

Agenda Item	10.b
Report No	HP/08/26

The Highland Council

Committee: Housing and Property

Date: 28 January 2026

Report Title: Community Asset Transfer Request – Fort Augustus Janitors House

Report By: Assistance Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 The Community Empowerment (Scotland) Act introduces a right for community bodies to request to own, lease or use public sector assets through a process known as Community Asset Transfer. As part of this request a discount on market value can be requested. Once a formal request is submitted, local authorities have six months to assess the application against a range of potential community benefits and determine whether to grant the request.
- 1.2 Where Council assets are over the value of £100,000, decision on the transfer of any asset rests with the Housing and Property Committee; this report asks Members to consider and agree the Community Asset Transfer (CAT) request received from Fort Augustus and Glenmoriston Community Company (FAGCC) for the purchase of the former Fort Augustus Janitors House. FAGCC is registered with OSCR as a charity (SCO38518).

2 Recommendations

- 2.1 Members are asked to **agree** the sale of the land and property comprising the former Fort Augustus Janitors House to Fort Augustus and Glenmoriston Community Company for the sum of £70,000 based upon the terms of transfer as set out in the report at section 6 below.

3 Implications

- 3.1 **Resource** – FAGCC is requesting a 62% discount on the market value of the asset which is estimated at £180,000. The CAT Asset Management Board, including representatives from Legal, Finance, Housing, Property and Community Support and Engagement, has considered and scrutinised the CAT request and supporting evidence. The Council has no intended use for the site and the proposed use aligns with Council priorities. The request is recommended to proceed as the wider community benefits would outweigh the benefit of the Council retaining the Asset.

- 3.2 **Legal** - Community Asset Transfer (CAT) is a legislative process set out in the Community Empowerment Act. Public bodies have the right to refuse a CAT application on the grounds that greater community benefit will arise from current or alternative use; however, community bodies have the right of review, first to the public body and then by appeal to Scottish Ministers.
- 3.3 **Risk** - Although any CAT assessment considers sustainability, there are risks that any group could fail in the future or choose to dispose of the transferred asset. The Community Empowerment Act provides a clause which stipulates how dissolution must be dealt with to ensure any transferred asset remains in community hands, for the benefit of the community, in the event of an organisation ceasing to exist.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - There are not considered to be any implications associated with this transfer.
- 3.5 **Gaelic** - There are not considered to be any implications associated with this transfer.

4 Impacts

- 4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children’s Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 4.3 **Integrated Impact Assessment - Summary**
- 4.3.1 An Integrated Impact Assessment screening has been undertaken on the Asset Transfer Request for the former Fort Augustus Janitors House. The conclusions have been subject to the relevant Manager Review and Approval.
- 4.3.2 The Screening process has concluded that, as there are no identified negative impacts, a full impact assessment is not required. Members are asked to consider the summary in **Appendix 1** to support the decision-making process.

Impact Assessment Area	Conclusion of Screening
Equality	<ul style="list-style-type: none"> • Age: Positive • Disability: Positive • Pregnancy and maternity: Positive • Marriage and civil partnership: Positive
Socio-economic	<ul style="list-style-type: none"> • Positive
Human Rights	<ul style="list-style-type: none"> • <i>Positive</i>
Children’s Rights and Wellbeing	<ul style="list-style-type: none"> • <i>Positive</i>
Island and Mainland Rural	<ul style="list-style-type: none"> • <i>No Impact</i>
Climate Change	<ul style="list-style-type: none"> • <i>No Impact</i>
Data Rights	<ul style="list-style-type: none"> • <i>No Impact</i>

