

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

WATERNISH COMMUNITY GARDEN

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

Postal address:

██████████

WATERNISH

ISLE OF SKYE

Postcode:IV55 8YU

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: LIZ DOBSON

Postal address:

██████████

██████████

ISLE OF SKYE

Postcode:IV51 9XF

Email: elizsdobson@gmail.com

Telephone: 01470 532608

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	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC051967
	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?

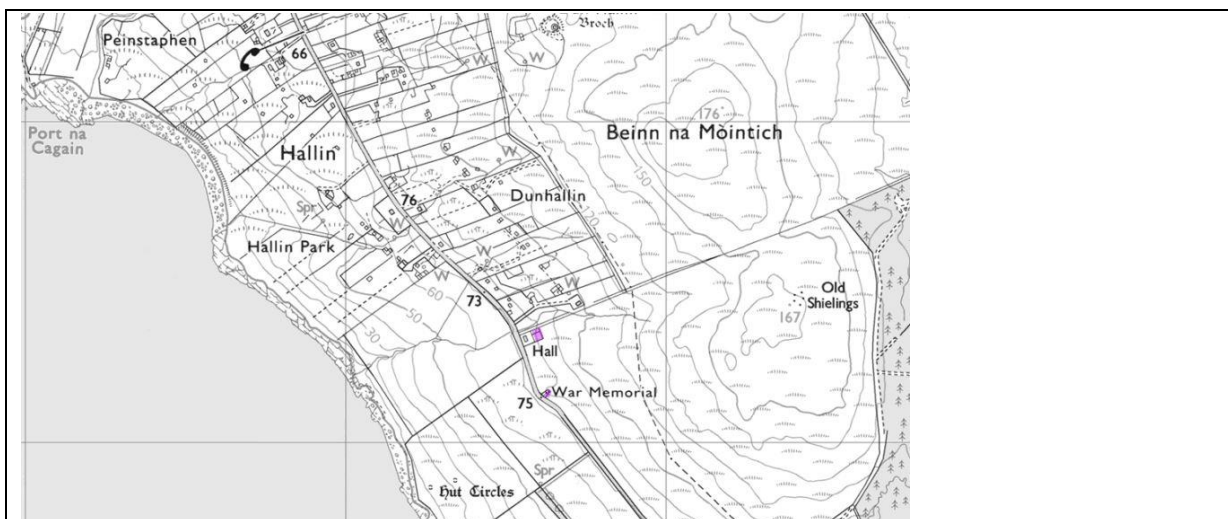
A community of interest

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.



Garden to rear of Hallin Village Hall (marked in purple) IV55 8GJ

There is also 2 other attachments of an aerial photo and picture of the garden

The plot of land is 956 square metres

The closest address of the piece of land is that it lies behind the Waternish Village Hall, Hallin, Dunvegan IV55 8GW

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: 130112609

Section 3: Type of request, payment and conditions

3.1 Please tick what type of request is being made:

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

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

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

Proposed price: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for lease

What is the length of lease you are requesting?

5 years with the option to renew

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

Proposed rent: Peppercorn rent £ 10 per year

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?

We don't think we need to request any other rights, but please advise if necessary

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.

VISION

A communal garden is for growing together, it's not like a patchwork quilt with a square that just belongs to you, but a tapestry which everyone sows into and then we admire the big picture together.

Visions are big and that's what we've got! A graphic plan mapping out the different areas of the garden. A seasonal garden timetable of what needs done and when. A weekly task list so you can pick things to do. A list of volunteers who can work unsupervised. Hands on sessions if you want to learn and develop green fingers. A garden nursery for youngsters to play with mud or watch the bugs.

We want to provide opportunity for everyone

- Children – if you are under 16 you will need to come along with an adult to play in the mud kitchen, see who's at home in the Bug Hotel, count the butterflies and bees and identify what's growing in the garden
- Volunteers – welcome to any who know something about gardening, able to work unsupervised and use the tools of the trade safely, register your name on the list to get updates on what needs doing.
- Would-be gardeners who want to learn how to plant, sow, prune, grow vegetables and flowers
- Someone wanting company working in a beautiful space with others
- Anyone wanting to relax and enjoy the view
- Men who want to connect and create garden seats, pergolas, trellises, tool maintenance
- Everyone to celebrate our achievements together

Growing a future together

A vision grows - and much of what we will produce together will be available for local businesses, the food bank, cafes and outlets providing community snacks and meals and any who have a heart for brightening the lives of people around them. As a charity we are just asking for a donation, which will be ploughed back into the garden, resulting in more growth.

It's your community garden and as the vision grows we welcome your ideas – already in the plan is a polytunnel and men's shed - on the horizon we have thoughts of floristry demos, plant swap shops, pergolas, a stumpery, willow seating and raspberry cane mazes!

