

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

Kyle of Sutherland Development Trust

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

Postal address:

Kyle of Sutherland Development Trust,
The Barn,
Drovers Square,
Ardgay,

Postcode:

IV24 3AL

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: Valerie Houston

Postal address:

Kyle of Sutherland Development Trust,
The Barn,
Drovers Square,
Ardgay,

Postcode: IV24 3AL

Email: Two Emails to be used: a) valerie@kyleofsutherland.co.uk and b) beth@kyleofsutherland.co.uk

Telephone: 01863 766190 (Option 1) or 07507 894775

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	SC401019
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC043587
	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:

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?

Registered Charity

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.

Asset Transfer: South Bonar Public Toilets (Building) and Picnic Area (Land)

Local Authority: The Highland Council

Related Documents: 2590-OBE-ZZ-ZZ-M3-A-(1-)101 - Proposed Site Plan
(Snapshot provided below)

South Bonar Public Toilets

Business Unit Name: South Bonar Public Toilets

Business Unit Ref: HC 05958

Category: Other Land and Buildings

Function: Public Convenience

Easting: 260816

Northing: 891463

Address: South Bonar Public Toilets, Bonar Bridge, ARDGAY, IV24 3AN

UPRN: 130113331

Building Count: 1

Site Count: 1

Total Building GIA (m2): 23.43

Total Site Area (m2): 64

Business Unit Tenure: Feuhold

Picnic Area, Bonar Bridge

Business Unit Name: Picnic Area, Bonar Bridge

Business Unit Ref: HC 06753

Category: Community Asset

Function: Picnic Area

Easting: 260857

Northing: 891448

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: £1

Please refer to document; 201209_Asset Transfer South Bonar_Requested Terms and Conditions

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? N/A

~~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.

Project Title | Kyle of Sutherland Tourism Infrastructure

Project Objectives

To develop a sustainable tourism infrastructure across the Kyle of Sutherland reducing visitor pressure points and the impact this has on the environment and local communities.

To enhance the economic, social, and environmental landscape of the Kyle of Sutherland via tourism.

To initiate and support existing enterprising activity in the Kyle of Sutherland, through private, public and third sector organisations.

Infrastructure Overview | The South Bonar Public Toilets and Picnic Area site is planned to be part of the wider Kyle of Sutherland Tourism Infrastructure Project (KoSTI) which will create better facilities for visitors whilst at the same time reducing issues such as increased waste and impacts on parking and pressures on local services. This project aims to develop sustainable tourism in the area around the Kyle of Sutherland by providing facilities for visitors who choose to come to the area in campervans, motorhomes and electric vehicles including e-cyclists and cyclists. It is hoped that this provision can help to ease tourism pressure points across the north Highlands. The route around the Dornoch Firth and the Kyle of Sutherland creates a great spur off the North Coast 500 (NC500) and offers options to head west and north as well as the narrowest crossing of Scotland. National Cycle Route 1 also passes through the area with the Falls of Shin being a key stopping point.

The opening of the Dornoch Bridge in 1991 heralded the start of the economic downturn of the area with the lack of passing traffic resulting in the closure of many businesses notably in the tourism sector. Although the area was hit hard, it remains an area of outstanding natural beauty with strong, cultural heritage and, when combined with the success of the NC500, the area has seen a resurgence in visitors but many are now coming by motorhome and using the area as a base to explore rather than seeking serviced accommodation so creating a pressure point.

