

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

Lairg and District Community Initiatives

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

Postal address:

Schoolhouse
Main Street
Lairg

Postcode: IV27 4DD

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 or Beth Simco

Postal address:

The Barn,
Drovers Square,
Ardgay,

Postcode: IV24 3AL

Email: Two Emails to be Used: 1) valerie@kyleofsutherland.co.uk and 2) beth@kyleofsutherland.co.uk

Telephone: 01863 766190 (Option 1)

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	SC230960
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC033349
N/A	Community Benefit Society (BenCom), and its registered number is	N/A
N/A	Unincorporated organisation (no number)	N/A

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:

N/A

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: Common Land West of Ferrycroft Playing Field, Lairg

Local Authority: The Highland Council

Nearest Listed Land Details:

Business Unit Name: Ferrycroft Playing Field

Business Unit Ref: HC 04919

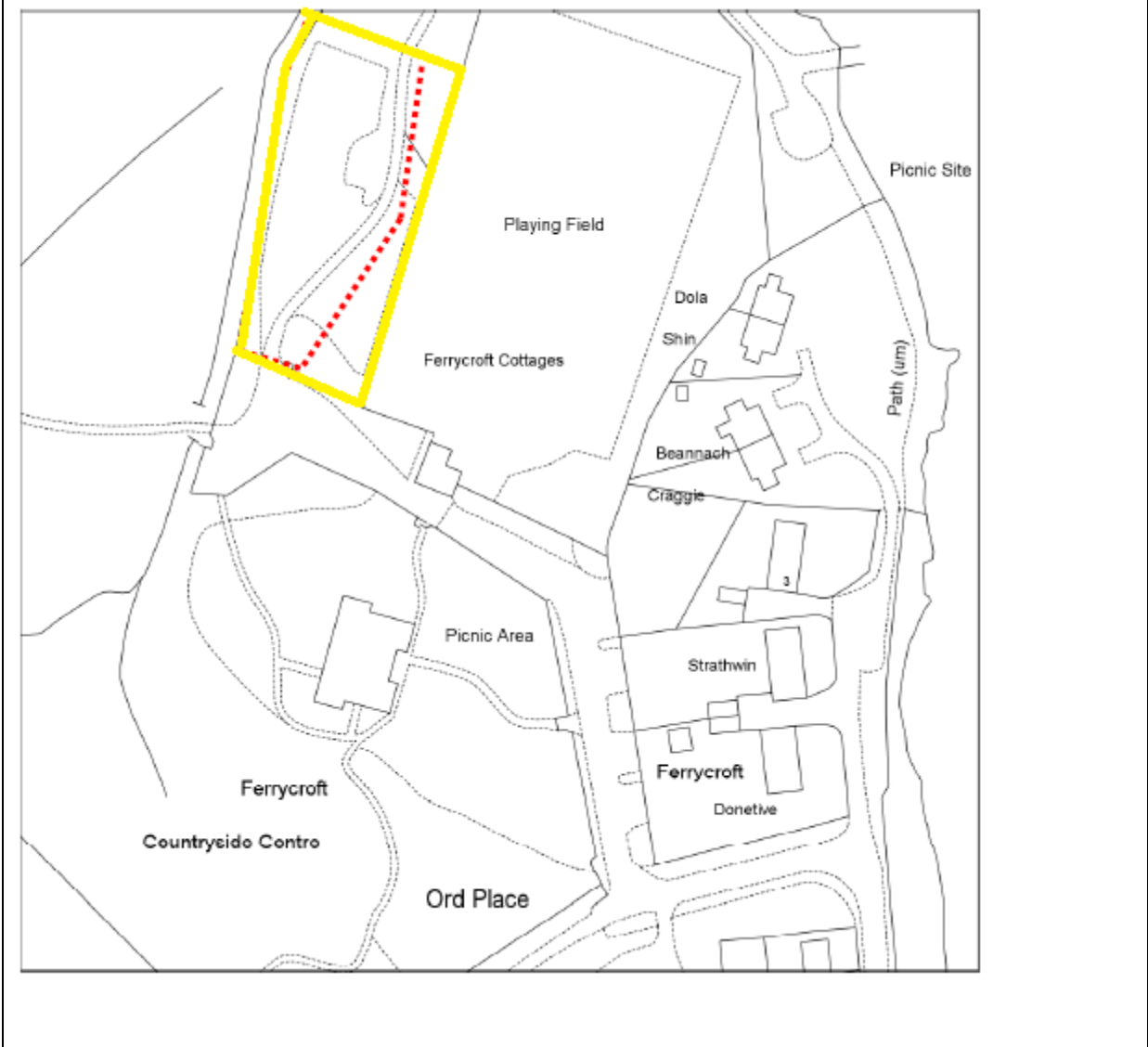
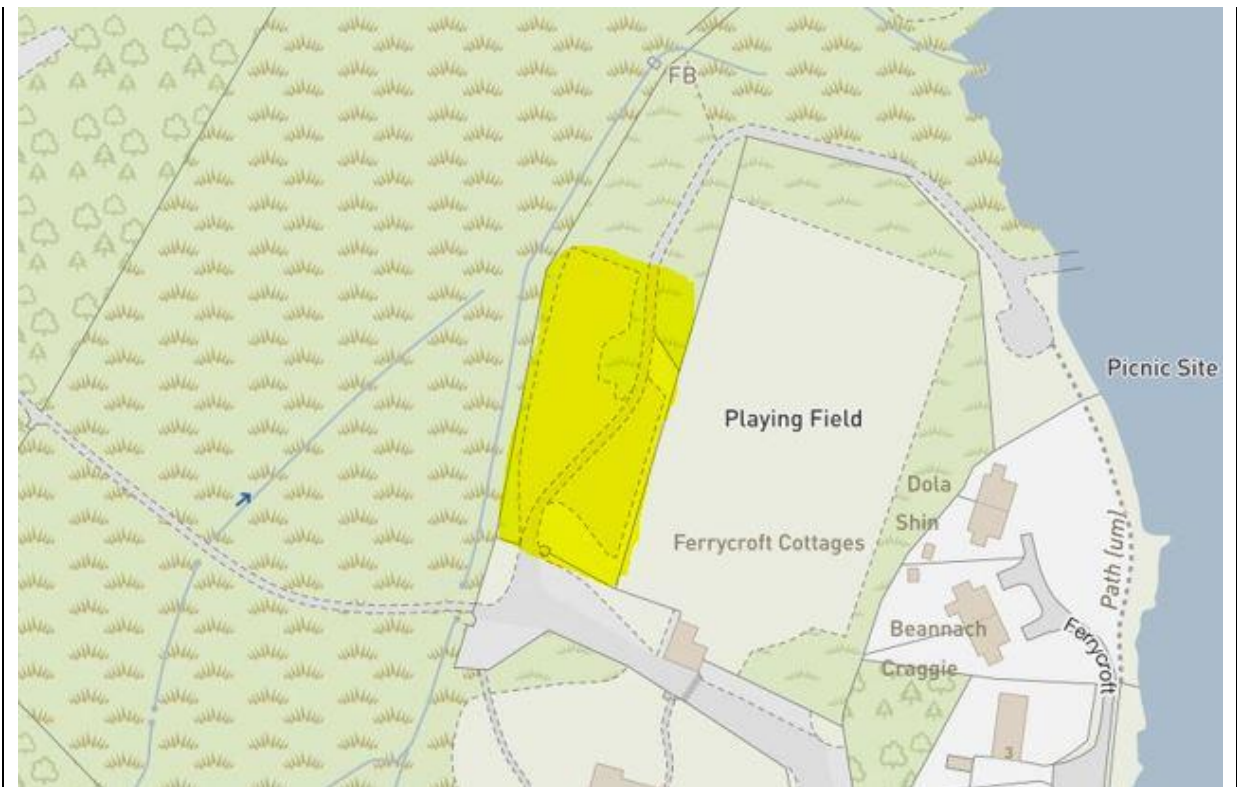
Easting: 257938

