

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.

1. Information about the community transfer body (CTB) making the request

1. Name of the CTB making the asset transfer request

Lohcarron Leisure Centre

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

Postal address:

Macleod and MacCallum, Solicitors,

28, Queensgate, Inverness.

Postcode: IV1 1YN

3. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name:

Dr David Murray

Postal address:

Lohcarron.

Postcode: IV54

Email:

Telephone:

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *Agreed.*

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.

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 SC345431	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is SC040502	
	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.

5. Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Please give the title and date of the designation order:

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?

2. Information about the asset requested

7. 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.

Former Playgroup Cabin, Park Road, Lochcarron. IV54 8YF

8. Please provide the UPRN (Unique Property Reference Number), if known.

This should be given in the relevant authority's register of land

See link:

https://www.highland.gov.uk/directory_record/1606981/lochcarron_-_former_playground_cabin/category/42/ross_and_cromarty

3. Type of request, payment and conditions

Please tick what type of request is being made:

X

for ownership (under section 79(2)(a)) - go to section 3A

What price are you prepared to pay for the asset requested? :

Proposed price: £1,000.00

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?

N/A

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.

4. Community Proposal

10. 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.

“Lochcarron Leisure Centre” is a Community Company with charitable status, set up several years ago to promote the construction of an indoor Sports, Leisure and Fitness facility for the communities of South West Ross. We are financially secure.

In 2007 Highland Council's Lochcarron Kirkton Development Plan included the establishment of a Leisure Centre in Lochcarron. It was one of the top five priorities for Highland Council at the time. No progress has been made on this.

In 2017 we conducted a community survey which confirmed that there is still a significant demand for fitness and training facilities locally. Currently several local residents regularly travel a round trip of over forty five miles to use the nearest facility in Kyle of Lochalsh.

The General Practice ‘Activity on Prescription’ scheme is severely hampered by the need for such long car journeys to Kyle.

We have already been contacted by a local fitness trainer who would introduce this scheme for the Lochcarron area if facilities were made available locally. The local Medical Practice has indicated their support for our proposal and plan to refer patients when established. (See letters of support)

The Playgroup Building is situated beside our local playing field, used regularly by the Lochcarron Shinty Team who have no indoor training facilities.

The building would be easily adapted to provide a suitable area for Fitness training for all members of our community.

The Lochcarron Community fundraised to purchase the Playgroup Building in the late 1980's. It had always been a community owned asset prior to being sold to the Education Department for £1000.00 two years ago.

In November 2019 the Leisure Centre Company indicated our interest to purchase the building when it became surplus to requirements. This interest was forwarded to Highland Council by the Playgroup Chair in January 2020 but no acknowledgment was received.

We understand that Highland Council is obliged to consider transfer of surplus community assets to appropriate community groups. We are confident that if this transfer is made we will deliver a much needed facility for our community.

Benefits of the proposal

11. 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 villages of Lochcarron and Kishorn have a combined population of around 900 people. The young and elderly alike tend to live a fairly active lifestyle but lack any nearby indoor fitness facility. The nearest are in Kyle of Lochalsh (45 mile round trip from Lochcarron) and Torridon (30 mile round trip from Kishorn)

The establishment of a fitness/training centre in the Village would enable referral by local GP practices using the 'Activity on Prescription Scheme' to offer support to people who have or are recovering from a medical condition such as stroke, cancer, cardiac, diabetes, falls, pulmonary or poor mental health.

Additionally it would encourage all members of the community to improve their physical fitness by engaging with a trainer and making use of the fitness equipment.

Several Sports Clubs who have expressed interest in making use of the facility. They include:

- Lochcarron Sailing Club,
- Lochcarron Camanachd
- Lochcarron Skiffies

The doctors at Lochcarron Medical Practice have indicated their support and intention to make referrals for activity training once a facility is established.

We have already received several letters of support which are included in Section Five (Level and Nature of Support).

Restrictions on use of the land

12. 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.

None known

Negative consequences

13. 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 might be a slight increase in the number of vehicles using Park Road to access the facility.

However this is unlikely to be much greater than the previous traffic bringing children to use the Playgroup. The traffic would be more spread-out during the day, rather than at specific opening and closing times of the Playgroup in the past. There are extensive parking spaces beside the building.

Users of the facility would be reminded that Park Road is a residential street and consideration should be given to avoid any disturbance or disruption to residents.