OBJECTIVES

- 1 Provide a variety of opportunities for the community to grow together using the garden as the focal point.
- 2 Enable people to participate in working in the garden and enjoying the natural world to enhance their physical and mental wellbeing.
- 3 Contribute to developing the abilities of people through learning gardening skills, involvement in projects and seeing the fruit of their work benefitting others.
- 4 Work with other local groups and individuals to encourage, support and strengthen links across the community.

ACTIVITIES

(i) We propose to develop and manage a community garden for the community of Waternish, a remote township in the northwest of the Isle of Skye.

The initial phase of establishing the community garden will be to hard landscape the plot, developing areas for specific growing and environmental activities, as well as building a path network, poly tunnel and deer fencing.

(ii) Members of the community can participate in gardening activities such as digging and planting shrubs and sowing seeds, to having a place to meet and connect to others.

- join small working groups that focus on managing and developing specific areas of the garden
- work independently
- use the social areas for informal gatherings
- take part in activities arranged by the group such as talks about growing, celebration days and wellbeing events

(iii) We will encourage people to become registered Community Garden volunteers, forming sub-groups to take the lead on garden maintenance and growing schedules, fundraising and funding and community events and learning.

(iv) Where there is a community need we will support the development of other projects and activities and share learning and ideas with other garden groups across the area.

(v) Once the garden landscape is established we will have areas for:

- food-growing, including vegetables, herbs, fruit trees
- wild life such as bug hotels and flowers for bees
- wellbeing and social activities for example a mud kitchen, sensory plants and natural community space
- learning and community activities
- The social areas can be used for people to meet such as parents and toddlers using the play areas (e.g. mud garden and sand pit) or local crafts groups for outdoor natural crafts.

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 Waternish community garden will be a place that will help to improve the condition and wellbeing of peoples' lives by offering people:

- a way to engage with nature through the garden environment
- opportunities to get active outdoors by taking part in gardening activities
- access to fresh locally grown food
- opportunities to take part in learning activities and community events
- a place to relax and meet others

- opportunities to directly support the community garden by becoming volunteers and members of sub-groups

The benefits of outdoor activities that connect with nature are well known. 'Green exercise' like gardening can help reduce anxiety levels and improve mental wellbeing, and gardening is a great form of aerobic exercise that could help boost an individual's strength, stamina and flexibility. By providing a managed community garden we will increase the range and extent of green-health activities available within the Waternish area, thereby increasing the opportunities to improve the physical and mental well-being of our community.

Communal growing helps to develop new and strengthen existing social connections for people. The community garden will bring people in our community together, tackling the local issues of social isolation and loneliness, especially after the covid pandemic which has increased people's disconnection to each other, additionally other community activities have stopped. Our planned sensory or wellbeing areas will offer a place of respite, relaxation and recovery; and wildlife areas could help to boost local biodiversity using plants suitable for the area and conditions.

Evidence suggests that as well as affecting physical health, what people eat may also affect the way they feel and improving diet may help to improve well-being. An essential part of a healthy diet is getting 'your 5 a day', the community garden will provide locally grown, seasonal vegetables and fruit making accessing healthy food much easier as currently the nearest shop for fresh fruit and vegetable is around 7 miles away with no direct access to public transport.

Creating a community space developed and maintained by the residents of the area will bring the community together through a sense of ownership and shared learning. The space will be a source of pride for people of all ages and activities and will strengthen community cohesion helping to enhance our overall community resilience.

Arranging learning activities and community events will not only help develop skills and improve knowledge, they will also build social connections across different groups of interest. Garden activities will bring people together through learning and events that will:

- help people gain new knowledge, such as how to grow fresh tasty food, how to support wildlife, how to improve the local environment
- increase social connections which will improve the well-being and life chances for people in our community

Volunteering is recognised as a way to help folk meet new people, give a sense of purpose, develop community connections, enhance skills and improve wellbeing. By offering a range of volunteering opportunities from gardening to event planning we are giving those who may not be able to garden, or want to garden, other ways to be involved in the garden's community.

People with physical, emotional and mental health needs or those who feel lonely and isolated could use the garden as a place for therapeutic activity enjoying things such as our community spaces, sensory planting.

The availability of local produced food that has been grown without using synthetic chemicals such as pesticides and artificial fertilizers will benefit residents and visitors well as small local businesses who wish to use produce from the garden (in return for a donation)

Local residents and visitors may simply wish to sit and enjoy the space, environment and stunning views across Loch Bay.

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.

None known

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.

We cannot think of any negative consequences, as we have spoken to a number of residents, particularly those in the immediate vicinity about our intentions and our project ideas have been well received.

Should anything of a negative nature arise once we have started, we would hope to resolve or minimise concerns through conversation and compromise on our part.

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.

Trustee (1) has a BTech Foundation Certificate in Commercial floristry, together with a proven track record of successful growing of vegetables, plants and flowers in the garden. Having been a resident in the Waternish area for some years has first-hand experience of living amongst that community.