The success of the NC500 has shown the potential for tourism in the Highlands, there is a 26% average rise in visitor numbers to the areas of the Highlands, volume

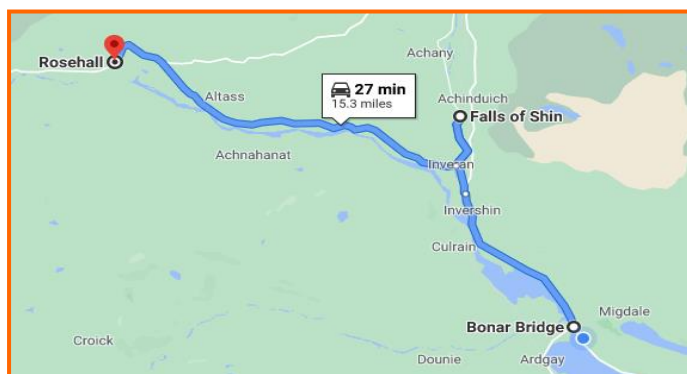
of traffic on the route rose by 10% and accommodation providers and visitor attractions along the NC500 had an average 15-20% increase in trade. However, there is a need to now manage this tourism, in a sustainable manner that will avoid creating some of the problems seen in places such as Isle of Skye and some areas on the NC500.

The site at Bonar Bridge is a site currently owned by The Highland Council but has been approved by Highland Council Community Asset Transfer team and in the process of applying for official transfer to the Kyle of Sutherland Development Trust (KoSDT). The site will have four electric hook-up points for motor homes and campervans and a new service block that will incorporate a WC, shower, a covered eating area, washing up area and e-bike charging points. Waste disposal facilities (including black and grey waste) will also be available. This would be developed adjacent to the existing public toilet facilities which will be upgraded and improved. The site will be controlled by an entry system so the toilet block will be available free of charge to visitors and the public, but the new facility block will require access through a coded entry system. This will secure the public toilet in community hands whilst also developing income streams for repairs and maintenance.

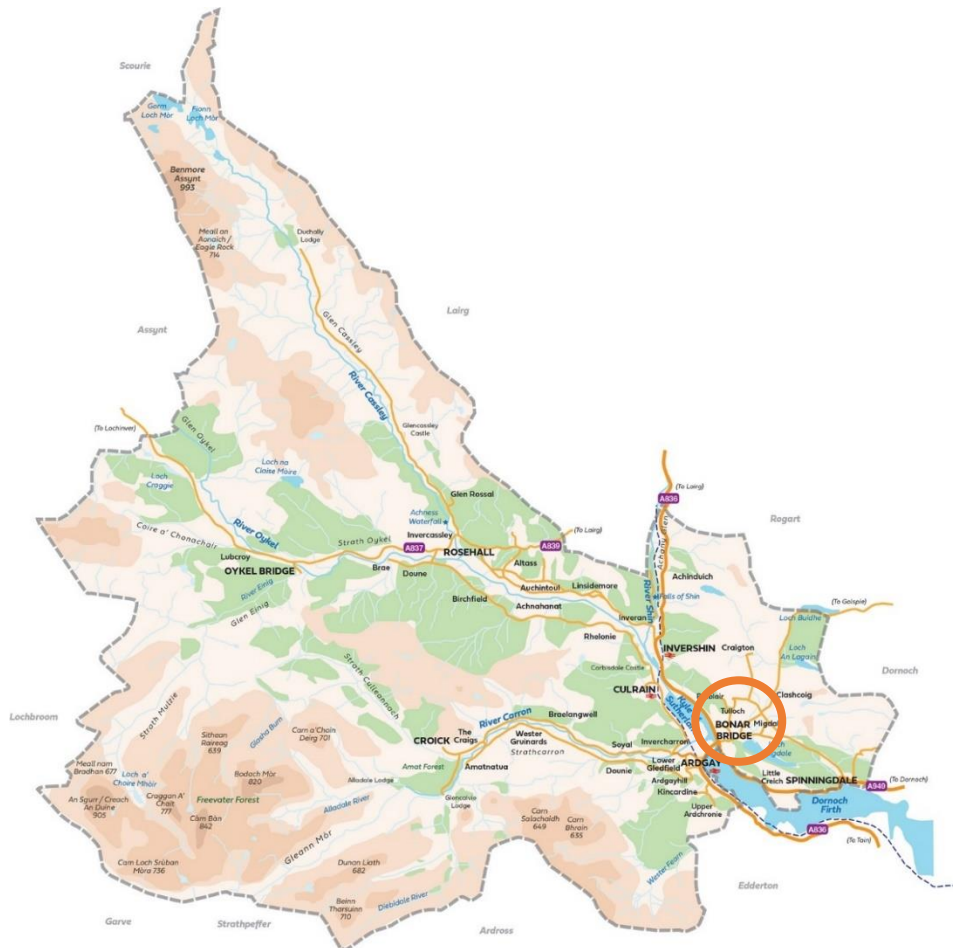
The project is creating an infrastructure by also installing four further electric hook up points for campervans and motorhomes at the Falls of Shin site (owned by KoSDT), where e-bike charging points will also be installed.