5 Overall Summary

- 5.1 The former Fort Augustus Janitors House has been unused since 2020. The Education Estates Team and the Housing Development Team have both indicated that they have no purpose for the former Fort Augustus Janitors House as indicated at 3.1 above.
- 5.2 FAGCC is a well-established local community development company which was established in 2007. FAGCC predominantly manages and delivers on community projects funded from Beinuinn Wind Farm Community Benefit income and leads local development in line with the Fort Augustus and Glenmoriston Local Place Plan.
- 5.3 In addition to that work, FAGCC is also a socially driven private rented sector landlord which currently owns 15 Private Rented Sector properties in Fort Augustus. These properties are rented at an affordable rent level to help sustain the local community of Fort Augustus.
- 5.4 FAGCC undertook community consultation which demonstrated an appetite for this community asset transfer request which has been identified as a priority within their Local Place Plan. In consultation with the community, they have also developed their own Housing Allocations Policy and Affordable Housing Policy.
- 5.5 A Housing Needs Survey for Fort Augustus was carried out by FAGCC in conjunction with Rural Housing Scotland which targeted people living in Fort Augustus with Housing Needs and those who wish to move to work in the area but the lack of affordable housing restricts their ability to do so. This work has informed their Business Plan for the Fort Augustus Janitors House.
- 5.6 FAGCC proposes to purchase former Fort Augustus Janitors House, redevelop the property and bring it up to current housing standards to add to its housing stock in Fort Augustus.
- 5.7 The assessment of the application can be found in **Appendix 2**. The application has scored 'Strong' through the assessment framework and the planned proposals have the potential to deliver community social, economic and environmental benefits.
- 5.8 The proposal has been evaluated and the scores suggest that the request should be agreed:-
- Community benefit - moderate;
 - Capacity to deliver - strong;
 - Community support - very strong;
 - Sustainability - strong; and
 - Resourcing: moderate

6 Recommendation

- 6.1 It is recommended that Members agree the sale of the assets comprising the former Fort Augustus Janitors House and associated garden ground for £70,000. Terms of the transfer would include:-
- Fort Augustus and Glenmoriston Community Company will cover all reasonably incurred property and legal costs associated with the asset transfer process – both the Council's and its own;

- These costs will include the erection of a 6' perimeter fence between the Former Janitors House and the School.
- Fort Augustus and Glenmoriston Community Company will consider any unmet Education key worker housing need when identifying a tenant for the property.
- Any transfer will be subject to existing burdens/conditions in the Council's title to the property (e.g., third party access rights, etc.); and
- The Council will only transfer property for which it has title to do so.

Any other terms to be agreed by the Assistant Chief Executive - Place in consultation with the Chair of Housing and Property Committee.

Designation: Assistant Chief Executive - Place

Date: 09 January 2026

Author: Lewis Hannah, Community Development Manager

Background Papers: None.

Appendices: Appendix 1 - Integrated Impact Assessment
Appendix 2 - Community Asset Transfer Approach
Assessment Framework - FAGCC

Integrated Impact Assessment Screening – Summary

The proposal has been screened for impact and the following summarises the key findings:-

The screening highlighted overall positive impacts for the community, including for many protected characteristics and towards supporting poverty and socio-economic impacts, through the provision of quality affordable housing that is accessible by all.

Equality

Housing is closely linked to the rights and protections outlined in the Equality Act, which recognises the need to safeguard individuals with protected characteristics, for example older adults may face challenges accessing accessible or supported housing and younger people can struggle with affordability and are more likely to experience housing insecurity.

Housing has a critical role in shaping health outcomes and reducing health inequalities. Safe, secure and affordable housing is a key foundation to good health. Addressing housing quality, stability and affordability is an essential factor in tackling the root causes of health inequality.

This proposed development would help to promote housing equality and reduce health inequalities in the Fort Augustus area.

Socio-economic

Affordable housing plays a vital role in sustaining the fabric of communities across the Highlands. When people can remain in, or return to, the places where they have grown up, worked and built relationships, it strengthens social bonds which underpin health and wellbeing. Facilitating opportunities for people to stay rooted in their communities, through affordable housing options, reduces the risk of social isolation, supports mental health and contributes to a sense of belonging; this, in turn, can create stability in communities which can help ease pressure on statutory services and create the conditions for individuals and families to thrive.

Rural

The provision of Rural Housing has an important role to play in helping the Council addressing the 'Highland Housing Challenge'. The Highland Outcome Improvement Plan also highlights the importance of addressing housing challenges to ensure that all residents have access to safe, affordable and suitable homes. Housing that supports the needs of key workers, young people, families and older residents while fostering community resilience and sustainable development has been identified as a local and regional priority.

APPENDIX 2

THE HIGHLAND COUNCIL Community Asset Transfer Approach Assessment Framework

Purpose

The purpose of the assessment is to ensure that the decision making process will produce the best decision for the community, not necessarily Highland Council nor the requesting Community Asset Transfer Body.

Evidence

Primarily the assessment will be based on the information received within the application form and any business plan however additional representations from external parties will also be included along with internal service knowledge.