Trustee (2) has proven business acumen having been the founder and director of the successful business Blue Chip Holidays company, selling the business after 16 years with over 1000 managed holiday holdings. Additional Director held positions in the same sector. Also held Trustee positions in more than 4 charities, since 1990 with particular interest in designing advertising literature, promoting and targeting this for sourcing funds and raising awareness with complementary activities.

Trustee (3) has proven management and project experience mainly in the health service involving the planning, costing, monitoring and successful delivery of projects. As a previously self-employed small business proprietor also has skills in budgeting, cash flow and accurate financial record-keeping.

We have a number of interested volunteers who have qualifications and experience in working in large commercial grounds such as Dunvegan Castle, familiar with using garden tools required for involvement in the type of gardening activities we have outlined in our proposal.

We will still be seeking appropriate informal advice from other individuals, businesses and similar local charities to problem-solve and enhance our approach and future plans.

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.

Since 2021 we have been in conversation with the SLCVO who have helped us think through the different and various aspects of our project and we attach the write up of that plan from November 2021.

During that year we have contacted various local groups, included in the document and indeed held an Open Day on 30 October 2021 at the Waternish Village Hall.

We have a good neighbourly relationship with the Village Hall who are positive and happy about our project, we regularly keep them updated and attach a copy of recent email correspondence. They are happy to let us use their car parking facilities. There is a trodden path up to area of land we wish to use and they have no issues with us using this, we may make it into a zig-zag shape for ease of access for deliveries and for those needing an easier gradient to traverse.

Positive conversations with the headmistress of the local primary school have been ongoing.

Now we have formal recognition as a charity we are in the process of publishing a leaflet for local distribution round the Waternish Peninsula, as we recognise that folk who expressed a general interest a year or so ago will become more motivated as substantial plans are shared and work activity actually starts on the site.

Our intention is to set up a FaceBook page, advertising the timetable, sharing what practical gardening tasks need done week by week and providing a live contact link for questions, and ideas/feedback from interested folk in 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.

We will be funding the project from community grants, and donations.

A copy of our start-up costs is attached and we have been put in touch with the Third Sector support arm of the SLCVO, we expect to receive details this week regarding the criteria of who can we can approach.

We have the initial offer of a gift from Dunvegan Christian Fellowship of £1000

We are proposing to bank with the Co-operative Bank, who have a Customer Donation Fund which we will be eligible to apply to, they support local charities and our particular one would fit their criteria. *All Community Directplus account holders can apply for up to £1000 from the Customer Donation Fund to support special projects and fundraising activities. Applications are received twice yearly.*

National Lottery Awards for All Scotland - funding between £300 and £10,000 to support what matters to people and communities. Applications should do at least one of the following:

bring people together and build strong relationships in and across communities

improve the places and spaces that matter to communities

help more people to reach their potential, by supporting them at the earliest possible stage.

<https://www.tnlcommunityfund.org.uk/funding/programmes/national-lottery-awards-for-all-scotland>

Scottish Land Fund - The Scottish Land Fund supports rural and urban communities to become more resilient and sustainable through the ownership and management of land and land assets. Can apply for £5000 to £1000000.

<https://www.tnlcommunityfund.org.uk/funding/programmes/scottish-land-fund#section-1>

There are also some local funders who might help and we will be expressing interest to them:

Organic Sea Harvest - website says they are funding north-east skye as they run their farms in Staffin. They have been also funding projects around other areas of Skye.

<https://organicseaharvest.co.uk/community/community-fund.html>

Co-op Local Community Fund –will open again in Spring 2023

<https://causes.coop.co.uk/>

Tesco Community Grants - Tesco Community Grants fund thousands of local community projects across the UK, helping to fight holiday hunger, tackle mental health, support young people, host community events and much more. The grant scheme is open for applications and will provide grants of up to £1500 to local projects from across the whole of Scotland.

Every three months, three local good causes are selected to be in the blue token customer vote in Tesco stores throughout the UK.

<https://www.greenspacescotland.org.uk/grant-funding>

Green Action Trust – CSGN Growing Food together – projects eligible include activities that seek to promote and increase community growing within Scotland.

Fauna & Flora International – community support fund – to enable groups to meet specifically locally determined goals and outcomes, with the overall aim of progressing local biodiversity conservation and support groups with a biodiversity focus.

Other local businesses are to be approached who identify with our ethos and may be prepared to donate goods and services.

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 Jean Karp

Address

████████████████████

Waternish, Isle of Skye IV55 8YU

Date 17/9/22

Position Chair

Signature Redacted by Highland Council for data protection reasons.

Name Elizabeth Sarah Dobson

Address

████████████████████

████████████████████

Isle of Skye, IV51 9XF

Date 17/9/22

Position Treasurer

Signature Redacted by Highland Council for data protection reasons.

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

Waternish Community Garden SCIO Constitution

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

Documents attached:

Aerial photo and several pictures of site already in email trail from CAT

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

Documents attached: None

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:

Section 5 – evidence of community support

Documents attached:

SLCVO plan; open day poster, email chain with Waternish village hall

Section 6 – funding

Documents attached:

Start-up costs

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