After the successful completion of this project, it is intended that the infrastructure will expand to incorporate a site at Rosehall. This will enable a spine of serviced overnight parking and electric charging points for tourists and the local community.

Project Locations



Map 1.1 | Kyle of Sutherland Tourism Infrastructure Spine (Current and Future Vision)



Map 1.2 | Kyle of Sutherland Area (Bonnar Bridge – highlighted)

Project Need

Over the past few years there has been a significant increase in the number of campervan and motor home visits to the area reflecting the increase in motorhome trips across Scotland and more specifically, an increased interest in the NC500.

By way of an example, there are 225,000 motorhomes currently registered in the UK with an increase of 15,000 each year as well as 555,000 touring caravans. In Highland, in particular there has been an increase in the number of motorhome rental companies with around 30 companies now registered in Highland while in 2007 there were only two. A significant number of these motorhomes travel to north Highland as it was pointed out in the GB Tourism Survey 2014 that 79,000 motorhome trips were made to North Scotland. While this figure now slightly outdated it can be more than predicted that this figure has increased due to the boom in staycations as well surge in European market as well and the constant negative press highlighting the vast numbers of motorhomes and the issues that have come with them.

In the North Highlands the NC500 has created 25% economic growth year on year and extended the tourism season to 10 months. This growth has highlighted the mainly positive impacts that developing tourism can have on the fragile economies of the Highlands. The downside of this growth is an increase in traffic, issues with waste and impacts on local services. According to this NC500 Economic baseline

study stakeholders where most concerned in the longer term how the infrastructure would support the route, particular mentions were made of... 'public toilets, waste facilities (particularly for motorhomes), and car parking.' As well as this, stakeholders were also concerned about the environmental impact of the NC500 and recognised the importance of considering... 'The increased levels of waste and litter – with the available waste facilities potentially not always sufficient in coping with the increased volume of waste. The disposal of chemical toilets is a particular issue'. The Highland Council has also been successful with a LEADER bid to signpost the whole of the NC500 route. This in return is likely to increase the popularity of the route and make it busier for the region. Therefore, promoting sustainable tourism is a key way to stimulate the economy and give local businesses an opportunity to thrive whilst mitigating for the negative impacts seen in other areas.

At the same time there is also a growing number of people who wish to travel in a more environmentally friendly way through the use of electric and hybrid vehicles, including e-bikes. These vehicles require the correct infrastructure to ensure that visitors are comfortable that they won't run out of charge in a rural area.

Given this, it is apparent that the current facilities available in our area do not meet the needs and expectations of visitors and the project would address this by introducing facilities such as chemical waste disposal, electric hook-ups, and electric vehicle charging points. Since the lockdown caused by the global COVID-19 pandemic was lifted in July 2020 there has been a lot of publicity regarding irresponsible tourism and unacceptable behaviour by visitors due to the increased number in 'staycation visitors'.

The introduction of chemical waste facilities will enhance the visitor experience as they provide somewhere to dump waste responsibly which protects the natural environment. It will also provide an affordable alternative to parking campervans and motor homes in lay-bys and passing places. Providing these accessible facilities will promote a short term, low cost alternative to campsites which may mean that there are fewer visitors seeking to overnight for free in an unregulated manner.