Cognisance will be taken regarding the nature of the request e.g. whether it is for lease, use or ownership. The level of assurance required will differ depending upon the nature of the request with higher level of compliance/support required for organisations wishing transfer of an asset as opposed to a leasing arrangement.

Structure of Assessment

The assessment will be structured under 5 key headings.

- Benefit to the community (outcomes)
- Capacity to deliver
- Level of community support
- Sustainability
- Resourcing

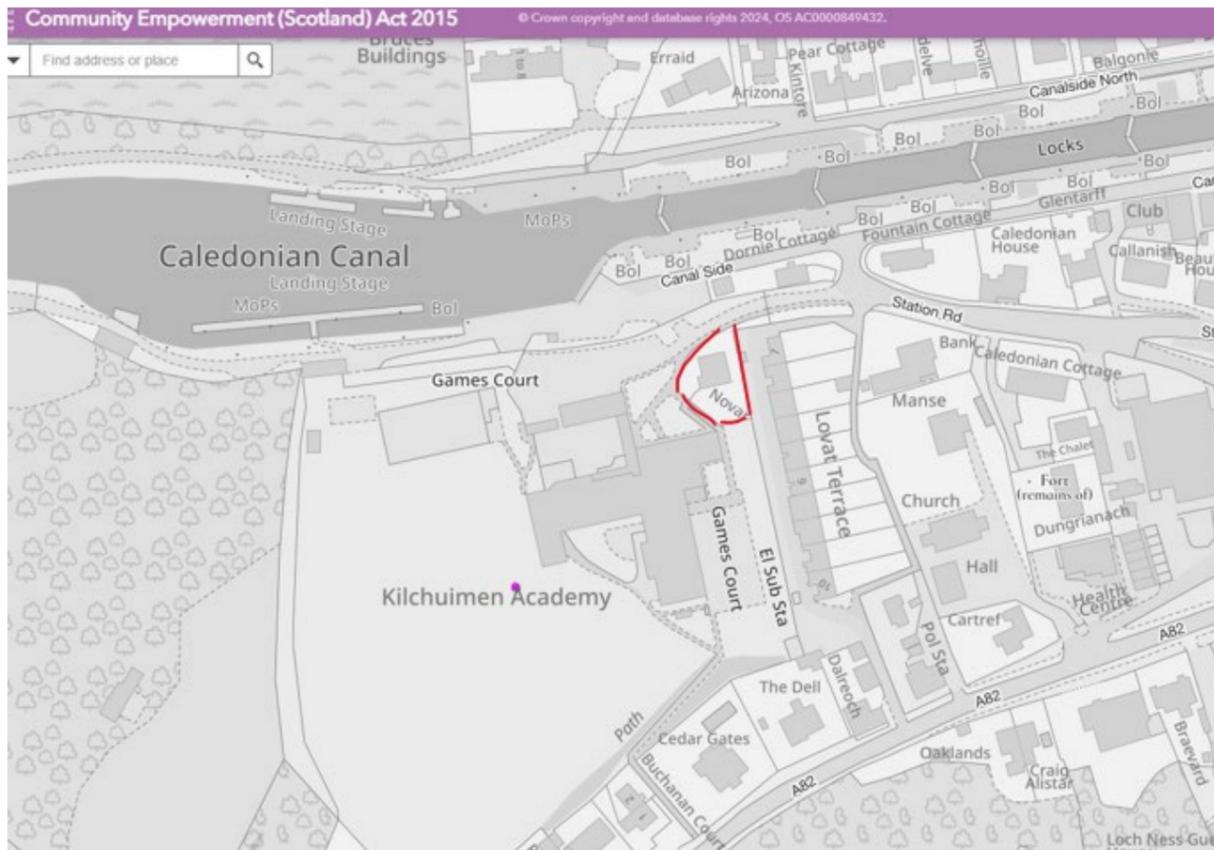
Consideration will also be given to the terms and conditions requested by the Community Asset Transfer Body and what equivalent terms may be appropriate.

Each of the 5 assessment areas will be assessed separately, considering evidence of best value and be given an overall rating from very strong to poor. A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very strong	Governance and financial arrangements are strong and sustainable. Best value characteristics are evidenced and contained throughout the approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrates questionable value for money.
Poor	Governance and financial arrangements are poor. There is little evidence of Best Value characteristics in the proposal. Related projected benefits are ill defined and/or unrealistic and do not demonstrate value for money.



