

## 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

The Island Park Community Field SCIO

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

Postcode: [REDACTED]

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: [REDACTED]

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

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 .....	x SC048069
	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

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

If yes what class of bodies does it fall within?

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## 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.*

Business Unit Name Land at Leven Road, Kinlochleven

Business Unit Ref TT 08513

Category NULL

Function Car Park/ Picnic site

Address

Business Unit Tenure Unknown

UPRN

SITESTATUS Current

Easting 218491

Northing 761896

Site Area (m2) 2,641.00

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: TT 08513

### 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

#### 3A – Request for ownership

What price are you prepared to pay for the asset requested? :

Proposed price: £1

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

#### 3B – Request for lease

What is the length of lease you are requesting?

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

Proposed rent: £                      per

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

### 3C – Request for other rights

What are the rights you are requesting?

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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
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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.*

*The picnic site will be brought back into the original condition that it started in, ie pathways unearthed, picnic bench slabs restored, broken benches removed and replaced with new benches. and unearthed, edging restored, commemorative stone also refurbished. scrubs and vegetation removed and cleaned up. Regular upkeep,*

*We would like to have a nice green area restored so that we can have a communal area for the community to use for picnics and get togethers. We would also arrange community days and events regularly on the site. We are also seeking engagement from the local school to see if they would be interested in helping restore the area or even planting something through the rural skills class.*

*We would like the car park to also restore, just now its has weeds and grass overgrowing the surface area, vegetation overgrowing from neighbouring property.*

*We would like to charge people (mostly in season and events) so that we can put the money back into the upkeep of the picnic site.*

*The community place plan for Kinlochleven has identified us as one of the key organisations to implement the plan.*

## **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.*

*As the local place plan states in the introduction,*

*We want a bright future for our village. We want to make more of our history and heritage. We want our young people to find fulfilling opportunities here, and older people to be able to age healthily. We want to make it attractive and welcoming for working families. Ultimately, we want a thriving community where people can access the services, facilities and opportunities they need.*

*We believe that our project directly impacts this by offering to take one of the first sights whilst entering Kinlochleven and firstly making it a lot nicer to look at whilst offering a facility that can be used as a gathering place, for families, individuals and couples and even organised events and school outings to enjoy. By having another great green space to gather, which will be brought back into a nicer and welcoming condition.*

*Another issue raised by the plan*

*The cost of hiring community spaces, the theatre & football pitch can be prohibitively expensive - which stops things from happening. We have a fair few active groups, but it can be difficult to find out what's on. There isn't much for teenagers & young people. Finding volunteers and money to organise clubs, gigs & other activities can be difficult.*

*All events, clubs and activities that we currently offer are all free, and this will also be the case for this site, I have started a Kinlochleven Events community group (sub group of IPCFS) which now organises events throughout the year, Which is easy to join and no major commitment needed, we currently have a big group of about 12/15 and have even more people becoming interested in joining to put other events on, knowing that they will have backing from the group and guidance.*

*We're proud of our history, not least the aluminium story that led to the creation of the village. The village has changed a lot since the smelter closed over 20 years ago, but we don't make the most of our heritage.*

*There is also a commemorative map on a stoned bed made by Alcan to show how the dam was created to generate waters through the mountains. on site which is in need or repair and possible refurbishment. Which we set to fix*

*The evidence from public health data (see page 11) and the community engagement for this plan (see appendices) tells us that mental health and wellbeing are challenges for many people in the community. Making more of our greenspaces and natural environment (see pages 14, 26, 27 and 28)*

*We plan to achieve this by taking the Greenland and maintaining it and having mental health and wellbeing organised events and weekly/monthly activities through other organisations and projects already in the Village*

*The Plan sets out our manifesto for the future. Delivering it will need collaboration and support from the Scottish Government, the Highland Council, Community Planning Partners and Jahama Highland Estates. We look forward to working with those and other partners to make it happen.*