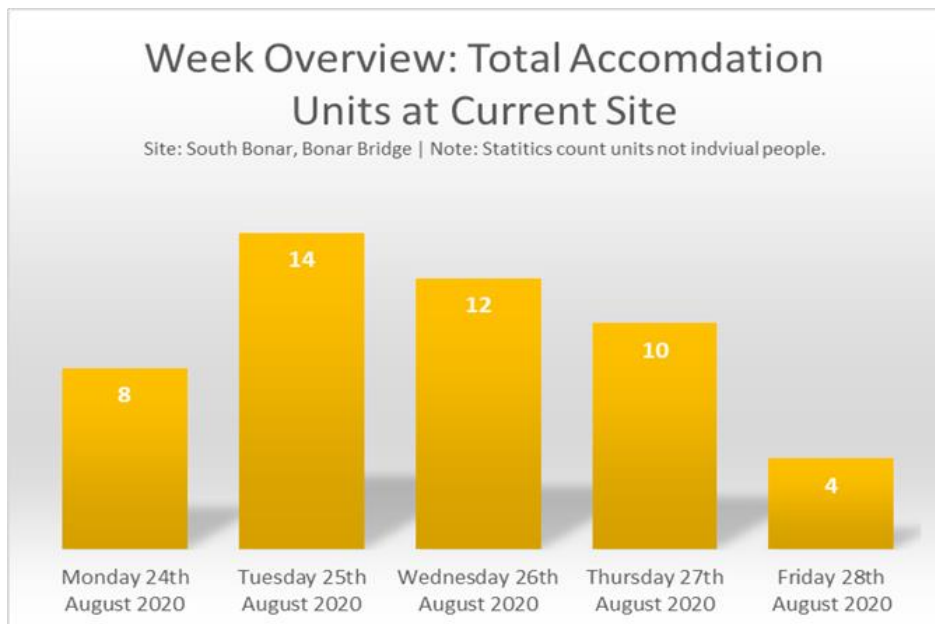
Further to this, see below Kyle of Sutherland evidence timeline between 2014-2020 conveying the growth in the pressure point over six years nexus to community desire to develop serviced overnight parking facilities.

Visitor Pressure Point Evidence Timeline

Timeframe	Visitor Pressure Point Evidence
2014	<ul style="list-style-type: none"> Community and Business Consultation for the development of the Kyle of Sutherland Document (Part 1) Kyle of Sutherland Development Trust Project Priority Plan Outline (Part 2) Kyle of Sutherland Project Prioritisation Document
2015	<ul style="list-style-type: none"> NC500 Established
2018	<ul style="list-style-type: none"> Bonar Bridge Regeneration (External Community Group) Document Creich Community Locality Plan Creich Community Locality Plan Appendices Ardgay Community Locality Plan Ardgay Community Locality Plan Appendices
2020	<ul style="list-style-type: none"> Photographic Evidence from Daily Survey Statistics from South Bonar Daily Survey Kyle of Sutherland Development Trust Social Media Response



2020 | South Bonar Site Photographic Evidence of Pressure Point



2020 | Evidence of Pressure Point: Daily Survey at Existing South Bonar Site: Overview

The graph below shows the number of motor homes parking for free each night at the un-serviced site during the week starting 24/08/20. The data illustrates a weekly

total of 48 units with an average of 9.6 units per night. The unserved site can comfortably fit 8 units per night.

Project Outputs

The South Bonar site will be developed to facilitate a self-served overnight parking site to relieve the visitor pressure point in a sustainable manner. The existing Public Toilets will stay as public toilets and will be lightly renovated, operationally maintained, and cleaned for public use. The car park of the picnic area will be adapted to provide a Chemical Waste Disposal Point, Electric Hook Ups, Fresh Water Supply and eBike Charging Points. In addition to this, a new built facility will be located adjacent to the Public Toilets which will provide a shower and toilet. It should be noted that the landscaping of the site will more or less stay the same with no major visual impact.