Northing: 906244

Address: Ferrycroft Playing Field, Ord Place, Lairg, IV27 4AZ

UPRN: 130112964

PLEASE NOTE LDCI ARE REQUESTING ASSET TRANSFER OF COMMON LAND WEST OF FERRYCROFT PLAYING FIELD, AS DETAILED IN THE FOLLOWING MAPS IN **YELLOW:**



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: 130112964 – Ferrycroft Playing Field (Nearest UPRN to Land West of Playing Field.

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; 210820_Asset Transfer Lairg Aires_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?

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 | Lairg Aires

Project Objectives

To support towards the development of a sustainable tourism infrastructure across the Scottish Highlands by 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 Lairg Area via managed tourism.

To initiate and support existing enterprising activity in the Lairg area, through private, public and third sector organisations.

Infrastructure Overview and Outputs |

Serviced Pitches: 5x Pitches with Electric Hook Up Points

Black and Grey Chemical Waste Disposal (6000 Litres Treatment Tank)

Fresh Water Supply: 1x fresh water tap with attachment by chemical waste disposal point for cleaning and 1x separate fresh water tap for drinking water top up.

Waste Management: 1x 1100 Litres General Waste Bin, 1x 1100 Litres Mixed Recycling Bin (all bins stored in custom bin store).

Project Aim | This project aims to develop sustainable tourism in the area around Lairg by providing new facilities for people visiting the area in campervans and motorhomes. It is hoped that this provision can help to ease tourism pressure points across the North Highlands. Lairg is located in the heart of Sutherland and is a very popular place for visitors who are looking for a diversion or an inland route away from the busy North Coast 500 circular or just looking for shorter routes to explore. Lairg historically has been known as the 'Crossroads of the North' and routes from North, East, South and West pass through the village centre.

Lairg is in an area of outstanding natural beauty with strong, but underpromoted, cultural heritage. The success of the NC500 has shown the potential for tourism in the North Highlands, however, there is a need when spreading visitors away from the NC500 to grow tourism from a low base, in a sustainable manner. This is intended to avoid creating some of the problems previously seen in places such as

Skye and some areas on the NC500. The Lairg Aires Project will create better facilities for visitors whilst at the same time reducing issues such as increased waste and its impact on the local environment, and pressures on local services. The project will do this by developing a new 'Aires' style waste disposal site for campervans and motorhomes with water supply and electric hookups. The project also creates a platform to promote the area.

The overnight serviced parking site will be located in Lairg village– so it may encourage people to stop and stretch their legs to explore the village centre and perhaps stay longer to use the local restaurants and amenities, which will benefit the businesses.

Project Location |

Lairg, Sutherland | By Ferrycroft Visitor Attraction, IV27 4BB

what3words.com link: [///cotton.disposal.skippers](https://www.what3words.com/#!/cotton.disposal.skippers)

The project will take place in one location within the village of Lairg, in Central Sutherland. The proposed site is on a discrete site – tucked away but still in the village centre. Please refer to the above 'What3Words' link.

Lairg is a small village in Central Sutherland (Highland Council administrative area), the largest inland settlement in Sutherland located on the shore of Loch Shin. The 2011 Census recorded that Lairg Community Council area had population of 938, with about 700 of those living within Lairg village itself.

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 386,325 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 were 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 (now completed). 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.

Although not specific to Lairg, the Highland Council undertook a substantial consultation exercise with visitors, residents and businesses in 2019 in conjunction with the potential introduction of a tourism levy to support investment in Highland tourism. This received over 6000 responses. When asked what any income might be spent on 71.4% wanted to see investment in overnight parking / service for motorhomes.

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

The public toilets in Lairg and site by Little Loch Shin have been used for recreation and free parking by those with motor homes for at least the last six years, with visitors also using the public toilets as a chemical waste disposal. This usage of the public toilets has increased considerably during the summer of 2020 and into 2021 causing the closure of the public toilets due to the capacity of the drainage systems not being able to cope. This has created understandable anxiety within the community given the current global pandemic that we are facing, further to this causing environmental harm. haviour 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 overnight parking vehicles 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 Lairg evidence timeline between 2015-2021 conveying the growth in the pressure point over six years and the community desire to develop serviced overnight parking facilities.

Timeframe	Visitor Pressure Point Evidence
2015	<ul style="list-style-type: none"> • NC500 Established • Heart of Sutherland Tourism (HOST) Initiative Established
2018	<ul style="list-style-type: none"> • Lairg Community Locality Plan • Lairg Community Locality Plan Appendices
2021	<ul style="list-style-type: none"> • Photographic Evidence • Lairg Sutherland Social Media Evidence • Lairg Aires Online Consultation Response • Local Press Evidence and Response

Please refer to detailed breakdown of Visitor Pressure Point/Project Evidence below:

Timeframe	Local, Regional or National	Visitor Pressure Point Strategy Evidence	Details
2015	<i>Regional</i>	<i>NC500 Established</i>	<i>The North Coast 500 (NC500) route is a truly unique touring experience that stretches as a 516-mile coastal road trip around the North Highlands. The route is globally known with a 3.3 billion global audience reach in 2018 creating increasing popularity for the Lairg area. Lairg is situated 20 miles (thirty minutes) inland from the NC500 route. Please refer to Letter of Support; '210826_NC500 Letter of Support for Lairg'.</i>
2015	<i>Regional</i>	<i>Heart of Sutherland Tourism Initiative Established</i>	<i>Local tourism organisation and initiative Heart of Sutherland Tourism (HOST) established in 2015 is a constituted organisation, which was formed to promote tourism and business attractions located in communities within the main NC500 route It has over 80 member businesses. Please refer to Letter of Support; ' 2108_HOST Heart of Sutherland Tourism Letter of Support_Lairg Aires'.</i>
2018	<i>Local</i>	<i>Lairg Community Plan</i>	<p><i>Consultation of the local community completed by Sutherland Community Engagement team in partnership with Lairg and District Learning Centre (2018).</i></p> <p><i>The document highlights various issues related to tourism and the impact of tourism as essential to their community, please refer to statements highlighted in 1.2 – 1.6 of the 'Evidence File'.</i></p> <p><i>Lairg Aire project aims to address the feedback (refer to evidence 1.1 – 1.6) received in consultation by:</i></p>

