

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

Road to the Isles Facilities Group SCIO

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

Postal address:

Mallaig and Morar Community Centre, West Bay, Mallaig,

Postcode: PH41 4PX

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: Stuart Griffin

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

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.

	Company, and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is SC048758	X
	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?

SCIO

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.

Tougal Car Park and Toilets, Morar, Inverness-shire, PH40 4PD

Grid Ref. NM6752 9211

Full car park up to boundaries and toilet block

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: 130113065

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: £

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?

>20 years

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £0 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.

Tougal car park and toilet block have been managed by Highland Council for many years and whilst they have been successful in keeping the facilities open, the Road to the Isles Facilities Group (RIFG) feel we could manage and maintain them more efficiently.

The area has suffered increasing pressure from visitors culminating in the post lockdown chaos experienced in the summer of 2020. As a result a working group was set up by Highland Council in conjunction with Community Councils and the RIFG, to look at possible solutions. Traffic management and poor toilet provision was considered as the two main issues. RIFG has two projects looking to improve toilet provision, one at Traigh Beach which was completed in September 2020 and the other in Mallaig, due to be completed in the Spring. We are now looking at the traffic management issues and plan to improve and extend the car parks at Tougal and Camusdarroch.

The objective of the Tougal project is to maximise the amount of parking spaces and in conjunction with Highland Council, restrict parking where there are safety and negative impacts on other road users. RIFG will charge for using the car park with any excess funds to be used to invest in other community projects and an area Ranger.

We also plan to improve the path from the car park to the beach, this will improve safety and reduce the impact of visitors on the local environment.

There are three conditions to this application;

- 1) We are successful in our bid to the Coastal Communities Fund*
- 2) That HC ban all parking at Silversands by amending the traffic order to include double yellow lines on both sides of the road from the car park entrance to Kinigarry Hill, excluding the two laybys which would prefer were made disabled parking only.*
- 3) That we receive a contribution to the upkeep of Tougal toilets through the Comfort Scheme.*

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 benefits of the project are;

Better traffic management and safety reducing the significant issues created by cars parking at Silversands beach.

Better path network improving safety and accessibility to Morar Sands benefiting visitors and locals.

Improved toilet facilities.

A regular income stream to be used for other community projects and an area ranger who would be there to educate visitors and report anti-social behaviour.

To deter wild camping on the beach.

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.

No known 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.

No negative consequences. Residents would not be required to pay parking charges.

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 RIFG has a track record of delivering and running public projects. The two toilets at Traigh Beach have been successfully managed with a marked reduction in the amount of inappropriate toilet behaviour. The larger facility in Mallaig is due to open in the Spring and we have worked closely with HC to deliver this facility with funding from RTIF and Leader, totalling £450k.

The trustees of the RIFG have a history of running public services including Mallaig and Morar Community Centre, Mallaig Swimming Pool, Mallaig Harbour Authority, Arisaig Community Trust. They also include an accountant, civil engineer, estate manager, and civil servant (Scottish Government)

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

The issue of parking on the B8008 prompted the creation of the B8008 working group lead by Highland Council and Councillors. The plans to take over the management and extension of Tougal car park has been extensively discussed at this group and has received the full support of the groups attendees. It was also discussed at a meeting of Morar Community Council on the 11th January 2021, where it received unanimous support.

We undertook a simple Facebook poll in January 2021 asking people whether they would be supportive of the project. We received 146 likes and 77 positive comments and zero negative comments. (Posted on two FB Groups) Some of the comments were quite emotional at the prospect of action, it was clear that the communities are desperate for a solution to what have been long standing problems. We had also undertaken a wider survey in 2018, of both locals and visitors to the area, and can provide copies of this on request. One response in particular to this survey summed up local feeling, "It's important to welcome visitors into the area, but equally important to have the infrastructure to support those visits. Parking, toilets and waste disposal are paramount and need to be dealt with urgently otherwise both residents and tourists are unhappy." The SCIO have prioritised the provision of toilets and waste disposal, and now have the opportunity to undertake a project to provide additional parking at an area of particular congestion.

We are not aware of anyone from the community who is against this project with most being relieved that a serious attempt to reduce the impact of visitors on the area is being made.

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.

The total costs for the transfer of the existing car park, the extension (onto private land) and improvements to the path are calculated at £113128. This is the amount in our application to the Coastal Communities Fund. Below is a breakdown of the costs associated with the existing car park and toilet which this Asset Transfer refers to;

Costs

Legal £1800

Repair surface and extend within existing boundary £10152

Parking meter £6513

Donation box for toilets £775

Signage £1000 (estimate)

New Gate £800 (estimate)

Other £1000 (estimate)

Total (incl. VAT) £22,040

The application is subject to our application to the Coastal Communities Fund being successful.

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 Stuart Griffin

Address 

Date 23rd January 2021

Position Chair of Trustees

Signature **Signature & personal contact details redacted by Highland Council**

Name Jacqueline McDonell

Address 

Date 23rd March 2021

Position Vice Chair of Trustees

Signature **Signature & personal contact 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: Constitution

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

Documents attached: Map

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

Documents attached: N/A

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: N/A

Section 5 – evidence of community support

Documents attached: Minutes of B8008 meetings, minutes of Morar Community Council meeting (11th Jan 2021) Facebook postings and responses.

Section 6 – funding

Documents attached: email regarding expression of interest to Coastal Communities Fund.

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