

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:
Lorien, 33 Altour Road
Spean Bridge, Invernesshire
Postcode: PH34 4EZ

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:

████████████████████
████████████████████
████████████████████

Email: ████████████████████

Telephone: ████████████████████

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)

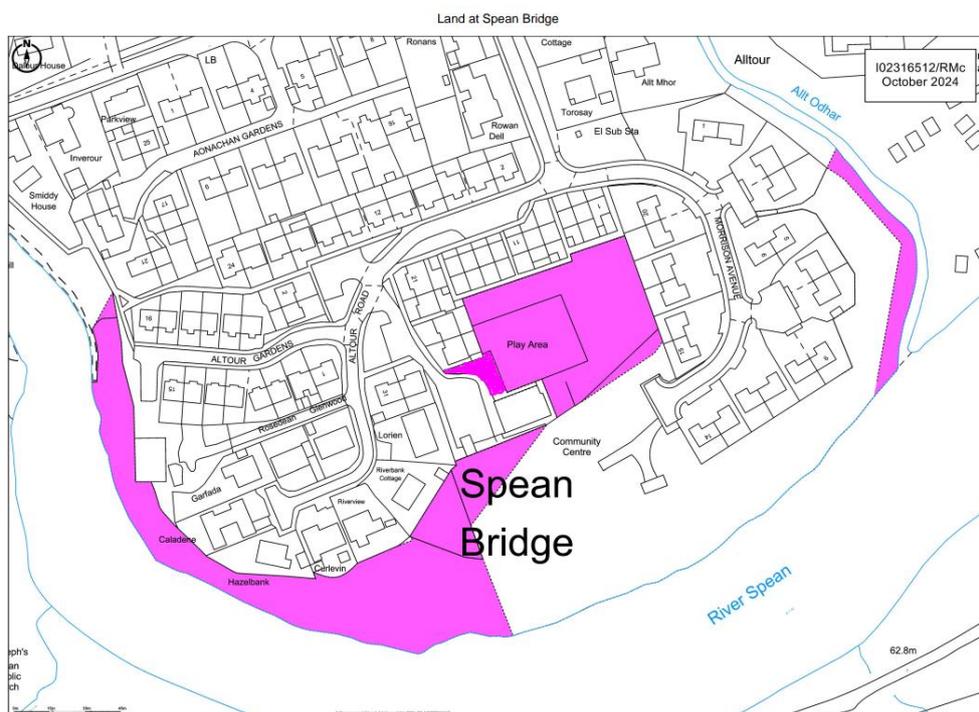
Section 2: Information about the asset requested

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.

Park (including playpark equipment recently installed by our SCIO) at Altour Road, Spean Bridge PH34 4EZ and wooded riverside walk adjacent to Spean Bridge Community Centre, as identified on the plan below. UPRN for at least part of the site is 130113144 and the Business Unit Ref is HC 05494:



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: 130113144 (for at least part of the site)

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: £ Nil

We understand from discussion following submission of an EOI that no consideration will be sought by Highland Council

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

3B – Request for lease

What is the length of lease you are requesting?

N/A

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

Proposed rent: £ per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – Request for other rights

What are the rights you are requesting?

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 Consultation from July to October 2022 revealed an appetite for a community asset transfer of this area, with a view to creating a Community Garden with allotments, a polytunnel, a sensory garden and open amenity space as well as a riverside walk, all adjacent to the Spean Bridge Community Centre.

This has 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.

Our SCIO successfully fundraised £17,000 to replace the ageing playpark equipment removed by Highland Council due to obsolescence in April 2023. New equipment was installed with Highland Council's approval in April 2024, in anticipation of the asset transfer to us of the land which is the subject of this application over the coming months. We currently insure the equipment for public liability and replacement.

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.

Community ownership and control of our proposed community garden and riverside woodland will see an area low on Highland Council's priorities be taken back into full usage, and carefully managed for public enjoyment. Pride in an area of ground at the visual heart of our community on all sides of Spean Bridge's Community Centre will be restored. It will no longer be "someone else's responsibility" but our own, and we believe it will bring about greater participation, not only at meetings but more importantly among allotment holders and volunteers.

At the proposed Community Garden and riverside woodland, the project will be overseen by a Steering Group of Trustees and local residents and will be managed by our SCIO's Community Development Officer. Adult members and volunteers will provide the labour and share the produce, whilst younger children will enjoy the playpark.

