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| **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.**

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| 1. **Information about the community transfer body (CTB) making the request** |

* 1. Name of the CTB making the asset transfer request

The Cromarty Community Development Trust

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

Postal address:

**Cromarty Post Office, Bank Street, Cromarty, Ross-Shire, IV11 8UY**

Postcode: **IV11 8UY**

* 1. Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: David Ross

Postal address: *Personal details redacted by Highland Council*

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

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|  | Company, and its company number is …………. | **SC567005** |
|  | 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. 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:

* 1. 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?

A community-controlled body

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| 1. **Information about the asset requested** |

* 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 wooded area immediately surrounding the industrial units 1, 2 and 3 at the Whitedykes Industrial Estate, Cromarty, Ross-shire, IV11 8YB

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

*This should be given in the relevant authority’s register of land*

UPRN:

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| 1. **Type of request, payment and conditions** |

* 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?

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.

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| 1. **Community Proposal** |

* 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 success of the North Coast 500 initiative has heralded a large increase in tourists who visit the north of Scotland, with the vast majority coming by car or motorhome. The former medieval burgh of Cromarty has witnessed a significant increase, which has been welcomed. The community, however, is concerned that its ability to offer the best visitor experience, while maintaining the quality of local life, is already being sorely stretched.

Uncontrolled parking on “The Links” amenity land in the summer months has had a serious day-to-day impact on the many residents who use and value it.

Meanwhile the inconvenient location of public toilets and absence of any shower or proper waste disposal facilities hardly represent the welcome that residents want to offer visitors.

The pressure will clearly grow, not least with the Highlands and Islands earlier this year being named by Lonely Planet as one of the top ten “Best in Travel” destinations in the world for 2019, with a special mention given to the NC500.

This all points to a more ‘braided’ approach being developed for the NC500 route, with visitors being encouraged to take roads off the main route. The Black Isle and Cromarty consequently will see even more visitors, many keen to take the ferry over to Nigg and continue north through Easter Ross or travel south this way.

CCDT’s is therefore seeking to take over the Highland Council owned land around the units in the Whitedykes Industrial estate, and the area immediately to the west. This to provide designated parking for up to 12 motorhomes, and the construction of the necessary attendant facilities.

This is one of two elements of a project being pursued by the CCDT, which was the subject of an application to the Rural Tourism Infrastructure Fund and was subsequently awarded £300,000 in funding.

(The second element is to upgrade the slipways, to secure the future of the Cromarty to Nigg ferry service, currently threatened by the state of the slipways. The operators plan to acquireva larger vessel, if the appropriate work can be funded.)

The additional benefit of establishing a campsite is that by having it at the outer edge of Cromarty, it will discourage motorhomes from trying to navigate the historically narrow streets of Cromarty which currently causes pedestrian and local traffic congestion.

The site has been chosen to be in easy walking distance of the town and indeed we will promote walking and cycling itinerates within town for site users (and other visitors) which will allow visitors to experience the best of the cultural heritage of Cromarty.

The site design will mitigate run-off from the site by use of Sustainable Urban Drainage Systems (SuDS) in the form of a semi-permeable surface for hard standings and road drainage into swales.  Land take will be minimised and loss of trees will be compensated by planting native trees where required.

The building for toilets/ showers etc. will be designed to blend in with the landscape and natural products such as sustainable timber will be used.

We will seek to minimise waste during construction by applying the waste hierarchy, seeking first to reduce waste by designing out, then to look at reusing and recycling material with landfill as a last resort. Recycling of waste will be promoted during the operation of the site.

The site will be designed to maximise biodiversity through retention of a “wild areas”, use of deadwood to encourage amphibians and invertebrates and bat boxes to provide roost sites for bats as well as bird boxes to encourage nesting.

**Benefits of the proposal**

* 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.*

CCDT seeks to establish the first dedicated camp site in Cromarty for decades. It would be one specifically designed to meet the needs of the growing number of motorhome users choosing to visit the small Highland community.

The proposed site, the subject of this CAT application, is just a few yards from the shore, and enjoys open views. Its surface would be tailored to the needs of the campervans, and would provide access to the power and water supplies, as well as toilet and waste disposal facilities. There is no such provision elsewhere locally.

The site is on the town’s western periphery overlooking the Cromarty Firth, but is a short walk from the local hotel, restaurant, shop and post office. It is also a small distance from the slipway for the ferry to Nigg.  Nowhere is very far from anywhere else in Cromarty.

Establishing this dedicated area for motorhomes, can only provide a warmer welcome for visitors to Cromarty. The increasing popularity of the destination has led to significant pressures on the community, particularly through unmanaged overnight parking on the Links, a green area near the shore.

This has long been highly valued as a local amenity. It is where residents walk their dogs; where the nearby primary school organises outdoor pursuits during the summer months; and where local events are often staged.

The presence of motorhomes can encroach on these community activities. Signs saying no overnight parking, are largely ignored, from Easter onwards. There has, consequently, been evidence of a deepening tension between the community and these visitors. The project will also fund the upgrading of the ferry slipway, making the deployment of a much larger vessel possible. Such a development should cut queuing to the time it takes for the ferry to return on its shuttle service. Cromarty wants to welcome visitors. This plan will help ensure the community can do it that bit better.

**Restrictions on use of the land**

* 1. 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.*

No known restrictions.

**Negative consequences**

* 1. 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.*

A new access would be required from the B9163, the main road out of Cromarty above the shores of the Cromarty Firth, but we have been given professional advice it would not be too difficult to construct.

**Capacity to deliver**

* 1. 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.*

CCDT was formed in 2017 to promote the sustainable development of Cromarty. The trust has a board of 8 directors who between them are experienced in the delivery of a variety of large-scale projects.

Their combined experience draws for IT, media, business, education, the public sector, maritimeForm transport, health and environmental protection.

The trust has a membership of 180 drawn from a community of little over 700. We are an ambitious, able and dedicated development trust with a wide range of skills at our disposal. Board members have personal experience of running public access railways, managing a TAWS project (Transport infrastructure), running international business and obtaining Listing of business on London Stock Market.

Notwithstanding the skills sets available on the board, a qualified and experienced professional will be hired to manage the project.

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| 1. **Level and nature of support** |

* 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 project is supported by the Cromarty and District Community Council, which has conducted local surveys. It has been backed at well attended open meetings of the CCDT and in surveys of local businesses. A monthly online community newsletter has also kept residents informed of the CCDT’s intentions and the progress made.

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| 1. **Funding** |

* 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 CCDT has already been awarded £300,000 from the Rural Tourism Infrastructure Fund. It will also hear shortly of the outcome of its application for £50,000 from the Beatrice Windfarm Fund, and for £200,000 from Highlands and Islands Enterprise.

In addition when the campsite is established, it is projected to generate over £1,000 a week during the season.

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| **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 David Ross

Address *Personal details redacted by Highland Council*

Date 16 June 2019

Position Director

Signature *Personal details redacted by Highland Council*

Name Jacquie Ross

Address *Personal details redacted by Highland Council*

Date 16 June 2019

Position Director

Signature *Personal details redacted by Highland Council*

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| **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: CCDT Articles

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

Documents attached:

Site plan

**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:

**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.*