4x Serviced Electric Hook Up Pitches

4x Unserved Pitches

1x 6000 Litre Chemical Waste Disposal Tank

1x Fresh Water Tap with Attachment (by chemical waste disposal tank – for cleaning purposes).

1x Fresh Water Tap for Top Ups

1x New Built Facility with WC and Shower Room (Disabled facilities available at Kyle of Sutherland Hub), Washing Up Point, Plant Room, External Covered Seated Dining Space

1x Community Asset Transfer of South Bonar Public Toilets and Picnic Area including Male, Female and Disabled Toilets, Landscaping of Existing Site, Seating (x11 benches), Informal External BBQ area, Existing Road and Path Infrastructure, Existing Signage and Interpretation, Existing Stone Circle.

4x Electric Bike Charging Stations

1x 1100 Litres General Waste Bin (in custom bin store)

1x 1100 Litres Mixed Recycling Bin (in custom bin store)

Formalised Parking Bays

Wayfinding Signage and Community Tourism Map

Optimised Road Surfacing (on existing unmade track)

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.

There has been a lot of national publicity recently about irresponsible tourism and unacceptable behaviour by visitors. This has impacted on all the communities across the Highlands and Islands. The public toilets and parking site at South Bonar have been used for free parking by those with motor homes for many years now, with many visitors staying for weeks at a time and using the public toilets as an ad hoc shower block. This usage has increased considerably during the summer of 2020 with up to 14 motor homes overnighing on the site regularly. This has created understandable anxiety within the community given the current global pandemic that we are facing.

Economic and Regeneration

Given that global travel is now not as available/desirable as it was pre COVID-19 it expected that this 'staycation' boom will continue for the next 3-5 years, maybe longer. Therefore, an already existing problem will be amplified and the need for more controlled overnight parking sites is inevitable. KoSDT hope that by developing the infrastructure, and specifically the site at South Bonar, we can help to spread the impact, and the local benefits, of this increase in motor home tourism. This will help to improve the visitor experience whilst at the same time reducing local anxieties.

The need to develop the site at South Bonar has been recognised in the community for many years. The addition of serviced parking site at Falls of Shin will help to alleviate the pressure on South Bonar whilst at the same time provide economic benefits to the more remote settlements in the area.

Community Priority and Social Wellbeing

The project has been developed as a result of community input gathered since 2014. The problem of long-term overnight parking at the site in South Bonar has caused discussion in the community for many years. This anxiety has increased in 2020 due to the volume of uncontrolled overnight parking at the site, which is highly visible in the community.

The development of both sites will ease this anxiety and will also give opportunities for local services and businesses to benefit from increased overnight visitors, particularly at Falls of Shin.

The developments will be designed sympathetically to the local environment and will not negatively impact on local amenities, both built and natural.

Environmental Benefits

The addition of waste facilities at all sites will result in a reduction in pollution and litter. And the addition of e-bike charging points and an electric vehicle charging point will encourage active travel, for visitors and residents, and reduce carbon emissions.

The retention of the refurbished public toilets in community ownership without fear of closure will ensure that a necessary public amenity remains a community asset.

The development of the sites will retain and develop a community asset, create waste disposal facilities to ease litter and pollution, create opportunities for active and low carbon travel and create income streams for local enterprises.

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.

Planning Permission

South Bonar Public Toilets and Picnic Area development is currently awaiting a planning application decision from The Highland Council.

Planning Submission Date: Monday 12th October 2020

Decision: Awaiting

ePlanning Scotland Reference: 100306682-001

Highland Planning Reference: 20/03987/FUL

The site is not located in an area of contaminated land, nor is a site of special scientific interest or heritage designations.

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.