Image of the former Fort Augustus Janitors House



Map showing footprint of former Fort Augustus Janitors House Site

Proposal Outline:

Fort Augustus and Glenmoriston Community Company (FAGCC) propose to purchase the former Fort Augustus janitor's house to create a sustainable rental property which will be made available to the community of Fort Augustus for long term rent. The project aim is to take the former Janitor's housing into FAGCC housing stock, bring it up to current housing standards and then allocate it for rent from the FAGCC local housing list.

FAGCC statement–

We intend to convert this property into a more modern 3 bedroom home with a new bathroom and the kitchen/utility upgraded into a kitchen/diner with improved access to the outside. It will be thoroughly insulated (underfloor and in the walls) and will have new double glazed windows and doors to improve the overall energy efficiency. This will make it affordable to run with environmentally friendly heating from an air source heat pump. This work will be done by local tradespeople thereby adding to the local rural economy.

Both the recent Housing Needs report and the new Community Action Plan & Local Place Plan recognise the need for more local homes for local people. Our own list of those interested in applying for an available home now stands at 38 possible applicants. Our experience when advertising an available home is that applications will not be limited to those on this list. It is normal for us to get at least 12 applicants for a home of this type.

There are only 25 3 bedroom properties available for social rent in Fort Augustus across the 3 suppliers(Highland Council, Albyn Housing and Cairn Housing). Only one of these was re-let in 2023/4 with a demand of 11. All too often the social rented homes go to tenants from out with the area whose need is deemed greater than those of local applicants. Very often they then find living in a rural community with limited services to not be suited to their needs. This is not in the best interests of this community where those who have grown up here wish to stay but struggle to either find accommodation or afford it.

The average income per household, as identified by Scottish Government, recognises Fort Augustus as having one of the lowest incomes per week for this area. Seasonal tourist work is the biggest employment sector for Fort Augustus. For these employees a quality home for affordable rent is of paramount importance. With a falling school roll we are keen to provide accommodation of a suitable size, that will keep a local family in Fort Augustus and thereby support the school.

Our motivation in applying for this property is to ensure that it remains as a family home for local people. If it were to be sold on the open market it would more than likely end up as a 2nd home, holiday let or a “doer-upper” which is then sold at profit. We would of course not be intending to do it up and profit by the increased value. It would become a home owned by the community for the community.

ASSESSMENT AREA:	BENEFIT TO THE COMMUNITY		
Criteria	Evidence from Community Asset Transfer Body	Additional Evidence/Information	Assessment of Compliance
Economic benefits	<p>Rental income from the long term lease of the property.</p> <p>Grant income for redevelopment/building costs.</p> <p>A permanent accommodation asset can be used to generate ongoing revenue and assist the organisation to become more financially self-sufficient.</p> <p>Additional permanent accommodation in Fort Augustus will help attract and sustain key workers in the community</p>	<p>Through both construction and maintenance, housing offers employment opportunities to local communities, including purchasing of goods and services, often benefitting local Small and Medium Enterprises, helping to support local employment and retain wealth in communities.¹</p> <p>Affordable rural homes provide a resilient local workforce.²</p>	Moderate
Regeneration benefits	<p>Renovation of existing building and ground that have been unused as part of the school for several years for community benefit –social housing for the benefit of the wider community.</p>	<p>Attract new residents to the area, boosting local population and customer base.³</p> <p>The Highland Outcome Improvement Plan highlights the importance of housing⁴</p>	Strong
Health benefits	<p>Good-quality housing benefits physical and mental health by providing warm, dry, safe, and affordable living environments. Improved energy efficiency and the elimination of damp and cold conditions reduce respiratory illnesses and cold-related mortality, while alleviating fuel poverty,</p>	<p>Social housing helps to alleviate poverty, which also leads to better health.⁵</p> <p>Safe and warm homes and good neighbourhoods improve physical and</p>	Strong

¹ [Rural and islands housing: action plan](#)

² [National Housing Federation](#)

³ [Evaluating the benefits - DTAS Community Ownership Support Service](#)

⁴ [Highland Outcome Improvement Plan](#)

