

## 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

Broadford and Strath Community Company

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

Postal address: C/O TC Young, Merchants House, 7 West George Street, Glasgow,

Postcode: G2 1BA

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: Jeff Geary

Postal address:

██████████  
██████████  
██████████

Postcode: ██████████

Email: [mail@broadfordandstrath.org](mailto:mail@broadfordandstrath.org)

Telephone:

√ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement)*

*You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.*

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

x	Company, and its company number is .....	246279
x	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is .....	SC034829
	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?

## 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.*

Elgol Public Toilet

Elgol, Isle of Skye, IV49 9BJ

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: 130112596

### 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: £0

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?

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Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £                      per
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Please attach a note setting out any other terms and conditions you wish to apply to the request.

## Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

*This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.*

### **OBJECTIVE**

To replace the current outdated, environmentally damaging and inaccessible toilet block with a new environmentally friendly toilet block that will be safe and accessible to all. As well as a new toilet facility we will develop disabled parking adjacent to the new Elgol toilets.

We will also provide waste and water facilities for campervans and electric charging points for local and visiting vehicles.

### **NEED / ACTIVITIES**

#### **Need:**

There is a desperate need for new enhanced facilities in Elgol. The current facilities are in poor condition and no longer suitable for its users in particular those with disabilities.

#### **Development:**

Demolish current toilets and rebuild.

Reconfigure current parking area to include disabled parking bays.

Installation of Campervan waste and water facilities.

Installation of electric charging point.

#### **Activities:**

New toilet facilities

Improved parking

Improved service provision for locals and visitors.

## 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 current Elgol toilets are in poor condition and do not promote the best of Elgol and indeed Skye. They are often complained about and undoubtedly the area needs new and improved public toilets for the area. In a recent survey monkey 100% of all participants concluded that the toilets needed to be improved

We are keen to address a number of issues but in particular we are keen to address the current lack of access to the toilets for our disabled users. Our proposed plans will be accessible to all and we also plan to have disabled parking bays adjacent.

Environmentally the current sewerage “system” has caused local concern for a number of years. Our proposals include a new sewage system that will eliminate the need for discharge into a watercourse keeping the Community and visitors safer.

The Community will continue to manage the new facilities and will charge for their use. Any revenue from the facilities will be reinvested and restricted for the ongoing costs associated with the build ensuring that the toilets will continue to be maintained to a high standard.

### **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.*

NA

### **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.*

None.



## 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.*

- BSCC has successfully delivered projects within the local community. These projects include:

- Community owned campsite, Camping Skye
- Management of Elgol toilets
- Path network in Broadford and Strath
- Community Allotments
- Men's Shed
- Outdoor Learning Centre
- Community Fridge

- BSCC relies on the expertise of its eight Directors. Between them the directors have a wide variety of experience. Short biographies of the office bearers and Elgol Toilet Project working group Director are below.
- A small working group has been formed to ensure that the project has support and meets its objectives. This consists of Directors and co-opted local members with relevant experience including an architect. The working group reports to the full board of Broadford and Strath Community Company.
- A Project Manager will be recruited to oversee the management of the build.

### **Directors/ Officers**

#### **Alison MacLennan - Chair**

Alison has 27 years experience with RSPB as manager for West Highlands and responsible for all aspects of project management, casework, advisory, reserve and habitat management, environmental education, interpretation, events, staff management and fund raising. Masters degree in natural Resource Management, PhD.

#### **Jeff Geary - Treasurer**

Lifetime in the fresh produce industry, 20 years at Technical Director level. Expertise in customer service, product integrity, quality and environmental management, ethical trading. Managed complex multi-contractor projects with budgets in excess of £1million. PhD.

#### **Hermione Lamont – Working Group Director**

Hermione attended Portree High School then joined the Merchant Navy. Hermione has run the Elgol village shop for the last 16 years and is actively involved in numerous community groups in Broadford and Strath including Elgol Village Hall Association, Portree High School Parent Council and is a Community Councillor.

## 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.*

In 2018 Broadford and Strath Community Company responded to the requests of the Elgol Community to support them in taking over the public toilets rather than allowing the toilets to close as proposed by the Highland Council.

A survey of local residents and visitors was organised and 100% agreed that Elgol needed new toilets. To reiterate there are a number of services available in Elgol but a lack of basic infrastructure which would enhance the experience for those living and visiting Elgol. As well as a survey we have received a large number of letters of support for the Project. A number of these responses were positive responses from the business community in Elgol.