			<ul style="list-style-type: none"> • <i>Providing facilities for an overnight serviced parking site with fully operated maintenance plan for the site.</i> • <i>Responsibly managing a site to ensure all measures are taken to protect the environment and avoid littering e.g. Implementation of General Waste and Recycling Bins and Designated Chemical Waste Disposal.</i> • <i>Optimising the local economy by encouraging visitors to stay longer at the ‘cross roads’ of the North.</i> • <i>Implementing improved community tourism signage for the site.</i> • <i>Offering affordable accommodation for self-contained units.</i>
2020	<i>National</i>	<i>Scottish Tourism Emergency Response Group</i> <i>COVID-19 National Action Plan</i>	<i>The Action Plan takes into consideration the rebuilding of Scotland’s Tourism through four key steps: Respond, Reset, Restart and Recovery. LDCI believe that the infrastructure developed will support these steps to Scotland’s national recovery.</i>

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. This usage has increased considerably during the summer of 2020 with vehicles 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. LDCI hope that by developing the infrastructure, and specifically the site at Lairg, 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. With facilities implemented, slower tourism will be encouraged therefore providing increased 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 2015.

The development of the site will ease increasing anxiety re unresponsible tourism and will also give opportunities for local services and businesses to benefit from increased overnight visitors.

The developments will be designed sympathetically to the local environment and will not negatively impact on local amenities. There will be limited change in the existing landscaping.

Environmental Benefits

The addition of waste facilities at the site will result in a reduction in pollution and litter. Slow tourism will encourage visitors and residents to reduce carbon emissions.

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

Please refer to document '210809_LDCI Waste Strategy' for further breakdown of waste recycling and disposal. In summary, the project will provide sufficient general waste, mixed recycling and chemical waste disposal.

Please refer to the following table for detailed environmental benefit breakdown:

Project Output	Reduction, Mitigation or Adaptation of Climate Change	Environmental Support
Electric Hook Up Points	Adaptation	Support towards slower and sustainable travel (reduction in Carbon Emissions) as good facilities could encourage tourists to stay local for longer rather than rushing to the next place.
Using Existing Site	Reduction	The site has existing infrastructure so no additional road infrastructure is required. The project ensures budget to fix any poorer areas of site groundworks rather than creating new.
Accessible Facilities	Mitigation	Working with adjacent Ferrycroft Visitor Attraction to provide accessible and monitored toilet facilities rather than duplicating facilities.
Chemical Waste Disposal	Reduction	Dedicated space to dispose of chemical waste rather than tourists disposing in areas of natural land and spoiling natural environment.
Waste Management	Reduction	Dedicated space to organise waste (recycling and general waste) – Maintenance Operative will also monitor behaviours and separate any items as necessary.

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

Lairg Aires development is currently awaiting a planning application decision from The Highland Council.

Planning Submission Date: Thursday 9th September 2021

Decision: Awaiting

ePlanning Scotland Reference: 100466766-001

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 site near Ferrycroft in Lairg 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.

Lairg and District Community Initiatives have contracted Kyle of Sutherland Development Trust to project manage Lairg Aires from development stages right through to construction (if funded) and final hand over. From here, Lairg and District Community Initiatives will maintain and operationally manage the site.

As contracted by Lairg and District Community Initiatives, 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 an 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.

KoS DT 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, KoS DT 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. KoS DT 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, KoS DT 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.

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
Durness Community Group	Current	<ul style="list-style-type: none"> Development of Durness Playpark Masterplan, including Supplier Management, Health and Safety Management, Finance Management and Engagement with Local School and Board
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.

