

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

Torridon District Community Association

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

Postal address:

Loch Torridon Community Centre

Torridon

Achnasheen

Postcode: IV22 2EZ

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: Katie Anderson, Torridon District Community Association

Postal address:

Loch Torridon Community Centre

Torridon

Achnasheen

Postcode: IV22 2EZ

Email: development@lochtorridoncentre.co.uk

Telephone: [REDACTED]

X 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.

x	Company, and its company number is	SC016416
	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	
	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 **X**

Yes ☐

Please give the title and date of the designation order:

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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 **X**

If yes what class of bodies does it fall within?

Community Controlled Body

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.

The land of the former playpark next to Torridon Primary School. A map of boundary is included in the document Playpark Title.pdf .

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: 130112800

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: £1

We believe that the community benefits laid out in item 4.2 justifies a nominal payment for the site.

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: £ N/A 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?

We would request a right of access from Fuaran and rights over the Council's other property (Fuaran and the school site) for installation of services, should that be required.

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: £ N/A 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.

Torridon District Community Association (TDCA) plan to reinstate a playpark on the site which previously had play equipment when the school was in operation and for a number of years afterwards. The previous playpark was removed by Highland Council in 2018 and the site has been empty and scarcely since.

The new playpark will be a much needed facility for children who live in the settlements in the Torridon area as well as for children from the neighbouring areas of Kinlochewe and Shildaig. We will aim to design the playpark to be usable by a broad range of ages and will explore options of including some equipment usable by adults.

Currently there are no play facilities in the village which reduces the opportunities for children in the Torridon area to make closer links with children they attend school with in Shildaig and Gairloch. The nearest playpark for local children is in Shildaig which is a 14 mile round trip from Fasaig with no regular public transport meaning parents must have access to private transport to be able to take their children to a playpark.

Reinstating the playpark will allow children to play safely in a location in the centre of the village of Fasaig. This will give children, who have to go to school out with their community, a space in the heart of their own community. Having facilities especially for the children who live in the Torridon area will strengthen their connection to their home community. It will also allow parents to meet and connect with other local parents and will allow children and parents alike to benefit from being outdoors.

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 proposed playpark will bring multiple benefits to the local community and visitors to the area. These benefits include economic growth, regeneration of an scarcely used site, improved health and wellbeing, enhanced social connections, environmental improvements, and efforts to address inequalities.

Economic Benefits

The playpark will contribute to local economic development by encouraging visitors, particularly families, to stop in the village for longer periods. As a result, local businesses are likely to experience increased footfall. The site is within a five-minute walk of the Loch Torridon Community Centre, which houses a café and gallery, as well as the general store and cafe in the opposite direction. Increased visitor traffic will support these businesses and promote slow tourism in the area.

Regeneration

The site currently consists of an underutilised grassland area in the centre of the village. The proposed playpark will transform this space into a vibrant and functional area for the community. By reinstating a playground that aligns with the natural surroundings, the project will bring a scarcely used piece of land into community ownership and provide a valuable amenity for local families.

Health Benefits

Outdoor play is essential for children's physical and mental health. The playpark will encourage children to engage in active play, which promotes physical fitness and overall wellbeing. The design of the park will cater to a wide range of age groups, and options for adult-friendly equipment will also be explored to encourage intergenerational use thereby giving everyone the opportunity to improve their physical and mental health.

Social Wellbeing

The playpark will provide children with a designated space in the heart of the village, strengthening their connection to their community and the place that they live. This is vitally important for local children as they have to attend school out with the community. Additionally, the park will serve as a social hub where parents can connect with one another, fostering a stronger sense of community. The playpark will

provide an accessible and welcoming environment for families, offering a place for residents and visitors alike to meet, interact, and build relationships.

Environmental Benefits

The project will incorporate planting to enhance biodiversity, replacing the current mown grass with a more ecologically diverse landscape. The playpark will be designed to blend with the natural environment, minimising the use of plastic materials and adopting a sustainable approach to development.

Addressing Inequalities

The playpark will be accessible for children in Fasaig and Annat without the need for private transport, ensuring that families who do not own a car or cannot afford non-essential trips still have access to play facilities. The current nearest playpark is located in Shildaig, which requires a minimum 14-mile round trip and is very difficult to access without private transport. By creating a local play area, the project will eliminate this barrier and provide free recreational opportunities for all children in the community. Additionally, the playpark will be designed with accessibility in mind, ensuring that children with disabilities can also enjoy the space.

Promotion of Equality

The playpark will be designed to be inclusive and accessible to all members of the community. It will be open to everyone, and efforts will be made to encourage widespread use. By ensuring that the park meets accessibility standards and serves people of all ages and abilities, the project will promote inclusivity and equal opportunities for outdoor recreation.

Overall, this proposal will create a valuable, well-used community asset that supports local businesses, improves community cohesion, enhances the environment, and provides essential health and wellbeing benefits for both children and adults.

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.

The National Trust for Scotland have a right of pre-emption over the site, they have indicated they do not intend to exercise this.