⁵ [Public Health Scotland](#)

	which is linked to stress, anxiety, and poor wellbeing.	mental health and wellbeing and build strong communities. ⁶	
Social wellbeing benefits	The central village location of the property will appeal to a wide range of potential tenants. Given the property is a bungalow this will be of particular benefit to those with impaired mobility, promoting enhanced social inclusion.	Housing plays a central role in shaping health and well-being, far beyond providing shelter. ⁷	Moderate
Environmental Benefits	Not aware of any restrictions on usage or environmental designations		Moderate
Tackling inequality	Affordable housing reduces inequality by providing secure, stable homes for low income households, lowering housing costs and improving access to essential services. It promotes health, education and employment opportunities. This helps break cycles of poverty by creating more equitable communities where everyone can thrive regardless of income.	As a social determinant of health, better housing, greater security and affordability are key to addressing structural drivers of health inequality. ⁸	Moderate
Promotion of equality	As a bungalow with a central village location, the former Janitors House will appeal to a range of potential tenants including those with impaired mobility, promoting enhanced social inclusion.		Moderate
Benefit to the Community Assessment Summary:			<i>Rating – Moderate</i>

ASSESSMENT AREA:	CAPACITY TO DELIVER		
Criteria	Evidence from Community Asset Transfer Body	Additional Evidence/Information	Assessment of Compliance
Experience of organisation	<p>The Fort Augustus and Glenmoriston Community Company (FAGCC) was established in 2007 and predominantly manages and delivers on community projects funded from Beinuinn Wind Farm Community Benefit income.</p> <p>FAGCC leads local development in line with the Fort Augustus and Glenmoriston Local Place Plan and owns 15 affordable Private Rented Sector properties as follows:</p>	FAGCC is a well-established local community development company, their Board has 10 volunteer Directors none of whom are related or otherwise connected. 1 Director is appointed by Fort Augustus & Glenmoriston Community Council in accordance with FAGCC's constitution. The Group has been in existence since 2007 and acts as enabling body for distribution of local development funds.	Strong

⁶ [Housing to 2040](#)

⁷ [Housing, health and wellbeing: perfect partners](#)

⁸ [Public Health Scotland](#)

	<p>Caledonian Court – 12 properties Bunoich Crescent – 2 properties Riverside Park – 1 Property</p> <p>FAGCC employs three FTE office based and seven staff in the caretaking team on a variety of working and seasonal patterns equating to 5.5FTE supporting sustainable local services and infrastructure.</p> <p>FAGCC owns and runs the village store Tarff Trading, which is a general store run on a not-for-profit basis with any profits being reinvested in community funds. 3.2 FTE members of staff are employed at the store.</p> <p>FAGCC owns and operates the village hall, runs the community caretaking services for Fort Augustus and Invermoriston which includes cemetery maintenance.</p>	The company is one of only two in Scotland to win the Community Challenge award.	
Access to appropriate advice and support	<p>FAGCC is registered with OSCR as a charity (SCO38518) and is a member of the Scottish Council for Voluntary Organisations (SCVO).</p> <p>FAGCC Directors are all local to the community and have a variety of professional backgrounds and disciplines. FAGCC's willingness to obtain professional input when required is well evidenced in their Community Asset Transfer application and supporting documentation as is their resilience as a Group.</p>		Moderate
Have sought advice and support during application phase	<p>FAGCC worked previously with the Highland Council's Housing Development Team on the £3 million Caledonian Court social housing project which was led by FAGCC. The project was completed in August 2021 and officially opened in late October 2021</p> <p>Supporting project documentation provided:</p> <ul style="list-style-type: none"> • Janitors House Business Plan • Affordable Housing Policy • Allocations Policy • Fort Augustus Housing Needs Survey • Fort Augustus & Glenmoriston Local Place Plan 		Strong

Appropriate skills within the organisation	FAGCC homes are intended for local families, apprentices and key workers, helping retain people in the area and support local employment and sustainable communities. FAGCC's housing model is seen as a model for rural community-led housing, especially in terms of sustainability and affordability		Strong
Access and level of volunteer support	FAGCC has 10 volunteer Directors none of. 1 Director is appointed by Fort Augustus & Glenmoriston Community Council in accordance with FAGCC's constitution.		Strong
Capacity to Deliver Assessment Summary:			<i>Rating – Strong</i>

