

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

Spean Bridge, Roy Bridge and Achnacarry SCIO

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

Postal address:
Woodhowe, 13 Glenspean Park
Roy Bridge, Inverness-shire
Postcode: PH31 4AS

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: Tony Perriam, Community Development Officer

Postal address:

[REDACTED]
[REDACTED]
[REDACTED]

Email: tony@srascio.scot

Telephone: [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.

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	
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is SC 044101	X
	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?

Community controlled body, with constitution approved for asset transfer purposes by Scottish Government's Community Land Team on 6 March 2023 (Ref ZLA/15/1)

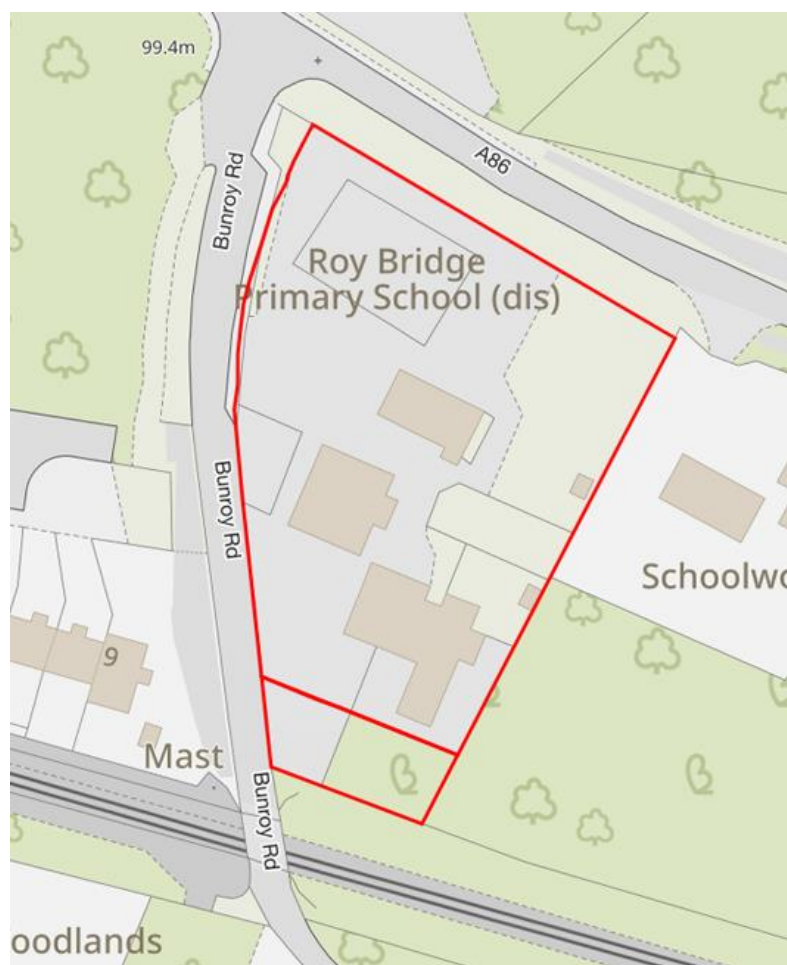
Section 2: Information about the asset requested

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.

Former Roy Bridge Primary School
Two parcels of land totalling 0.85 acres in all at:
Aberroy, Roy Bridge, Inverness-shire PH31 4AG



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

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

3,968 sqm under UPRN:130110651 (Business Unit Ref HC 00215) plus adjoining
350sqm under Business Unit Ref TT 08398

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: £100,000 with vacant possession or £75,000 if Taigh na Sgoile lease in place

Price is based on discount off market valuations of £210,000 and £160,000 respectively to reflect the benefit to the community of our proposed social housing scheme as well as market norms of £10,000 per plot for the 7-dwelling affordable housing project. There are also significant costs in the demolition of the canteen building and removal of the demountable unit. An asbestos survey of May 2025 by the Future Group is attached.

An independent April 2025 market valuation by Graham & Sibbald is attached to this application.

If vacant possession over the whole site is not available, then we would propose taking over the Council's interest as landlords of Taigh na Sgoile.