There are no consequences anticipated.

The development will not heighten any negative consequences as the Community Asset Transfer of South Bonar site is a solution that will mitigate and reduce existing environmental issues and increase benefit with local tourism.

The project need was recognised and identified by the community and other community organisations; therefore, the solution will be delivered on behalf of the community.

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 Kyle of Sutherland Development Trust will manage and successfully carry out the project with the below tools and experience. The project will gather advice from a formal project team consisting of a contracted architect, engineer, quantity surveyor, contractor and other types of professional services required.

About Kyle of Sutherland Development Trust:

Kyle of Sutherland Development Trust (KoSDT) is a local charitable trust that has been serving the communities of Ardgay & District and Creich since 2011. The Trust area covers 680 square miles, with a population of 1,700. The area has been identified as fragile and disadvantaged due to lack of well-paid employment opportunities, an ageing population, limited transport networks, and poor housing stock. Over 60% of households in the area have been identified as being fuel poor and/or living in poverty. KoSDT strive to increase the economic and social health of the community to ensure that the area has increased resilience in the future. All sections of our community benefit from the work of the trust. KoSDT projects and activities include;

- 1, redevelopment and ownership of a visitor centre/café at the Falls of Shin
- 2, regeneration of Ardgay village centre
- 3, ownership and operation of The Barn Business Centre
- 4, ownership of the local Post Office
- 5, ownership of a social housing unit
- 6, facilitation of a superfast Broadband project that has been transformational in our more digitally disadvantaged areas
- 7, home energy advice services addressing fuel poverty and climate change
- 8, a fitness and activities programme
- 9, a community café and food parcels to those in need in the community
- 10, a community engagement service across Sutherland
- 11, project management services to other community organisations
- 12, administrative and business services to other local organisations

The Trust is account managed by Highlands & Islands Enterprise (HIE) and has built a strong reputation for delivering high quality, innovative and sustainable projects.

KoSDT has been successfully delivering substantial projects since 2011 as reflected above, these range from significant capital builds such as Falls of Shin and the Barn

Business Centre through to multi-year social projects such as The Energy Advice Service, Keep Active Together and The Community Food Stop. These projects required substantial public investment through grant support. Indeed, KoSDT has brought over £7m of external investment into the community in the past eight years. Managing complex projects such as these have required the trust to create robust financial management systems - these are overseen by the Trust Manager and an external Financial Consultant. KoSDT staff also have been responsible for delivery of several Scottish Government funded projects over the past eight years. This has resulted in robust systems being put in place to ensure that claims are submitted on time and within the parameters of the legal undertakings pertaining to each project. Further to this, KoSDT staff are overseen by a Board of Trustees. The Trust currently has 5 board members, all resident within the community that the Trust covers.

Project Managers – Kyle of Sutherland Development Trust

The project will be managed by Kyle of Sutherland Development Trust's inhouse Assets and Contracts Team who manage the Trust's existing assets and external contracts for other third sector organisations.

Kyle of Sutherland Tourism Infrastructure | Project Managers

Valerie Houston	Beth Simco
Assets & Contracts Manager	Contracts Officer
Highlights: <ul style="list-style-type: none">• Degree 2020 -2024 (Ongoing): Construction and the Built Environment BSc (Hons)• HNC Construction Management• PRINCE 2 Practitioner	Highlights: <ul style="list-style-type: none">• Degree 2018 -2022 (Ongoing): Business Management BA (Hons)• Association for Project Management Fundamentals Diploma (Level 8)• 2018/19 Highland Young Apprentice of the Year

Valerie, who has lived and worked in remote rural communities for the majority of her life, has an excellent understanding of the challenges faced by remote rural. She is a problem solver and seeks to find sustainable solutions complemented by her timely, well organised approach. Valerie is continuing to develop her building and

construction knowledge and has achieved a HNC at University of the Highlands and Islands in Construction Management; currently she is studying

towards a degree as Graduate Apprenticeship in Construction and the Built Environment at Edinburgh Napier University. In her spare time, Valerie enjoys a good scone and cup of tea!

