

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

THRUMSTER COMMUNITY DEVELOPMENT ASSOCIATION (SCIO)

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

Postal address:

Stoneybank, Manse Road, Thrumster, WICK

Postcode: KW1 5TQ

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: IAN GILES

Postal address:

Stoneybank, Manse Road, Thrumster, WICK

Postcode: KW1 5TQ

Email: [REDACTED]

Telephone: [REDACTED]. Mob : [REDACTED]

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.

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	SCO 51466
	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

Yes

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?

SCIO and Community controlled body.

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.

The Asset is known as Thrumster Swing/Play Park .

NGR - ND 340 452

Please refer to the attached Site Plan. The area requested for CAT is outlined in RED.

8. 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

3.**Type of request, payment and conditions**

9. 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: £ 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.

The Association was established in 2019 to respond to a growing voice in the Community for improvements to Thrumster village and the wider environs.

Initially set up by small group of like minded residents, the Association obtained SCIO registration in 2021.

The Proposal is to secure ownership of the present Swing Park land to enable building of a new village hall together with landscaping and activity areas. The present hall, built in the early 1950's is no longer fit for purpose, expensive to run and location is not conducive to development. Usage of the hall has declined over recent years due in part to its condition.

Please refer to Items 15 & 16 for further information on specific reasons for request.

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.

Aspirations for the new hall include many activities presently unavailable in the Community. Establishing a new hall as a Community Hub will provide a meaningful focus and create opportunity for new initiatives including a cafe and tourist information together with local produce outlet and local history and genealogy.

A comprehensive Business Plan will be prepared to support later funding applications for the build and will investigate options for establishing the hall as a self supporting sustainable venture.

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.

The Association are unaware of any restrictions related to the land.

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.

The Association have evaluated the responsibilities of obtaining the land and are not aware of any negative consequences.

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.

Ian Giles (Chair) is a Chartered Engineer who has lived in Thrumster for 42 years. Now retired from private practice as a consulting engineer with more than 50 years experience in design and delivery of projects in the built environment.

Alice Miller (Sec) is the owner of the Old Smiddy Inn in the village and has extensive business experience as well as a longstanding commitment to community support.

Both Ian and Alice are Directors of Tannach & District Wind Farm Fund and have served on the present hall committee as well as Tannach & District Comm Council.

Other Committee members bring accounting, design and social media skills as well as experience of other committees and a strong desire to improve the village .

The Association have 55 members and a Committee of 5 .

The Association benefit from admin support from the CVG .

The recently completed 'Half Circle' landscaping project was designed and implemented by Committee members with funding support from SSE BOWL and TDWFF as well as local fundraising. The project was completed on time and within budget.

The Community at large provide volunteer support as required .

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.

The Association held an “Open to Ideas” day in Thrumster Hall in February 2020 to gather Community views and ideas for improving the village and environs. The event was well attended and gathered 94 responses and suggestions some of which have already been implemented e.g. pathway improvements, flower displays, seating, playpark equipment servicing and a major landscaping project in the centre of the village.

The most popular idea was the establishment of a new, modern village hall which could provide an all day venue for meeting and activities for young and old. To develop the new hall idea, the Association organised a “Seeking your Views” event in February 2022 held in the present hall to gather Association support via membership sign up and specifically to gather views on service and facility provision in a new hall. The event gathered 85 suggestions and a Membership sign up of 55.

The Association had already identified a possible hall location (as shown on attached Site Plan) and this was met with agreement. Views related to the hall showed a desire for a “community hub” to provide a focal point for activities most of which have to be sourced by travelling outside the village. Present hall user groups (W.I., Primary School, Crafts Group and after school club) have voiced full support for a new hall. The hall project would also encompass landscaping of the surrounding area (e.g. wildlife trail in area of whins on east side) , refurbishment of the tennis court , access improvements and additional playpark equipment including tree and shrub shelter planting - all of which emerged from the Community engagement. The Association have set up a Facebook page and post regular updates and news on the village notice board.

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.

The Association have already secured £50,000 funding from the SSE BOWL Community Fund to engage an architect to design the new hall and to secure Planning and Warrant approvals. A condition of the award is that the Association and Community first secure ownership of the land.

The Association are presently unable to provide meaningful cost projections for managing the land however are confident that the overall development plan, as supported by the SSE funding award is sustainable. The community already carry out grass cutting of the north side of the park. The next stage in developing the hall project will be to access available funding a necessary part of which will be demonstrating the project viability and the preparation of a business plan.

The Association recognise that Community engagement throughout the process is essential to building a supportive team of volunteers.

The Association stage regular fund raising events and would have sufficient reserves to cover the legal and admin costs of processing the CAT.

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:

Thrumster Community Development Association (SCIO) - CONSTITUTION

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

Documents attached:

Site Plan showing Park boundary and new hall location

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:

Section 5 - evidence of community support

Documents attached:

Section 6 - funding

Documents attached:

SSE Renewables letter of 25/7/22 confirming funding for new hall design and the condition on land ownership.

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