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:

2021 | Facebook Press Release: Community Response

Lairg Aires Development Facebook Post: [Click Here](#)

Facebook Shares | 13

Facebook Comments | 16

Facebook Likes | 15

Facebook Post Reach (Views) | 8,097

Facebook Post Engagement | 1,138

(Last Updated 8th September 2021)

Please also find attached document gathering all evidence (community response and need) from various sources; 210818_Evidence File_Lairg Aires

Letters of Support for Lairg Aires Project

Please see PDF document named '210908_Letters of Support Merged_Lairg Aires' gathering Letters of Support from other community members, businesses and tourism organisations

Range of Stakeholder Strategic Demand Evidence:

Further to support from the local community, evidence from a wide range of stakeholders is summarised in the following table.

Date	Stakeholder	Engagement/ Conversations
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August 2021	Lairg Sutherland Facebook Community	LDCI published update for online community acknowledging the pressure point in Lairg and the aspiration to develop an aire. The update invited the public to give their views in an online consultation for Comments in response to this post have been fed to project team.
August 2021	Lairg Magazine Readers	LDCI published update in the monthly Lairg Magazine that is distributed to people who are not online. This magazine is also published digitally via social media with a link to the website (and online consultation for
August 2021	Kyle of Sutherland Development Trust/ Woodend Campsite/ Pondsideside Campsite	Contacted other campsite/ aire operators within a five mile vicinity to advise of intentions to develop a facility within the village and explain intentions to work to help publicise all sites within the area.
August 2021	HOST – Heart of Sutherland Tourism	Contacted the organisation to update on project exploration stage and seek support.
August 2021	Visit Lairg & Rogart	Contacted the organisation to update on project exploration stage and seek support.
August 2021	Planet Sutherland	Contacted the organisation to update on project exploration stage and seek support.
August 2021	North Coast 500,	Contacted the organisation to update on project exploration stage and seek support.
August 2021	North Highland Initiative	Contacted the organisation to update on project exploration stage and seek support.
August 2021	Venture North	Contacted the organisation to update on project exploration stage and seek support.
August 2021	Highlife Highland (Ferrycroft Visitor Centre)	Contacted the organisation to update on project exploration stage and seek support.
August 2021	Lairg Community Council	Announced intentions to develop an aire in Lairg, there was a discussion about several locations.

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.

LDCI will pay proposed £1 Land Transfer price from LDCI's Unrestricted Reserves.

During initial and further project development, maintenance activities and financial viability have been explored to ensure organisational and project sustainability for Lairg Aires.

Income and Expenditure Forecast | Please refer to '210826_Lairg Aire Operational Budget Forecast_2022' for detailed income and expenditure forecast. In summary, the project forecasted annual income is £14,230 with an annual expenditure of £12,992. As a not-for-profit organisation, the remaining income will be invested into the site for continuous optimisation.

Capital Project Funding | LDCI have applied for funding from Rural Tourism Infrastructure fund and in the process of applying for match funding from SSE Sustainable Development Fund to support Lairg Aires. LDCI await funding decisions on both applications. Further to this the in-kind land values of Lairg Aires have also been included within the funding package. During the design process, a quantity surveyor (WSD Scotland) was also contracted to develop a full Capital Cost Plan.

Core Operational Costs | Maintenance Operative will be contracted by LDCI to appropriately keep the site in good working condition for tourists and the local community. A detailed breakdown is presented below:

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

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 *KAYE HURRION*

[Redacted]

Date *8/9/21*

Position *CHAIR*

Signature [Redacted]

Name *ROBERT JO HALSEGROVE*

Address [Redacted]

Date

8/9/21
Position *TREASURER*

Signature [Redacted]

Personal contact information redacted 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:

Memorandum and Articles of Association_LDCI

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

Documents attached:

21.1543-100-C-Site Plan, Location Plan & Swept Path Analysis
210902_Bird Eye View of Proposed Lairg Aire
210902_Satellite View of Proposed Lairg Aire
210824_Lairg Flood Map_Marked Up
CTCH-J4172-001 - Topographical Survey of Plot at Ferrycroft, Lairg - 2D
CTCH-J4172-002 - Topographical Survey of Plot at Ferrycroft, Lairg - 3D

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

Documents attached:

210820_Asset Transfer Lairg Aires_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:

Lairg Aires Project Initiation Document
210809_Lairg Aires_Third Sector Project Management Service
Project Management Services Flyer-compressed
210809_LDCI Waste Strategy

Section 5 – evidence of community support

Documents attached:

210818_Evidence File_Lairg Aires

210908_Letters of Support Merged_Lairg Aires
Lairg Community Plan
Lairg Community Plan Appendices

Section 6 – funding

Documents attached:

Lairg Aire, Lairg - Cost Plan B
210826_Lairg Aire Operational Budget Forecast_2022
210826_Income Breakdown
210826_Salaries Notes

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