Beth, also living in rural communities her entire life has a good understanding of the area, in particular the challenges faced by young people in connection to remote rural areas. She is a patient and conscientious person able to bring creativity to both the planning and implementation of a project. Beth is also continuing to further develop her learning through studying for a degree as Graduate Apprenticeship in Business Management at University of Strathclyde, before this, knowledge has been achieved in her Project Management diploma. In her spare time, Beth enjoys a wild swim!

As a team, Valerie and Beth are enthusiastic, are knowledgeable and understanding of the successes and failures of community projects and have demonstrated their ability through the management of KoSDT's owned assets and external contracts.

The below table illustrates a range of external contracts, the Trust have managed for other Third Sector organisations from 2018 to current:

Client	Date	Project
Lairg and District Community Initiatives	Current	<ul style="list-style-type: none"> Contracted Role: Project Officer Social Project: Lairg Helping Hand Fund (Fuel Poverty) Social Project: Publishment of Community Magazine Capital Project: Church Hill Woodlands Current Maintenance and Future Management Capital Project: Station Path Strategic Definition and Preparation & Brief Site Surveys and Studies
Scourie Community Development Company	Current	<ul style="list-style-type: none"> Ongoing Project Management of Scourie Rocks – a planned visitor attraction housing the Shelley Collection (a world class collection of rocks, minerals, crystals, and fossils). The project has completed RIBA Stages 0 – 3 (Strategic Definition, Preparation and Briefing, Concept Design and Developed Design) and is currently at the 4th stage – Technical Design.
Dornoch Firth Group	Summer 2020	<ul style="list-style-type: none"> Management and Facilitation of Dornoch Helping Hand Fund (Fuel Poverty) during Covid19 pandemic.
John O' Groats Development Trust	2019/2020	<ul style="list-style-type: none"> Providing support to John O' Groats Development Trust to initiate their Foghorn Memorial and provide pockets of knowledge for projects in the pipeline.
Edderton Hall Committee	2019	<ul style="list-style-type: none"> Implementation of Edderton Playpark, including Supplier and Contractor Management, Health and Safety Management, Finance Management and Engagement with Local School and Board

The Embo Trust	2018/2019	<ul style="list-style-type: none"> Project Management of Embo's Village Lifeline: Renovation of Old School into Community Hub.
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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.

Local and Wider Community Informal Support:

2020 | Facebook Press Release: Community Response

[South Bonar, Bonar Bridge Tourism Infrastructure Development Facebook Post](#)

Emails of Response | 7

Facebook Shares | 30

Facebook Comments | 69

Facebook Likes | 269

Facebook Post Reach (Views) | 28,424

Facebook Post Engagement | 4,598

(Last Updated 23rd September 2020)

The need to develop the site at South Bonar has been recognised in the community for many years. The addition of serviced parking site at Falls of Shin will help to alleviate the pressure on South Bonar whilst at the same time provide economic benefits to the more remote settlements in the area.

Please also find attached document gathering 'Community Voice' words; 03-25_200904_Community Voice Feedback and Response'

Range of Stakeholder Strategical Demand Evidence:

Further to support from the local community, evidence from a wide range of stakeholders is summarised in attached document named '201008_South Bonar Operational Demand Report' illustrating strategical support.

Letters of Support for Kyle of Sutherland Tourism Infrastructure Project

Please see PDF document named 'KoSTI Letters of Support_Merged' gathering Letters of Support from other businesses and tourism organisations.

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.

Kyle of Sutherland Development Trust will pay proposed £1 Land Transfer price from Kyle of Sutherland Development Trust's Unrestricted Reserves.