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 do not anticipate any significant or unmanageable negative consequences arising if our request is approved. As with any community facility, there will be ongoing responsibilities associated with the playpark, including maintenance and inspection, insurance coverage, and the need to fundraise for upkeep and occasional improvements. However, we are confident that these can be effectively managed within the existing structure and capacity of our organisation.

Torridon District Community Association (TDCA) already successfully operates and maintains the nearby community centre, located just a five-minute walk from the proposed playpark site. TDCA staff and board members are all local residents who are familiar with the area and well-placed to provide additional support for the upkeep and oversight of the playpark as needed.

TDCA staff will be responsible for ensuring that appropriate insurance is in place and that a regular inspection and maintenance schedule is adhered to. We also have strong local support from parents in the community, many of whom have expressed a willingness to assist with ongoing upkeep of the site on a voluntary basis.

From an environmental perspective, any potential negative impacts will be carefully mitigated. The playpark will be designed with sustainability in mind—featuring natural materials wherever possible, limiting the use of plastic, and incorporating landscaping and planting that enhances biodiversity. The aim is to create a play space that sits sympathetically within its surroundings and contributes positively to the local environment.

In summary, while we recognise the responsibilities involved, we believe the long-term benefits far outweigh the manageable challenges, and we have a strong, capable local team in place to deliver and sustain the project effectively.

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.

Torridon District Community Association has previously fundraised and delivered a largescale capital project in the form of the Loch Torridon Community Centre which was built in 2012. TDCA has considerable experience of maintaining assets long-term for the good of the community, having managed the community centre ever since. TDCA manages the ongoing maintenance of the building which includes a gallery, office space, AV meeting room, community hall and a commercial unit.

SKS Scotland was employed to write a feasibility study and business plan for a combined Torridon School and Playpark project which has helped to identify possible funding sources.

A working group of local parents will support the Community Development Officer, who will project manage the project, prepare a funding strategy and make funding applications. She has many years of experience in the management of grant funding and delivery of projects for both TDCA and other charitable organisations.

The Community Development Officer will also have support from TDCA's Board of Directors which is comprised of local community members with a range of backgrounds, skills and life experiences. All are very committed to working for the benefit of the community. TDCA's Board is supported by the Development Plan sub-group which draws in further varied experience and skills, including experience of project management and running businesses.

TDCA has received advice from Highlands and Islands Enterprise regarding the Community Asset Transfer process and will have ongoing support from them through any Scottish Land Fund application.

A playpark equipment company will be used for the design of the playpark and the installation will be done by professional contractors.

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.

In 2023, Torridon and Kinlochewe Community Council, along with partner organisations including TDCA, Kinlochewe Village Hall, Community Out West Trust, and National Trust for Scotland, completed a Community Development Plan. This plan was created following an extensive period of community consultation involving residents from across the area. During this process, the reinstatement of a playpark in Torridon emerged as a clear community priority, receiving strong support from a wide cross-section of local people.

Building on this, further consultation was carried out by SKS Scotland as part of a feasibility study, following a successful Stage 1 application to the Scottish Land Fund. Once again, the reinstatement of a playpark was identified as the single most

supported proposal by the community, highlighting the ongoing strength of feeling around the need for improved play facilities in the area.

In response to this support, a dedicated working group made up of local parents has been formed. This group is actively engaged in discussing the potential design and features of the new playpark to ensure it meets the needs of children and families living in the area.

We also plan to hold further consultation events in both Torridon and Kinlochewe to gather ideas, feedback, and suggestions from the wider community. These events will help shape a design that reflects local needs and aspirations, and ensures that the playpark is accessible, inclusive, and well-used by all.

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 have had initial estimated figures from 3 playpark companies that have suggested the playpark could cost up to £80,000. Given the current grant funding landscape is challenging we will explore a phased approach to the installation of the new playpark.

We aim to apply for funding from:

Silverhill Trust

Scottish Sea Farms

National Lottery Awards for All

Garfield Weston

FCC Scotland Action Fund

Asda Foundation

We believe we will also be able to fundraise a proportion of the costs locally within Torridon and the surrounding communities.

Insurance for public liability and replacement will need to be paid for on a yearly basis as well as inspection and any required maintenance work. We believe annual costs for insurance and inspection will be around £500 per year. We feel this sum can be raised through local fundraising and online donation site for visitors to the playpark.

TDCA is confident it will be able to raise the necessary funds to both reinstate the playpark with modern, age inclusive equipment and to pay for ongoing costs.

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 Matthew Webster

Address [REDACTED]

Date 27/5/25

Position Chair

Signature



Name Chris Johnson

Address



Date 28.05.2025

Position Board Member, chair development plan sub group

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:

Revised Articles of Association (approved) TDCA.doc

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

Documents attached:

Playpark Title.pdf

Torridon Playpark Boundary.png

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:

Appendix 4 Long List of Options FINAL Updated 20-11-23 -Playpark only.docx

Torridon Primary School Business Plan V16 final .docx

Section 5 – evidence of community support

Documents attached:

Appendix 1 Stakeholder Consultations and Community Engagements.docx

Section 6 – funding

Documents attached:

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