ASSESSMENT AREA:	LEVEL OF COMMUNITY SUPPORT		
Criteria	Evidence from Community Asset Transfer Body	Additional Evidence/Information	Assessment of Compliance
Community involvement in developing the request	<p>FAGCC undertook community consultation which demonstrated an appetite for this community asset transfer request which has been identified as a priority within their Local Place Plan.</p> <p>FAGCC has also developed in consultation with the community their own Housing Allocations Policy and Affordable Housing Policy which has informed their Business Plan for the Fort Augustus Janitors House.</p> <p>FACGG undertook a Housing Needs Survey for Fort Augustus in conjunction with Rural Housing Scotland. The Housing Needs Survey targeted people living in Fort Augustus with Housing Needs and those who wish to move to work in the area but the lack of affordable housing restricts their ability to do so.</p> <p>The survey was available online through Survey Monkey and promoted through social media channels, local newspapers, flyers on noticeboards. Hard copies were available at key locations such as schools & shops. Interviews were also carried out with local employers to gather evidence of the impact the local housing market has had on their ability to attract and retain staff. There were 45</p>	Fort Augustus & Glenmoriston Community Company – Community Housing	Strong

	respondents to the survey which equates to 16% of all households in Fort Augustus.		
Community support for the request	<p>The redevelopment of the former Janitor's House into affordable housing was identified as a priority from the consultation undertaken by the FAGCC to inform Fort Augustus and Glenmoriston Local Place Plan.</p> <p>A community petition carried out by FAGCC attracted 106 signatories supporting their purchase of the former Janitors House for redevelopment into affordable housing.</p> <p>The Ward 12, Aird & Loch Ness Elected Members as well as the Fort Augustus & Glenmoriston Community Council are also supportive.</p> <p>FAGCC has regularly updated the community on progress via the SCIO's social media channels.</p>	<p>Support for the sale of the Janitors House to FAGCC for this purpose has obtained the support of the following Highland Council officials:</p> <ul style="list-style-type: none"> -Service Lead (Housing & Homeless) -Housing Development Manager -Service Lead (Investment & Building Maintenance) -Fort Augustus PS Head Teacher -Education Estates Team 	Strong
Level of Community Support Assessment Summary:			<i>Rating – Very Strong</i>

ASSESSMENT AREA:	SUSTAINABILITY								
<i>Criteria</i>	<i>Evidence from Community Asset Transfer Body</i>	<i>Additional Evidence/Information</i>	<i>Assessment of Compliance</i>						
Financial – ability to support/fund the asset in the future	<p>Funding for the purchase price of £70,000 will be sought from Community Benefit Funds.</p> <p>The Development costs of £145,200 will be funded through the Scottish Government Rural & Islands Housing Fund, Fern Community benefit funds and other suitable funding streams available to it.</p> <p>The property will be rented out at affordable rents equivalent to Highland Council levels for similar properties. After costs and a contribution to the FAGCC housing maintenance fund there will be a surplus of £1,002 per annum.</p> <p><u>Capital cost of purchase and development:</u></p> <table border="1"> <thead> <tr> <th>COSTS</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Purchase price</td> <td>£70,000</td> </tr> <tr> <td>Development</td> <td>£100,000</td> </tr> </tbody> </table>	COSTS	Amount	Purchase price	£70,000	Development	£100,000	<p>As indicated, FAGCC is registered with OSCR as a charity (SCO38518) showing a reported income of £1,062,098, published accounts are available at Companies House.</p>	Strong
COSTS	Amount								
Purchase price	£70,000								
Development	£100,000								

