

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

Raasay Development Trust (RDT)

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

Postal address:

Raasay Community Hall
Inverarish
Isle of Raasay

Postcode: IV41 8PA

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: Elizabeth Macleod

Postal address:

Raasay Community Hall
Inverarish
Isle of Raasay

Postcode: IV40 8PA

Email: raasaydevelopmenttrust@gmail.com

Telephone: redacted for publication by Highland Council

✓ 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 | SC483429 |
| X | Scottish Charitable Incorporated Organisation (SCIO), and its charity number is | SCO45185 |
| | 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?

Company limited by guarantee and not having share capital.

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.

| | |
|------------------|--|
| Name of Asset | Raasay New Ferry Terminal |
| Address of Asset | Battery Park, Raasay New Ferry Terminal, Isle of Raasay, KYLE, IV40 8PB |

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: | 130147583 |
|-------|-----------|

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: £35,000

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?

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.

RDT are proposing, on behalf of the community of Raasay, to take the Ferry Terminal Building into community ownership.

The proposal will see the Ferry Terminal Building redeveloped as part of a wider Community Pontoon project which recently received £442,858 in funding from the Regeneration Capital Grant Fund. This project will see the following infrastructure developed and services provided

- *Two access bridges*
- *A permanent 12 berth pontoon that will remain afloat at all tides – with the potential for additional capacity if necessary*
- *Services such as water, WiFi and electricity accessible from the pontoon*
- *Services such as toilets, showers, and laundry facilities accessible close by within the Ferry Terminal Building*
- *Campervan hook-up facilities*
- *Wastewater disposal and refuse recycling facilities*
- *Electric car charging points*

As part of this project the ferry terminal building will provide the following facilities for local and visitor use. Diagrams of the proposed changes are attached.

Toilets and showers – The existing toilets will be turned into wet rooms to provide shower facilities. Unisex toilets will be created within the existing waiting room with one providing for disabled use.

Waiting room/Laundrette – Within the redesigned waiting room laundrette facilities will be provided.

Campervan waste service point – A waste service point will be provided to allow those visiting Raasay with campervans to sluice out chemical toilets.

Waste service point – facilities for recycling and disposing of general waste will be provided

CalMac Office – At present CalMac are tenants and we wish for CalMac to remain as tenants and would not look to redevelop the office space.

Harbourmaster store – The existing Harbourmaster store will remain unchanged and RDT would look to utilise this space as a store for cleaning equipment while ensuring the Harbourmaster was still able to utilise this store unimpeded.

Providing these facilities, and levying a charge for some of these facilities, will provide an income to RDT which will be utilised to pursue projects outlined within our 5yr development plan and for the benefit of the community and residents of Raasay.

The gross income from the pontoon project in year 5 is £54,230

- This includes £24,827 generated from providing the above services at the Ferry Terminal Building

The Net income from the pontoon project in year 5 is £11,851

The development supports

- Highland Council's West Plan which aims "To support the organic growth of Inverarish with a preference for tourism employment opportunities closer to the new ferry terminal"
- The Scottish Government's commitment to inclusive economic growth and investing in people and infrastructure. The development supports these commitments through:
 1. Providing good quality jobs and business opportunities
 2. Supporting communities through infrastructure investment
 3. Supporting tourism as a key driver of rural economies
- The Scottish Government's Marine Tourism strategy through, but not limited to, the following objectives:
 1. Infrastructure is developed sensitively, meeting community, environmental and customer needs.
 2. Visitors are staying for longer, spending more and travelling further.
 3. The "ecosystem of support" is optimised for marine tourism businesses.
 4. More people are engaging in waterborne activities more often
 5. Our communities see marine tourism as a force for good and that the sector respects and supports the communities we rely on.
- The Scottish Government's Net Zero targets through encouraging sailing and providing electric car charging points.
- More local initiatives such as the Hebridean Whisky Trail and West Coast Waters. The development will provide additional stop off points on these destination initiatives and increase their appeal to a wider range of visitor.

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.

To assess the benefit of taking over the Ferry Terminal Building, as part of the wider community pontoon project, we looked at what was “BEST” for Raasay.

Business

The Ferry Terminal Building will be operated at part of the proposed pontoon development. This is a new community business venture providing direct employment and generating income for the Raasay community. The benefits to local businesses would be the increased visitor numbers attracted to Raasay by the facilities, this would generate indirect employment and increased income for local businesses. There will also be the potential for new business opportunities in small scale fishing, water sports and sightseeing tours. Encouraging visitors and new business ventures is more important now as we repair the economy after the Covid-19 pandemic.

The long-term employment projections indicate that c9.5 fte, direct and indirect jobs will be created or supported by the pontoon project. At £20,000 a year per fte this equates to generating around £190,000 in additional annual earnings in the local economy.

Environment

Redevelopment of the facility could see energy efficiency measures and renewable energy generation installed reducing the buildings carbon footprint. The provision of campervan waste disposal facilities and waste recycling facilities will benefit the environment through helping to prevent fly tipping and disposing of waste into our waterways. The provision of Electric Vehicle charging points will enable visitors to enjoy Raasay, and stay longer, in an environmentally sustainable way.

Social

Taking over the Ferry Terminal Building would provide employment for a member of our community. It would take an asset into community ownership giving the community more control over the use and income generating potential of the facilities. The facilities would provide RDT with an income stream to invest back into projects that will benefit the community of Raasay.

As part of the wider pontoon project the facilities will provide facilities for those using the pontoon for recreation and sport activities.

The pontoon will also provide safer facilities for the RNLI when they undertake emergency medical evacuations. Recently 24hr nursing cover was reinstated on Raasay but in the event of a resident requiring emergency care out with ferry operating hours they are evacuated from the Island by the Portree Lifeboat. The RNLI undertook 23 medical evacuations from Raasay in the three years up to November 2018. The Portree lifeboat crew have indicated that the pontoon would be of use during call outs.