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 – outright purchase, including landlord's interest of Taigh na Sgoile

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?

N/A

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.

Our Community Action Plan published in April 2023 identified four priorities for our area: housing at affordable prices for those with local connections who would like to stay or return; making best community use of the former Roy Bridge Primary School; connectivity between our three main settlements via safe routes for walking or cycling; and improving the visual environment and establishing a Community Garden at Spean Bridge.

The link to our Action Plan is:

<https://srascio.scot/wp-content/uploads/2023/04/Spean-Bridge-Roy-Bridge-and-Achnacarry-SCIO-Final.pdf>

The property currently consists of a Victorian era main school classroom building; a modern classroom, offices and WC's in a demountable building, which has deteriorated to the point that it can no longer be re-purposed elsewhere in our area; a Post-War prefabricated canteen/hall, expected to be demolished; a MUGA all-weather pitch in the grounds of the school which it is anticipated will be retained as part of the amenity space to the completed housing scheme; and level open space, lawns and parking with two existing vehicular access points to the minor public road off the A86.

With the canteens and demountable building removed, the open part of the site will be re-purposed to provide seven houses for social housing: one 2-bed bungalow suited to adaptable living, four 2-bed semi-detached houses for couples and young families, and two larger 3-bed family houses, all with parking and gardens.

The Victorian school classroom will be re-configured and refurbished to provide two one-bedroom apartments, initially for holiday letting to offset overall income, thereby enabling the new houses to be let at social rent levels. At a later date these flats could be let on long term leases.

An attached schoolhouse, fully refurbished and extended for community use in 2004, is currently leased to Taigh na Sgoile until 2054 but is included within these asset transfer proposals. If the trustees of Taigh na Sgoile decide to retain their

lease our SCIO would become their landlord and will work with that charity to maximise our residents' access to their flexible hire space. If their trustees give up their lease and we take over the whole site with vacant possession then we will re-configure the space to house our own charity's offices, also providing flexi-space suited to local business start-ups and meeting rooms for community groups and for half-day hire to visiting professional services.

A Feasibility Study at a cost of £33,127 for the re-use of the site was part-funded by our Stage One grant and was completed in May 2025. The link is at: https://kdpartnershipcouk-my.sharepoint.com/:f:/g/personal/james_kd-partnership_co_uk/Emixln3segBlkMYEdGs8WrIBvcDRgPeiNWLPOWuCSD_qTg?e=y1E15C

We have also commissioned a separate Asbestos Condition Survey from the Future Group and a valuation of the site by chartered surveyors Graham & Sibbald. These are attached to this application.

Since the Feasibility Study was completed, our architects have submitted a Pre-Application Enquiry to Highland Council, with supporting plans and statements, and our structural engineers are making enquiries into utilities capacities.

On completion, the houses will be let at social rent levels to alleviate the shortage of good quality, thermally efficient low-cost rental accommodation locally. Depending on budgeting, at least two of the houses may be offered on a Rent to Buy basis, with rents accruing towards a deposit with an option to purchase after five years.

Lochaber Housing Association have indicated that they are interested in taking two of the completed dwellings.

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.

Our intention is to energise a long dormant site that was pivotal to the social life of Roy Bridge.

Our community will achieve more sustainable economic and social development through ownership of the site and the completed scheme. Our community development trust will own in perpetuity up to seven new dwellings with strong environmentally friendly credentials including air source heat pumps and, where the orientation permits, PV or thermal solar panels. They will be efficient, brand-new houses with contemporary designs and finishes together with allocated parking and private garden ground.

The open part of the site will be re-purposed to provide seven houses for social housing: one 2-bed bungalow suited to adaptable living, four 2-bed semi-detached houses for couples and young families, and two larger 3-bed family houses, all with parking and gardens.

The two storey houses are likely to attract couples or young families who are economically active and supporters of the cluster school at nearby Spean Bridge, three miles away. The bungalow will appeal to older tenants or those with impaired mobility, promoting enhanced social inclusion.

Our community will also have a stronger role in and control over our own development. From the outset of the project our community development trust - the only covering our whole area - has taken the lead in developing the concept of affordable housing in the grounds of the former Roy Bridge School.