	<table border="1"> <tr><td>Professional fees</td><td>£20,000</td></tr> <tr><td>Planning</td><td>£1,000</td></tr> <tr><td>VAT</td><td>£24,200</td></tr> <tr><td>TOTAL COST</td><td>£215,200</td></tr> <tr><td>FINANCE</td><td></td></tr> <tr><td>Community Benefit Fund - purchase</td><td>£70,000</td></tr> <tr><td>SG Rural Housing Fund</td><td>£125,000</td></tr> <tr><td>FAGCC development</td><td>£20,200</td></tr> <tr><td>TOTAL FINANCE</td><td>£215,200</td></tr> </table> <p><u>Revenue costs</u> Rents will be affordable and based on the Highland Council rental levels for similar properties. Expenditure costs are based on current costs for managing the other 15 FAGCC affordable homes. The maintenance fund will be built up to ensure adequate funds for future requirements.</p> <table border="1"> <thead> <tr><th>INCOME</th><th>Month</th><th>Year</th></tr> </thead> <tbody> <tr><td>Rent -</td><td>£467.00</td><td>£5,604</td></tr> <tr><td>TOTAL ANNUAL INCOME</td><td></td><td>£5,604.00</td></tr> <tr><td>EXPENDITURE</td><td></td><td></td></tr> <tr><td>Insurance</td><td></td><td>£700.00</td></tr> <tr><td>Administration</td><td></td><td>£200.00</td></tr> <tr><td>Servicing</td><td></td><td>£400.00</td></tr> <tr><td>Repairs</td><td></td><td>£500.00</td></tr> <tr><td>Maintenance fund @ 50%</td><td></td><td>£2,802.00</td></tr> <tr><td>TOTAL ANNUAL EXPENDITURE</td><td></td><td>£4,602.00</td></tr> <tr><td>ANNUAL SURPLUS</td><td></td><td>£1,002.00</td></tr> </tbody> </table>	Professional fees	£20,000	Planning	£1,000	VAT	£24,200	TOTAL COST	£215,200	FINANCE		Community Benefit Fund - purchase	£70,000	SG Rural Housing Fund	£125,000	FAGCC development	£20,200	TOTAL FINANCE	£215,200	INCOME	Month	Year	Rent -	£467.00	£5,604	TOTAL ANNUAL INCOME		£5,604.00	EXPENDITURE			Insurance		£700.00	Administration		£200.00	Servicing		£400.00	Repairs		£500.00	Maintenance fund @ 50%		£2,802.00	TOTAL ANNUAL EXPENDITURE		£4,602.00	ANNUAL SURPLUS		£1,002.00		
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Governance – sustainability of the organisation	<p>FAGCC broader financial context, FAGCC receives Beinneun Wind Farm Community Benefit Fund, which provides approximately £544,000 annually to the overall fund supporting the Fort Augustus & Glenmoriston and Glengarry areas.</p> <p>This funding is expected to continue for the operational life of the wind farm, which is projected to be up to 25 years from its start in 2017</p> <p>FAGCC future housing development – Negotiations are ongoing between FAGCC and Scottish Canals to purchase Glentarff House for redevelopment into 2 additional residential rental properties.</p>	FAGCC also received income from THC in respect of cemetery maintenance and associated Service Level Agreement.	strong																																																			

	FAGCC issues local community grants to both groups and individuals from community benefit funds, during 2024/25 this amounted to in excess of £350k of community grant distribution. FAGCC also operates a community apprenticeship grants scheme and currently have 3 apprentices in that scheme, a shepherd, an electrician and a joiner. The apprenticeship scheme benefits from £35k per year from FAGCC although this will fluctuate depending on numbers of apprentices.		
Sustainability Assessment Summary:			<i>Rating – Strong</i>

ASSESSMENT AREA:	RESOURCING		
<i>Criteria</i>	<i>Evidence from Community Asset Transfer Body</i>	<i>Additional Evidence/Information</i>	<i>Assessment of Compliance</i>
Value of asset	A Home Report valuation indicates a current market value for the property in its current condition of £180,000 rising to £240,000 on the completion of significant recommended works.		Strong
Legal title and relevant information		Full legal title check will be instructed by Estates and confirmed if this ATR is approved by Committee.	Moderate
Current use of the asset and potential impact	The former Janitors House has been unused and unoccupied for 4 years. The former Janitor's House has separate access and egress which does not impact or cross the school grounds.	Education Estates have confirmed they are supportive and have no use for the building. The current cluster Head Teacher has indicated support but has asked that should the sale proceed then a 6ft fence be put around the property for the safeguarding of pupils. They also requested that consideration be given by FAGCC for the housing to be considered for Education key workers.	Strong
Requested purchase/discount value	62% discount – capital receipt of: £70,000 The proposed price reflects the benefit to the community. There are significant costs to bring the property up to current housing standards. An asbestos survey for the former Janitors House has been shared with FAGCC.		Moderate

<p>Ability of organisation to pay</p>	<p>Funding for the purchase price of £70,000 will be sought from Community Benefit Funds.</p> <p>The Development costs of £145,200 will be funded through the Scottish Government Rural & Islands Housing Fund, Fern Community benefit funds and other suitable funding streams available to it.</p> <p>The homes will be rented out at affordable rents equivalent to Highland Council levels for similar properties. After costs and a contribution to the housing maintenance fund there will be a surplus of £1,002 per annum.</p>		<p>Moderate</p>
<p>Resourcing Assessment Summary:</p>		<p><i>Rating – Moderate</i></p>	