

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

ARC (Kingussie) Ltd

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

Postal address:

Gold Wells Ltd, 15-17 High Street, Kingussie. Ph21 1HS

PERSONAL CONTACT DETAILS REDACTED BY HIGHLAND COUNCIL

Postcode:

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: Liz Duncan

Postal address:

PERSONAL CONTACT DETAILS REDACTED BY HIGHLAND COUNCIL

Postcode:

Email:

Telephone:

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	SC399763
	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 **X**

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 **X**

Yes ☐

If yes what class of bodies does it fall within?

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.

We are requesting part of a piece of land. Approximately half the site.

MACROBERT HOUSE AND MUSEUM STORE AND WORKSHOPS (the latter formerly The Old Telephone Exchange), DUKE STREET, KINGUSSIE. PH21 1JG

The Site is surrounded by The Parish Church boundary wall on the East, a wall of a neighbouring disused building on the South, Duke Street on the East and the boundary wall of a neighbouring house on the North.

SEE ATTACHED MAPS

Site Map with boundaries Marked.

Map of Kingussie Large Scale

Map of Kingussie Small Scale

See Video 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: 130110317

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: £65,000

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?

The right to access Water and Water disposal pipes if not possible from Duke Street.
This has to be determined.

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.

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.

Following the removal of the Folk Museum to nearby Newtonmore there has been a dramatic loss of footfall in Kingussie affecting all businesses in the town. A significant number of businesses have closed leaving empty premises on the High Street. The objective of our project is to create a community space where all members of our community and visitors feel welcome and valued, where their needs accepted and nurtured and where everyone's health, both mental and physical wellbeing is paramount. The Gathering Place is for the whole community and our visitors which will: promote good health and wellbeing, create community cohesion, save our heritage, support learning and training opportunities, create quality employment and contribute to the local economy. We have carried out a Location Option Appraisal and have attached a copy of the findings.

We hope to open the Hub Building quickly to allow the Cycle Hub to start trading at the beginning of the Tourist Season. Other parts of the project could also be housed in this building until MacRobert House is opened. As we have portable cinema equipment the Badenoch Film Club could start early.

There is an urgent need for a new attraction in the town, creating a destination where residents are made to feel part of the community and would also attract visitors to visit, play, eat and stay.

*The building presently known as MacRobert is to be extended to include an elevator to allow access to all abilities. It is hoped to include a small **Community Art Cinema**. Shared screen experience has value attached by bringing people together without judgement. Movies for Dementia and Alzheimer sufferers can be screened. Afternoon Cinema with Tea and "Crying Babies" Screenings.*

*In what was formerly the old telephone exchange we would accommodate a **Cycle hub** to further promote healthy exercise and inclusion. The **inner garden** would be landscaped and **linked to the nearby Church**. The **garden and events space** can be used for **small bespoke weddings**. The Parish Church is very supportive of this. Social Wellbeing is very much to the forefront of this project. A **Digital Health Hub** would be incorporated into the project. Attached is the paper "The Gathering Place – A Sanctuary for Body and Mind" which provides more details of these projects and their benefits.*

Anticipated Timeline for key milestones



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.

The overarching aim of the Gathering Place is wellbeing, both social and emotional for Kingussie and for the wider community. The Digital Health Hub would work with NHS and other partners to support vulnerable adults and families within our community. The Cycle Hub would support our community by helping people to stay healthy and connected, while also supporting local businesses by attracting visitors.

In Kingussie there are several empty premises which appears to be a common theme in Highland towns. There are numerous reports in the media regarding dying town centres in Highland communities with loss of social connections through lack of community led activities. Social isolation appears to be increasing due to low or no quality destinations being available. More and more activities are being centred in people's home with use of on line shopping and on line entertainment leading to the loss of more facilities on the High Street and leading to further social isolation across all ages.

We recognise that a community cinema enhances an area, socially and economically, for both residents and visitors. To this end we have already formed a Film Club where a shared screen experience is enjoyed by a growing number of members. The Art Cinema will be a multi-use space with be fully flexible with retractable seats, coping with an audience of approximately 50. This area can be utilised by groups for dancing, yoga and Mums and Tots groups. Plays, talks and performance theatre can also be staged here. The project would help Kingussie promote the Highlands as a World Class, year-round tourist destination as well as secure funding to enable improvements in local tourism infrastructure.

The building which was formerly the old telephone exchange we would accommodate a Cycle hub. Kingussie is already recognised a cycle friendly town and this central destination would further promote cycling – delivering health and

wellbeing benefits as well as reducing carbon emissions by replacing car journeys. It would create employment and educational fulfilment as well as a tourist attraction. The area has community E bikes for hire but they do not have a central home. The Hub would create a point for these E bikes as well as the "trike" bikes that are available to all who want the outdoor experience but are unable to gain access to this without assistance.

There will be, as in other communities, more unemployment and mental health issues to deal with when we have fully emerged from the Covid-19 lockdown. Ideally the project could be launched to be a direct response to employment and health issues when the country and locale are in recovery mode. The Digital Health Hub will be invaluable in helping with people's mental and health issues.

It is well documented that 20 minutes per day spent in "green time" is beneficial to physical and mental wellbeing. Re-landscaping of the inner garden around MacRobert House would create a safe green space for residents and visitors alike. It is hoped to reintroduce rare plants and herbs historically used in the area.

The garden will not only be a sensory/holistic space but also a source of training; teaching school children and other groups about these local herbs and their uses. With the expertise of herbalists, herb teas can be created for medicinal and wellbeing needs. Herbs, whether fresh, dried or frozen can be use to create environmentally friendly household fresheners and for antibacterial use. This area would also support our local wild bird life as well as important pollinators such as bees and butterflies.