Meanwhile, all members of the community will appreciate and derive wellbeing from the sensory garden and taking mild exercise on the riverside walk among mature broadleaved trees.

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 wooded riverside.

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 are not aware of any potentially negative consequences.

However, in view of the age of some of the trees alongside the river we would like Highland Council to carry out a tree survey prior to the asset transfer so that we can identify any immediate works required in the interests of health of safety in light of the increased community usage we envisage.

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 (website <https://srascio.scot>) was established in 2012 and has 12 trustees and 104 members as well as 408 Facebook followers, whilst our community has approximately 1,585 permanent residents and 275 using second homes. With a population of around 585, Spean Bridge is the largest settlement in our 1,000 sq km community council area, the largest in Scotland. Our SCIO's boundaries are exactly coincident.

Over 2023-24 we set up and operated a Community Firewood Bank cutting, splitting, processing and delivering 25 tonnes of donated larch timber free of charge on request to any household in any area with a resident over 75. More than 70 deliveries were carried out using trustee, member and volunteer labour. Professional assistance was sought during the processing stage.

Our accounts, assessed by OSCR annually, show consistent reserves of around £50,000 over the past three years, with recurring index-linked income of £8,750 pa allowing our charity to call in professional input as the proposed Community Garden and Woodland is designed, created and maintained.

At the proposed Community Garden and riverside woodland, the project will be overseen by a Steering Group of Trustees and local residents and will be managed by our SCIO's Community Development Officer. Adult members and volunteers will provide the labour and share the produce, whilst younger children will enjoy the playpark.

Meanwhile, all members of the community will appreciate and derive wellbeing from the sensory garden and take mild exercise on the riverside walks.

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 Community Consultation from July to October 2022 revealed an appetite for a community asset transfer of this area, with a view to creating a Community Garden with allotments, a polytunnel, a sensory garden and open amenity space as well as a riverside walk, all adjacent to the Spean Bridge Community Centre.

92% of the 385 respondents to the Community Survey (out of 832 addresses in our area) were in favour of creating a Community Garden and Riverside Walk at Spean Bridge, including 46% citing it as an “excellent” idea.

Its creation 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 link is also at: <https://srascio.scot/wp-content/uploads/2023/04Spean-Bridge-Roy-Bridge-and-Achnacarry-SCIO-Final-pdf>

We have produced newsletters via our Facebook group (with over 400 followers) and on our noticeboards flagging our plans for the area within this asset transfer request, with further engagement as we installed the playpark equipment in April 2024. We will form a Steering Group drawn from both our own trustees and other community members, especially those neighbouring the site. We will also host local events to promote engagement and seek ideas and input from the wider community at a very early stage, and at key milestones as the project evolves.

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.

Whilst it is envisaged that no consideration will be paid at transfer, we are conscious of the establishment and running costs of the Community Garden and riverside walk.

*We estimate our capital costs **on acquisition** at:*

Legal Fees (Twin Deer Law, as quoted) £2,000

Design input (potentially donated in kind by members) £1,250

Landscaping (potentially donated by local renewables contractor) £2,500

Storage shed and polytunnel £1,000

Hand tools (secured in shed) £500

Water supply (purchase of bowsers and pipework to be fed from river) £750

Total £8,000 one-off (although £3,750 may well be donated)

*We estimate our **annual running costs** at:*

Public liability insurance £400

Playpark maintenance and sinking fund for equipment renewal £700

Periodic replacement of hand tools £150

Grass cutting contractor (£150 fortnightly from 1 Apr to 30 Sep) £2,000 avoiding need to purchase, service, fuel and secure a mower

Total £3,200 per annum (although volunteer labour may reduce this)

*We do anticipate some modest **income** from around 10 allotment rentals, totalling **£500 per annum***

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 where member and volunteer labour is not available. Our recurring income from micro hydro schemes is £8,750 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 John Fotheringham

Address

Date

Position Chairman

Signature

Name Ian Langlely

Address

Date

Position Trustee

Signature

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: no separate attachments as detail within application form

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: no separate attachments as detail within application form

Section 5 – evidence of community support

Documents attached: Spean Bridge, Roy Bridge and Achnacarry Community Action Plan – April 2023

Section 6 – funding

Documents attached: no separate attachments as detail within application form

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