

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

Dunbeath & District Centre

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

Postal address: 7 Neil Gunn Road, Dunbeath, Caithness

Postcode: KW6 6EP

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: Margaret Sutherland

Postal address: [REDACTED]

Dunbeath

Caithness

Postcode: [REDACTED]

Email: dunbeathanddistrictcentre@btconnect.com

Telephone [REDACTED] 01593 731335

√ 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 | SC019367 |
|--|------------------------------------------|----------|

| | | |
|--|---------------------------------------------------------------------------------------|----------|
| | Scottish Charitable Incorporated Organisation (SCIO), and its charity number is | SC137444 |
| | 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?

Yes

Please give the title and date of the designation order:

Land Reform Act 2003, Part 2 Community Right to Buy. Sustainable Development

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

Yes

If yes, what class of bodies does it fall within?

Company Limited by Guarantee and a Scottish 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.

The address for the area is covered by the postcode: KW10 6EZ. The land does not appear on the THC asset register.

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: not known

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: £ nil

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: £ 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.

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.

The Dunbeath & District Centre in Dunbeath is the only community health and wellbeing hub in Caithness and although the centre caters for all ages 42% of people who attend are aged 65 and over. The centre is a company limited by guarantee with charitable status and currently has 285 registered users supported by 28 volunteers including 7 trustees, 1 full-time and 3 part-time members of staff. Taking a person centred approach offering a pick and mix from a selection of activities with priority being dignity and quality of life, pre-Covid the centre provided a range of activities including: • Tutor-led arts, crafts, patchwork, quilting, yoga and Pilates • Adult learning (providing a discreet confidential space) • Whist and bingo sessions, board games, quizzes • Visits from local school children • Talks by visiting speakers and musical entertainment • Outings to live music events, local gardens and other places of interest • Christmas pantomime and annual party at a local restaurant.

A recent architect's report, highlights that the current space and facilities are limited but that the staff and volunteers have made it work to maximum effect. As well as centre users, the building was also rented out (pre-Covid) to a mother and baby group and a breakout space for Dunbeath Primary School pupils on a weekly basis. However, the size and layout of the building has placed a cap on the expansion of services, particularly those which would generate revenue. This is critical if the centre is to be sustainable, both in terms of finance and being able to recruit staff rather than rely heavily – as it does at the moment – on volunteers.

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 Health and Wellbeing initiatives at the centre supports the local community to keep physically and mentally well and reduce the need for people to access support

services from public bodies including the local authority and the NHS. The Highland Council confirms that, in areas where there is a strong community response from groups including well-being hubs, development trusts and church groups, there have been significantly fewer calls to the council's Covid helpline.

This proposal is for a new centre to be built on land next to the existing centre and which is conveniently co-located with the local GP surgery. The new build would include a lounge, activity room, dining room and full-equipped bathroom. The rationale behind the layout is to enable the centre to run multiple services at any one time, some of which could be charged for and which would create important revenue streams. Like many other rural areas, the access to social care at home is limited and a fully equipped bathroom could, for example, be used to provide personal hygiene services which would be paid for. A podiatry service is also something that is being considered as the podiatrist linked to the GP surgery deals with foot problems rather than routine foot care.

Additionally, social prescribing (also known as community referral and which allows GPs, nurses and other healthcare workers to signpost patients to support outside of health services, through community organisations, local support groups and holistic hubs) is regarded as critical to Scotland's Covid-19 recovery amid growing mental health concerns. NHS Highland is committed to developing social prescribing initiatives with a Community Link Worker (CLW) service due to begin in GP practices later this year. NHS Highland recognises that the sustainability and success of a CLW service depends on the availability of sufficient local services and support to refer individuals to.

The centre's services and activities also meet the National Performance Framework (NPF) National Outcome that 'Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it' (National Outcome 15)² and encourages a shift to a more preventative approach.

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.

There are no restrictions on the land that we are aware of.

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

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.

D&DC built the existing centre and have successfully managed the centre since it was built and became operational in 1992.. Since the Covid 19 emergency D&DC has become an integral part of the Caithness resilience group and as such has led the community response to the pandemic.

During the last 18 months the number of people accessing the services provided by D&DC has increased significantly evidencing the amount of unmet need there was just under the surface.

By October the first full time manager will be in place and part of the remit of that position will be to take forward the development of a new purpose-built health and wellbeing centre for south east Caithness. The present building will be repurposed to provided accommodation for families with special needs either as a holiday let or as a residential property, both ideas will bring a revenue stream to support the new centre building.

The board of directors have a wide range of skills with the chairperson having been a lead in the development and build of the Inspire (PTL) Ltd building on the Beach Boulevard in Aberdeen. Developed as new town centre headquarters and social enterprise offering opportunities for adults with learning difficulties to develop their skills enabling them to enter the workforce fully trained. The building opened in 2007 build on budget and within a two year timescale.

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 local GP practices full endorses this development as does the local church and 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.

The board of directors has allocated in a restricted fund an allowance for legal fees associated with the cost of the asset transfer.

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:

Articles of Association

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

Documents attached: Drawing

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: SEE PREVIOUS COMMENTS.

Section 5 – evidence of community support

Documents attached: SEE NEEDS ANALYSIS ATTACHED. CURRENTLY WE ARE SURVEYING/CANVASSING OUR COMMUNITY FOR FURTHER INFORMATION.

Section 6 – funding

Documents attached: N/A

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

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 Margaret Sutherland

Address [REDACTED] Dunbeath, Caithness

Date 25th July 2021

Position Chairperson

Signature [REDACTED]

Name John Gunn

Address [REDACTED] Dunbeath, Caithness

Date 27/7/21

Position Director

Signature [REDACTED]