### **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.*

*none*

### **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.*

*None, all positive impacts*

## 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.*

*The SCIO already maintains a large community area, through funding applications, fundraisers and the help of their volunteers, we are currently working alongside DTAS, HIE, Community land Scotland and also VAL. We are always looking for the right funding applications which are best suited to us and will continue to do so especially when it comes to specific roles which could help the SCIO and the community, for example rangers' jobs.*

*The equipment we have just now is more than capable of maintaining an added on area, and we have already consorted with others in the community who have professional advisory qualities in certain areas.*

*We will be looking into funding to have the area brought back into a more maintenance condition, but once that has been done we will then maintain ourselves. Also we will be adding the area onto our public liability insurance which we already have with NFU mutual.*

*We believe that for charging people to use the car park, in certain months would raise enough money for insurance and towards ongoing maintenance for the site in the short term, but in future could use this area for other community inspired projects.*

## 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.*

*The Kinlochleven Community Action Group was awarded funding from the Highland Council's Community Regeneration Fund in summer 2023 to prepare this Plan, which enabled commissioning of specialist support and expenses like community events and a dedicated website. Business and organisations survey to find out what would help them March 2024 The first public step was an initial public event in November 2023 to discuss with the local community how they wished to be engaged. This led to a sequence of activities starting in January 2024 which included: Village solutions day to explore what needs to happen to achieve the aspirations from the village ideas day January 2024 1. Village ideas day with a*

*turnout of around 175 people, who were encouraged to say what they wanted for the future of the village. All information and questions were available online afterwards together with paper and online comments forms.*

*Again the Place plan has highlighted a significant amount of community input which we show that we are working alongside, we have also attended community council meetings in the past for similar ideas for different areas and will be hoping to have it on the agenda of the next community council meeting. Word of mouth is also telling us that the community is already excited of the prospect of this project as they have seen the positive impact the Island Park has already brought to the village.*

## **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.*

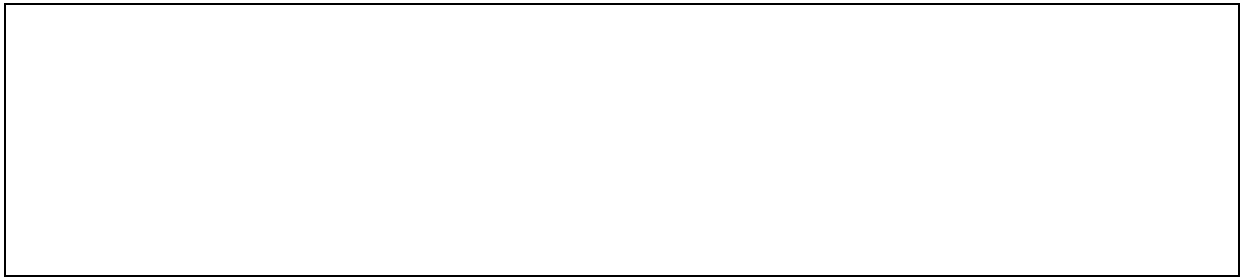
*We have fundraisers throughout the year and apply to several different funding pots throughout the year, we hope that the car park can be put back into a suitable state fairly quickly so that we can use this to pay for some maintenance.*

*We will be applying towards the local benefit fund and other land ownership funds. With help from organisations around us.*

*We have applied to Scottish Land Fund for initial designs and surveys to be carried out as part of stage 1.*

*We currently have all of the equipment to maintain the site, we would only have to pay out once to have the area put into a more maintainable condition.*

*We already have insurance, we plan to add this small part of land onto the existing policy.*



## 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 Prosser

Address 13 Gordon Square Kinlochleven

Date 15/07/2025

Position Chair

Signature MPROSSER

Name Morgan Malcolm

Address 11 Leven Road Kinlochleven

Date 15/07/2025

Position Board Member

Signature Morgan Malcolm

## 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:

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

Documents attached:

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

Documents attached:

### **Section 4 – about your proposals, their benefits, any restrictions on the asset or potential negative consequences, and your organisation’s capacity to deliver.**

Documents attached:

### **Section 5 – evidence of community support**

Documents attached:

### **Section 6 – funding**

Documents attached:

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