And finally, our community will own well managed, financially sustainable land and buildings. In addition to the seven new houses, the Victorian school classroom will be re-configured and refurbished to provide two one-bedroom apartments, initially for holiday letting to offset overall income, thereby enabling the new houses to be leased at social rent levels.

This cross-subsidy is an unusual element in social housing schemes, but ensures the project remains sustainable, especially in the first 15 years following first occupation or during the term of any loan finance.

At a later date these flats could be let on long term leases, as they will fully comply with Building Regulations.

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.

We are not aware of any restrictions on usage or environmental designations over either the open ground or the untended land to the South of Taigh na Sgoile closer to the railway.

If the trustees of Taigh na Sgoile elect not to surrender their lease to Highland Council prior to the asset transfer, or they do not assign their lease to our SCIO, then we will step into the shoes of Highland Council as their landlord, and will adhere to the landlord's duties under the terms of the lease.

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.

To date, the principal concerns from the community have been to preserve the Victorian school buildings, to include provision for the elderly or less mobile within the scheme, and to retain the MUGA all-weather sports facility.

All have been incorporated into our outline plans.

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.

Our SCIO's Board includes trustees with project management, engineering and utilities supply experience, and those who have worked in both the public and the private sector. All live locally and are committed to the success of the project. The project is being overseen by a Steering Group of Trustees and local residents whilst the initial stages until planning consent is secured will be managed by our SCIO's Community Development Officer

Our Community Development Officer is a practising chartered surveyor with an MBA. He was a partner in an Edinburgh-based firm with over 750 properties under management and a Buy to Let department working with registered social landlords across the Central Belt. On a personal basis he led a small team of professionals over a 4-year period to secure planning consent for 36 units (25% affordable) on a brownfield site in family ownership outside the settlement limit to a small rural town.

A Feasibility Study at a cost of £33,127 for the re-use of the site was part-funded by our Stage One grant and was completed in May 2025. It included input from the architects Kearney Donald, structural engineers Harley Haddow, quantity surveyors Samuel and Partners, and a topographical survey by land and hydrographic surveyor Stuart Ross. We anticipate that, subject to submitting competitive fee quotations, these same professionals will be involved as the scheme progresses.

The link to the Feasibility Study is at:

https://kdpartnershipcouk-my.sharepoint.com/:f/g/personal/james_kd-partnership_co_uk/EmixIn3segBlkMYEdGs8WrIBvcDRgPeiNWLPOWuCSD_qTg?e=y1E15C

We have also commissioned a separate Asbestos Condition Survey from the Future Group and a valuation of the site by chartered surveyors Graham & Sibbald. Both are attached to this application.

The Communities Housing Trust have a long pedigree in delivering similar affordable housing projects. They have advised us from the outset and co-ordinated the Housing Needs Survey.

Our SCIO (website <https://srascio.scot>) was established in 2012 and has 10 trustees and 119 members as well as 551 Facebook followers, whilst our community has approximately 1,585 permanent residents and 275 using second homes. At just under 1,000 sq km our community council area is the largest in Scotland. Our SCIO's boundaries are exactly coincident.

Our accounts, assessed by OSCR annually, show consistent reserves of around £50,000 over the past three years, with recurring index-linked income of around £9,500 pa allowing our charity to call in professional input as required.

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.

Our 2023-27 Community Action Plan published in April 2023 followed an extensive Community Consultation over the second half of 2022. It demonstrated clear local support for the re-purposing of Roy Bridge School and identified community ownership of the school as one of the four priorities for our SCIO. 82% of the 385 respondents to the Community Survey saw its re-use as an excellent (35%) or a good idea. Given that only a third of our community's population of 1,585 is based in and around Roy Bridge, this is a compelling argument for re-use. Meanwhile, a convincing 89% of respondents viewed affordable housing as an excellent (52%) or a good idea.

The re-purposing of Roy Bridge School has therefore been identified as a community priority within our Community Action Plan published in April 2023, a copy of which is attached to this application – see pages 12, 15 and 18.

