager project managed the installation.

The Trustee's have carried out a large number of volunteer tasks over the past few years.

The Trust has a board of people who have a wide range of business skills from running large educational colleges to managing visitor centres, the board also has the skills required in preparing business plans to be used in support of funding applications.

The Trust also has local support through our membership, who take a keen interest in the governance of the attraction, we also offer people living outside the area the opportunity to become associate members.

A biography of the Trustee's is attached; Trustees' Biographies.docx

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.

The West Ardnamurchan Community Action Plan (2017) clearly shows support for the development of the lighthouse site (extract enclosed).

Shortly we will have outline architect plans for site development, along with some initial information on the development of facilities and activities on the site. We will then consult through surveys / fact to face meetings with:

- ALT members
- Members of West Ardnamurchan Community Development Company
- Members of the public.

We will also display plans in the current exhibition area on the site.

The above activities are supported by consultancy funded by Scottish Land Fund.

The consultants will also speak with other community organisations, other visitor locations and commercial tourism services providers. These consultations will cover the length of the peninsular.

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.

We propose to secure second stage Scottish Land Fund to cover:

- acquisition price*
- legals associated with purchase*
- revenue funding for initial project management and professional architect / QS fees.*

The site has a number of A listed assets, so in due course we will need to secure capital funds from Historic Environment Scotland and Heritage Lottery Fund.

In Spring 2019, HLF will reopen with increased focus on place so a prospective bid could have a wider holistic focus including developing access to West Ardnamurchan's extraordinary archaeological and geological sites.

This partnership approach could be taken forward by an early application to HLF revenue funds (to pay for development officer time).

For general capital for site improvements / accommodation improvements, possible funders include:

- Regeneration Capital Grant Fund (through HC)*
- Big Lottery Community Assets.*

During the business planning (for second stage Scottish Land Fund) the proposals will be developed further.

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 Ritchie Dinnes

Address 

Date 29/08/2018

Position Chair

Signature

Name Jon Crosbie

Address 

Position Trustee

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: Lighthouse Trust Revised Articles; 100518 final version 17.8.18.pdf

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

Documents attached: site plan inc UPRN.docx

SNH SSI map; SNH Ardnamurchan site77-doc33.pdf

HES Listing; ARDNAMURCHAN LIGHTHOUSE KEEPERS HOUSES, SUNDIAL FORMER STEADING AND ENCLOSING PERIMETER WALL.html

Site valuation; Ardnamurchan Lighthouse buildings and Cafe, Sch of condition and valn, WWM, 4.4.18.docx

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: Trustees' Biographies.docx

Section 5 – evidence of community support

Documents attached: Extract from Community Development Company's Community consultation final report 2017; ALT Community Development Plan Extract.png

Development Company letter of support; To Lighthouse Board 160818.pdf

Community Council letter of support; WACC letter of support 200818.docx

Section 6 – funding

Documents attached:

Search "Privacy Notices" on the Highland Council website to read our Privacy Statement in regards to Asset Transfer Request forms.