ARC is in contact with NHS Highland to find ways they can be supported by a Community Hub. Our aim is to complement and support the work done by existing organisations, not replace them. We have discussed our plans with the Wade Centre who are delighted as it would give their residents and service users an additional place to socialise. We have spoken to the local parish Church, which at present run a successful toddler group and lunch club for more senior residents and are active in pastoral care. They too welcome our proposals. We are keen to work with Caberfeidh Horizons to complement each other and create a destination where their clients can be further integrated into the Community.

SUMMARY OF PROJECT BENEFITS

	<i>Economic</i>	<i>Regeneration</i>	<i>Health</i>	<i>Social Wellbeing</i>	<i>Environmental</i>
Cinema	√	√	√	√	
Cycle Hub	√	√	√	√	√
Garden			√	√	√
Events space	√	√	√	√	
Digital Health	√	√	√	√	

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.

We have addressed the original projects negative consequence of displacement with local businesses as we no longer include a training kitchen or café in the scheme. If we are able to secure half of the site this may make the other half less attractive to a purchaser/developer. We would, as part of our ground works, tidy the area around Pitmain House, removing the dilapidated modern toilet block which detracts from the area. The aesthetics of area would also benefit by the use of proper fences reducing the cost of maintaining the current security fences.

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.

ARC is confident that we have sufficient experience, knowledge and skills available across the very diverse Community to get this project underway. We have on our Board/Committee A classically trained French Chef, a retired teacher, A qualified Herbalist, A retired Structural Surveyor, a Sociology PhD student working on “How can digital technologies help improve mental health and reduce inequalities in mental health recovery in rural areas”; a retired Project Manager with experience of managing major marine capital projects, a retired pension manager and a business entrepreneur as well as others. Our consultants, Community Enterprise, will undertake a skills audit followed by a recruitment and training plan, if necessary, to ensure the skills are all in place before the building opens.

With regard to an Art Cinema ARC is working with Scottish Regional Screen. With donated cinema equipment we have completed two successful seasons of the Badenoch Film Club which consists of 40 members. With the support of the Community as a whole we have already successfully undertaken Film Festivals in the town such as Food on Film which has run for 10 years and a successful “little Town of Festivals” Season which we hope to reintroduce.

We plan to develop a digital health hub incorporating virtual connections and capabilities within the building – discussions are underway with a UHI, PhD student. A brief for this is attached.

ARC was formed from a Community Consultation in 2009. “Our Community ... a Way Forward”. In 2015 ARC successfully instigated the local allotments project and the formation of Kingussie Allotments Association. Having been formed from the same Community Consultation ARC also has strong links with Badenoch Heritage which runs the “Great Places” festival.

We have been successful in our application to Architectural Heritage Fund to secure a Viability Grant even though they were informed that another party has shown interest in purchasing the site.

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.

Although the original project "The Cairngorm Centre" was met with much enthusiasm it proved to be too big, ambitious and fragmented. Taking note of the feedback from local businesses some "displacement" issues were raised with the most significant one being the intention to run a training kitchen.

ARC feel with the smaller, more contained project we have addressed these problems. We have visited local businesses and group supporters and they are happy to reinforce their support behind the latest project. Among these are Kingussie, & Vicinity Community Council, Caberfeidh Horizons, the Badenoch Film Club and the Scottish Land Fund and Architectural Heritage Fund who have recently agreed to part fund the project viability study.

We are presently undertaking a Community survey online. Within 24 hours there was over 100 responses of which 73% were supportive and 10% were not sure. Due to the present situation with social distancing we are trying reach out to as many people in the community as possible through a variety of methods. We intend to have an Open Meeting by Zoom ON 23rd June.

See attachments

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.

An Independent valuation will be undertaken which will help determine an agreed price. The site has been valued in the past and can be revalued and a report produced on the condition of the buildings. That and associated legal fees, will form part of our Stage 2 Scottish Land Fund request which will fund the majority of the cost of acquiring the asset

Having been successful in gaining support from SLF Stage 1 funding ARC has engaged the services of an experienced Business Consultant who is currently undertaking community consultation and market research into the project proposal. ARC is presently in discussion with The Burrell Fund and Kingussie Community Development Company regarding further development funding having been successful with funding from the Architectural Heritage Fund. The plan that is produced will set out clear capital and revenue costs for the project. That will form the basis for a fundraising strategy. A key part of that process is to identify funders and investors that the project will be eligible for and for which there is a reasonable likelihood of success. There will be consideration of other models such as community shares. The plan will set out a detailed income generation plan with cash flow projections showing how this will be sustained from trading. At this point we would consult the community again to bring more members on board.

The proposition would be to gain rental income from the refurbished Telephone Exchange to contribute to the running of the Community Gathering Place. The Gathering Place would gain income from running events, festivals, small bespoke wedding parties and space to local artists. A small income is made from the Allotments and donations continue to be made by the running of the Badenoch Film Club. Other fund-raising activities will be undertaken.

See attachment on costs.

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 Lydie Bocquillion

Address

PERSONAL DETAILS REDACTED BY HIGHLAND COUNCIL

Date

Position

Signature

Name Elizabeth A Duncan

Address

PERSONAL DETAILS REDACTED BY HIGHLAND COUNCIL

Date

Position

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: Articles of Association, Report and Accounts 31.5.19

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

Documents attached: Kingussie Large and small scale Maps Am Fasgadh Site and Buildings map, A video of the site

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: Digital Health Paper, Digital Health Hub Potentials, The Gathering Place – A Sanctuary for body & mind, Location option Appraisal, CVs of some Board/Committee Members.

Section 5 – evidence of community support

Documents attached: letters of support,

Section 6 – funding

Documents attached: Ballpark Figures for Project Costs

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