A copy of the Action Plan can also be accessed at: <https://srascio.scot/wp-content/uploads/2023/04/Spaan-Bridge-Roy-Bridge-and-Achnacarry-SCIO-Final.pdf>

Since the Action Plan's publication we have set up a Steering Group drawn from our SCIO's trustees, neighbours to the site and former parents of children at the now closed school.

A Public Information Evening was held at Roy Bridge in September 2024 introducing the community to the project, with speakers from Arisaig Community Trust and the Communities Housing Trust as well as an overview from our charity and open forum questions.

In March 2025 we hosted a Drop-In Event at Roy Bridge Memorial Hall over an afternoon and early evening, once an indicative site plan and perspectives had been drawn up as part of the Feasibility Study. Kearney Donald Architects and the Communities Housing Trust co-hosted the event, the latter answering queries on their Housing Needs Survey carried out over February 2025.

We have regularly updated the community on progress via our SCIO's own

Facebook Group (551 members), as well as on our own website at www.srascio.scot and by posting to the Roy Bridge Community (737 members) and What's On in Spean Bridge (1,000 members) pages.

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.

A. We estimate our **acquisition costs** at:

Consideration £100,000 or £75,000 (depending on status of lease)

Legal Fees (Twin Deer Law, as quoted) £2,260

Total £102,260 or £77,260 one-off

This will be funded by:

Scottish Land Fund Stage Two grant towards price £95,000 or £71,250

Scottish Land Fund Stage Two grant towards legal fees £2,260

Contribution from SCIO reserves £5,000 or £3,750

A SLF Stage Two grant has been applied for, with outcome anticipated in early September 2025. SLF awarded a Stage One grant towards the costs of our Feasibility Study, now completed.

B. For the anticipated **development costs**, please see the Cost Report by Samuel and Partners, Quantity Surveyors within the Feasibility Study:

https://kdpartnershipcouk-my.sharepoint.com/:f:/g/personal/james_kd-partnership_co_uk/Emixln3segBlkMYEdGs8WrIBvcDRgPeiNWLPOWuCSD_qTg?e=y1E15C

We anticipate that the development costs will be met by a combination of grants from the Rural Housing Fund, SSE Renewables and HIE (for non-residential elements

and associated infrastructure), as well as loan finance if required. Lochaber Housing Association will fund their own units. Other funding opportunities will be explored as they arise. The construction phase will not go ahead until all funding is fully secured.

C. On completion of the development, assuming the SCIO retains three long-term letting properties and the two holiday lets, we estimate our annual running costs at:

Property management fees £2,800
Maintenance £7,500
Insurance £2,500
Changeover costs £3,750
Provision for voids £1,170
Sinking fund for repair and refurbishment £10,000
Total £27,720 per annum

We estimate our rental income at:

Plot 1: 2-bed detached bungalow at £435pcm = £5,220 pa
Plot 2: 2-bed semi-detached house at £475pcm = £5,700 pa
Plot 3: 2-bed semi-detached house at £475pcm = £5,700 pa
Ground floor 1-bed holiday apartment at £485pw, 25-week season = £12,125 pa
First floor 1-bed holiday apartment at £485pw, 25-week season = £12,125 pa
Total £40,870 per annum

With any surplus available for loan repayments if required

Our accounts, assessed by OSCR annually, show consistent reserves of around £50,000 over the past three years, allowing our charity to call in professional input. Our recurring income from micro hydro schemes is around £9,500 per annum, with index-linked rises

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: Sharon Donald

Address: [REDACTED]

[REDACTED]

Date: 10 Jun 25

Position: Chair

Signature:

[REDACTED]

Name: Ian Langley

Address: [REDACTED]

[REDACTED]

Date: 10 Jun 25

Position: Secretary

Signature:

[REDACTED]

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: Constitution of Spean Bridge, Roy Bridge and Achnacarry SCIO (as approved by OSCR 28 February 2023)

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

Documents attached: Boundary Plan as supplied by Estates Management Department, also within Section 2 of this application

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

Documents attached: not applicable as no terms or conditions sought

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: April 2025 market valuation by Graham & Sibbald; May 2025 asbestos survey by Future Group

Section 5 – evidence of community support

Documents attached: April 2023 Community Action Plan

Section 6 – funding

Documents attached: online link provided within application to April 2025 Feasibility Study

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