As well as our Community we have worked with various Partners including the Broadford and Strath Community Council , Elgol Common Grazing Committee, John Muir Trust, Skye Connect and in particular our elected Member John Finlayson. All of the involved Partners have been supportive and encouraging of the Project.

## 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.*

Since the Broadford and Strath Community Company have taken over the management of the Elgol toilets we have been heartened by the generous donations made to the collection boxes, installed by the Community, at the toilets. As well as donation boxes in the toilets each local business also has a collection box which have also been well supported. We will continue to have collection boxes in the toilets and in the Community even when we charge to use the facility.

Locally there has also been a number of fundraising initiatives which has raised a good amount of funds to help support the Project. This has included coffee mornings and sponsored walks. Fundraising will become more challenging due to COVID but we are confident that we will come up with successful fundraising ideas.

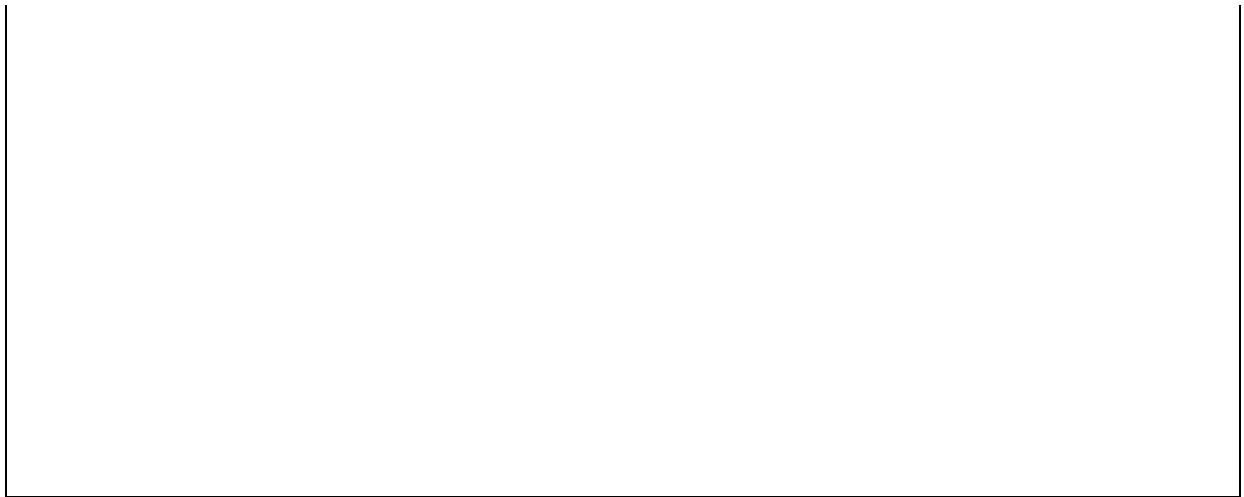
We currently receive £200 / month from the Comfort Scheme and we hope this will increase when we improve the facility to include a baby changing facility.

We plan to sell advertising on the walls of the public toilets and anticipate this will make in the region of £1000 per year. We already do similar with our Community owned campsite and it has proven to be very popular with local businesses.

Our plans to rebuild the toilets, improve parking and install Campervan facilities will be funded from grants from various sources. We are currently applying to the Rural Tourism Infrastructure Fund and hope to be successful with this.

We hope the asset transfer will be made at no cost to the Broadford and Strath Community Company and any legal fees associated with the transfer will be funded by fundraising.

As well as fundraising, donations and grant funding we have received a huge amount of local volunteer support in particular from the working group who manage the toilets on a daily basis. Their support has been invaluable.



## 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 Shirley Grant

Address

[Redacted]

Date 12<sup>th</sup> October 2020

Position Director

Signature **Signature and personal details redacted for publication by Highland Council**

Name Hermione Lamond

Address

[Redacted]

Date 12<sup>th</sup> October 2020

Position Director

Signature **Signature and personal details redacted for publication by Highland Council**

## 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

Broadford and Strath Community Company – Articles of Association.

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

Map of site

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

NA

### Section 4 – about your proposals, their benefits, any restrictions on the asset or potential negative consequences, and your organisation’s capacity to deliver.

### Section 5 – evidence of community support

Letters of support:

Elgol Village Hall

Graham Raymond

### Section 6 – funding

Budget

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