Income and Expenditure Forecast | Please refer to '03-25_201013_KOSTI Income and Expenditure Forecast V3' for detailed income and expenditure forecast. In summary, the project forecasted annual income is £30,710 with an annual expenditure of £26,206. As a not for profit organisation, the remaining income will be invested into the sites for continuous optimisation. Please note this forecast considers South Bonar and the wider infrastructure at Falls of Shin.

Capital Project Funding | Kyle of Sutherland Development Trust have applied for funding from Rural Tourism Infrastructure fund and match funding from Crown Estates Coastal Communities Fund to support the Kyle of Sutherland Tourism Infrastructure. The Trust await funding decisions on both applications.

As part of the wider KoSTI funding package, Highlands and Islands have granted funds towards the Falls of Shin element. Further to this the in-kind land values of South Bonar and Falls of Shin have also been included within the funding package.

Operational Costs | Maintenance and Cleaning Operative(s) will be employed by Kyle of Sutherland Development Trust to appropriately keep the site (and Falls of Shin site) in good working condition for tourists and the local community.

A detailed breakdown is presented below:

Maintenance Operative

Months	Hours	Maintenance Activities
April - September	7 hours across 2 days per week.	Litter picking, weeding, washing signs and interpretation boards, sweeping, repairing necessary items, window washing and general site inspection.
October – March	3 hours across 2 days per week.	Litter picking, clearing leaves, washing signs and interpretation boards, window washing and general site inspection.

Cleaning Operative (South Bonar Internal Facilities Only)

Months	Hours	Cleaning Activities
April – September (26 Weeks)	10.5 hours across 7 days per week.	Clean down all touchpoints, empty bins, clean toilets, sinks and shower, restock supplies, brush and mop floors and dust.
October – March (26 Weeks)	4.5 hours across 3 days per week.	Clean down all touchpoints, empty bins, clean toilets, sinks and shower, restock supplies, brush and mop floors and dust.

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 JACQUELINE A KNIGHT

Address [REDACTED] KINCARDINE B4 ARDYAY [REDACTED]

Date 9/DEC/2020

Position DIRECTOR

Signature [REDACTED]

Name NEIL P SIFLO

Address [REDACTED]
BONAR BRIDGE
[REDACTED]

Date 09/12/20

Position DIRECTOR

Signature [REDACTED]

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:

KOSDT ARCS & MM

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

Documents attached:

03 25_ 2590_SouthBonar_DesignStatement

03 25_Location Plan

03 25_ 2590-OBE-ZZ-ZZ-M3-A-0-102-Existing Site Plan-RevA

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-101 - Proposed Site Plan-RevA

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-102 - Site Elevations-RevB

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-103 - Floor Plan and Sections-RevB

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-104 - Elevations-RevB

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-105 - Site 3D-RevB

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-106 - New camping facility 3D-RevB

03 25_ 2590-OBE-ZZ-ZZ-M3-A-1-107 - Landscape Plan-RevA

03 25_ 200394 - South Bonar Campsite Bonar Bridge - Drainage Impact Assessment

03 25_ 200394-700 Proposed Drainage Layout and Details

03 25_ 200394-800 South Bonar Campsite Swept Path Analysis

03 25_ 1042101-1042101_South Bonar Topographic Survey

03 25_ 1042101-1042102_South Bonar Topographic Survey

03 25_ 201008_South Bonar Operational Demand Report

03 25_Planning_Permission-2

Flood Risk Assessment_674223_Bonar Bridge_Coastal FRA_Final

03-25_200923_KOSTI Waste Strategy

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

Documents attached:

201209_Asset Transfer South Bonar_Requested Terms and Conditions

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:

03-25_200925_KOSTI Project Initiation Document

Section 5 – evidence of community support

Documents attached:

KoSTI Letters of Support_Merged

03-25_200904_Community Voice Feedback and Response

201008_South Bonar Operational Demand Report

Section 6 – funding

Documents attached:

201013_KoSTI Budget Forecast 2021 to 2022_V3

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