Tourism

The benefits to the islands tourism industry and to our visitors would be greatly improved facilities. The proposal to take over the Ferry Terminal Building is linked to our proposed Pontoon development and as discussed previously within this application will provide onshore facilities to visitors using the pontoon as well as ferry passengers.

Encouraging tourism, and marketing our Island, its facilities, and attractions will be a key part of the Islands recovery from Covid-19. Raasay, like many rural Islands, is heavily reliant on tourism and our two main employers – Raasay House and Raasay Distillery – have been badly affected by the restrictions in place to combat the virus and this has resulted in redundancies.

As previously discussed, the proposed facilities will support a number of local and national tourism initiatives and strategies. Through improving infrastructure, we will be able to market Raasay to new visitors, and visitors will have the facilities necessary to enable them to enjoy a longer stay than they may find possible at the moment. We will be able to link with initiatives such as the Hebridean Whisky Trail and West Coast Waters, providing additional stop-off points will increase these initiatives' appeal to families.

Raasay has a reputation for outdoor activities. Raasay House has provided a busy and viable outdoor centre since 1984 and the last two series of SAS Who Dares Wins have been filmed on Raasay. Providing the pontoon, which is perfectly located for Raasay House and is sheltered enough to provide additional water sports activities to beginners and the more experienced. Being able to provide these additional activities will enable Raasay to be marketed to a wider audience and to provide greater incentive for visitors to stay longer.

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.

The area is part of a designed landscape designation. Any proposed external changes will be designed to complement the existing building and its surroundings.

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.

Raasay Development Trust would have to levy a charge for using the toilet facilities to cover management and maintenance costs. We would minimise the impact of the charges by ensuring they are in line with similar facilities and by ensuring the facilities are well maintained at all times.

Although we may look to implement a rental agreement for the space occupied by CalMac or the Harbourmaster in the future, we would not look to redevelop the space occupied so as not to impact on their operations.

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.

RDT receive funds from HIE to employ a Local Development Officer. Elizabeth has an MSc Coastal Zone Management and a BSc Natural and Environmental Science. Since graduating Elizabeth has gained >7 years development experience primarily within the aquaculture industry where she gained experience of taking a variety of developments through the planning and consenting process. Elizabeth has also gained experience of working with community groups and private businesses around Skye. Elizabeth is the main point of contact for all parties involved and is involved in the preparation of funding applications while also providing assistance with the preparation of planning applications and associated consents.

RDT has a board of eight volunteer directors and each director brings their unique skills and experience to the table. The skills of RDT have enabled success in a number of projects - the community hall, community shop and a wood fuel initiative. As well as the pontoon project RDT are currently working on an affordable housing project and a community owned hydro scheme. So far, in 2019-2020, c£1,398,000 in funding has been secured towards progressing the projects detailed within the 5-year development plan. The recent funding success includes a successful application to the Scottish Land Fund to purchase 2.4 acres of land for affordable housing, £538,000 from the Rural and Island Housing Fund towards building the properties and £307,700 has been secured towards the hydro project. We were also successful in securing £20,000 from LEADER and HIE for development phase work for our proposed Community Pontoon. The Construction phase of the pontoon and onshore facilities project has recently been awarded £442,858 from the Regeneration Capital Grant Fund and we will be working with Highland Council to take the work forward.

As well as the RDT directors, consultants will be required and will be chosen for their experience and ability to commit to working with the Raasay community. A Feasibility Study undertaken by Wallace Stone and a Business plan prepared by Duncan MacPherson consultancy are attached. Both of these documents indicate the project is viable and will be an asset to Raasay.

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.

RDT, a community led organisation, have involved community members, local businesses, and potential users of the pontoon, and they are supportive of the project.

The attached letters of support and feedback from businesses indicate that they would use the facilities and are supportive of the development.

RDT were financially supported by Raasay House Community Company to secure the Marine Licence.

Covid 19 has impacted on consultation activities although through direct communication the community has continued to be involved and informed.

RDT use a number of methods of engagement, adapting to suit the audience and information being communicated. A very effective method has been the Raasay Residents Facebook group, this is a closed group which is well used within the community.

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.

Funding to cover valuation and feasibility/development work was covered by HIE, LEADER and the Highland Councils Ward Discretionary Fund.

RDT will approach the Scottish Land Fund to cover the purchase of the building and legal fees through a stage 2 application.

RDT, in cooperation with Highland Council, were successful in applying to the Regeneration Capital Grant Fund for the pontoon project, receiving £442,858. The total capital costs of the project are projected to be £663,564 and a Community Asset Transfer of the Ferry Terminal Building would be a positive addition to the project's finances.

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: Iain Hector Ross

Address: redacted for publication by Highland Council

Date 28/01/2021

Position: Chair, Raasay Development Trust

Signature redacted for publication by Highland Council

Name Elizabeth Macleod

Address redacted for publication by Highland Council

Date 28/01/2021

Position Development Officer

Signature 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

Title of document attached: **Raasay Development Trust Articles Final**

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

Documents attached: **FTB 15.10.2020**

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: **Business Plan – Pontoon Finalb
Raasay Pontoons Feasibility Study Rev C(b)**

Section 5 – evidence of community support

Documents attached: **NIP_Raasay_Report
1. Raasay Development Plan (public version) FINALb
RHCC Fund Letter
Raasay Distillery Pontoon Support Letter
Seaflower Skye letter of support
TML - Letter of Support**

Section 6 – funding

Documents attached:
**RCGF-20-0059 Highland Council Raasay Community Pontoon
RDT Pontoon Illustration v11
Valuation Report - Raasay Ferry Terminal**

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