There might be a perception that the new facility would provide space for other sports or fitness activities such as Yoga and Pilates which are currently available at Lochcarron Village Hall. In fact there would not be the space to provide this and so there should be no "competition" affecting other local facilities.

Capacity to deliver

14. 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 Board members of LLC include professionals with experience as Teachers, Doctors, Health-care managers, Technicians, Sportsmen and Chairs of other Limited companies.

We have taken advice from local contractors on the costs of converting the building for its new use and have sought legal advice to complete the transfer.

The Leisure Centre group has a history of successful fundraising and has accumulated a working fund of almost £10,000. Preliminary discussions with potential donors have been looked on favourably. We are confident that we can raise sufficient capital to fund the required building conversion.

Following discussion and advice from the manager of a similar facility at Torridon Community Centre we have developed a simple business plan which will ensure that the Fitness Centre can continue as a going concern.

We would also explore working in conjunction with Highlife-Highland.

We have had discussions with a fitness trainer who would work with us to develop the facility. (See letter included in section 5S)

5. Level and nature of support

15. 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.

There has been overwhelming support for our proposal verbally and from comments on social media.

In our Community Survey 2017 60% of respondents indicated they would use a fitness suite.

*The following emails have been received: **See letters of support attached.***

6. Funding

16. 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.

Background:

The Leisure Centre group has a history of successful fundraising and has accumulated capital of £9,365.00 (December 2021). Our audited accounts are submitted to Companies House and OSCR annually. They show a steady increase in our funds over the last five years. (In 2020/21 they will indicate a small deficit as no fundraising was possible as a result of COVID restrictions.)

Discussions with potential donors have been looked on favourably.

In particular we have discussed our proposal with our Community Council who manage a local Hydro-scheme fund. As a result of this and other offers of support we are confident that we can raise sufficient capital to fund the required building conversion.

Cost: £1,000.00

Bearing in mind the historical ownership of the building we believe that it would be appropriate that we reimburse the £1,000.00 purchase price paid by Highland Council to the local community Playgroup Association in 2019.

Set Up and running Costs:

We have developed a business model based on the information shared with us from the fitness suite in Torrison Community Centre.

Equipment Cost: £20,000.00

Torrison's initial purchase cost of fitness equipment was £18,700.00 (See attached email). We have already had offers to donate suitable equipment but would estimate potential costs of up to £20,000.00 for this.

Cost of Conversion Estimate: £7,000.00

Floor strengthening £2,000.00

Shower conversion and general refurbishment £5,000.00

First year revenue: £4,000.00

Torrison community has a similar demography to Lochcarron and Kishorn but is about half the size (450 v. 900 individuals)

They have approximately 25 full time members who pay an annual subscription of £150.00. — Approximately £4,000.00 per annum.

It is likely to take time for membership to develop but we anticipate a similar income to Torrison in the first year, perhaps increasing as a professional fitness trainer uses the facility and GP referrals are received.

No estimate for local fundraising has been included but we have a history of achieving up to £5,000.00 per annum (pre Covid) by running local events such as sponsorships, local dances, quiz nights etc.

Annual costs: £1,000.00 - £2.,000.00

Heating and lighting costs are estimated to be £500 - £1000.00 per annum but may be substantially less. We anticipate that daily maintenance and cleaning may be done by members but allowance will be made to employ someone in this category.

We anticipate that Council Tax may be relieved as a registered charity.

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 Dr David Murray M.B.E.

██████████,

Lochcarron.

██████████

Date 02/12/2021

Position Chair.

Signature *David Murray*

Name Mr Finlay Matheson

Address ██████████,

Strathcarron



Date 02/12/2021

Position Vice Chair

Signature *Finlay Matheson*

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

Memoranda and Articles of Lochcarron Leisure Centre

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

Please see:

https://www.highland.gov.uk/directory_record/1606981/lochcarron_-_former_playground_cabin/category/42/ross_and_cromarty

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

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

See details of Torridon Fitness suit set up costs and annual revenue:

Section 5 – evidence of community support

Seven Documents attached—

Section 6 – funding

Our audited accounts are submitted to Companies House and OSCR annually. They show a steady increase in our funds over the last five years. (In 2020/21 they will indicate a small deficit as no fundraising was possible as a result of COVID restrictions.)

At time of application we hold £9,364.99 in our account.

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