

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

Struan Community Company Limited

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

Postal address:

Postcode: IV56 8FJ

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:

Postal address:

Post code:

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)*

YES WE AGREE

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 is852708.....	
	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 **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 **Yes**

If yes what class of bodies does it fall within?

Company Limited by Guarantee

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 former Struan Primary school and grounds.

Struan School, Struan, Isle of Skye, Iv56 8FB

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: 130111981

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 This one

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

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 Struan school closed in 2022 and as we are one of the few areas in Skye without a Community Hall the Community at a Public Meeting unanimously agreed to explore the possibility of taking ownership. We have had the use of the school since to allow us to hold community events and meetings and the facility has been well used by various groups. Having ownership of the building will allow us to make changes and develop the facilities to make it more suitable for the community groups to meet and hold events. Initially we would upgrade the toilets , put in a kitchen and install a more efficient heating system so we can keep running costs low and therefore more affordable for groups to use.

Since receiving wind farm community benefit we have disbursed over half a million pounds for projects including the following that Highland Council are responsible for but said they were unable to fund.

24.7.1. Play Park renovations - £39,842.00

27.8.21. Cemetery Car Park resurfacing - £33,014.40

24.10.22. Fencing and rabbit proofing at the cemetery - £3,150.72

6.2.23 New wall at the cemetery. £9,420.00.

18.4.24. Fencing around the cemetery car park. £6,648.72.

24.6.24. Additional surfacing at the Play Park. £23,840.40

9.9.24. Cemetery Gates. £3,660.00

The above projects totalled £120,306.24 which is a massive saving for the Council.

In addition it is not unreasonable to assume the saving to Highland Council for weekly checks which have been carried out, free of charge, by members of the Struan community. The cost of someone travelling from Portree to Struan and return in a vehicle to carry out these checks ,form filling and reporting visits would save the Highland Council roughly £30,000. This is based on 208 weekly checks carried out between April 2022 and March 2026 at £142.75 per week, 4 years of janitorial and caretaker duties.

The building has also been checked outside following periods of strong winds including the immediate reporting of a fallen tree onto the building.

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.

We are a small community and as already stated do not have a Community Hall at present. We are also an aging community and there is no place for people to meet and catch up with friends and neighbours. It is important for the mental health of the community members that they are able to get out and meet other people regularly. In the past year four babies have been born in the village and having the facility would allow parents and their babies to have interaction.

Although the community supported the closure of the school due to the fall in pupil numbers, as a large number of community members attended the school over the years, they look forward to bringing this much loved building back into being the central part of the village.

Since the school closed three groups have already been set up. A local history group has met regularly and has held two main events around school photos, and the Clarion newspaper which was produced in the village in the 1950s. A crafts group and regular coffee mornings have also been held and this has allowed all members of the community of all ages to meet up. We are hoping to resurrect the polytunnel in the school gardens which will allow more members of the community to participate.

The building has been valued at £150,000 and taking the above figures into consideration we feel that we can justify receiving the building for £1.

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 the use or the development of the land, but are aware that we may need to apply for planning permission for change of use.

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 cannot foresee any negative consequences that may occur.

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 Struan Community Trust has been successfully operating in the community since the building of the windfarm in 2010, distributing funds to various organisations in Struan and neighbouring communities. We also have a bursary scheme for individuals of all ages to apply to for funding for educational courses. The Trustees have a range of skills and experience that will allow us to manage the school building and ensure that finances are managed in a professional manner.

We intend to use professional advisers as and when required.

The current Directors have a wide range of skills including from the health sector, the teaching profession, the crofting community, the business community and financial community.

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.

At a very well attended Public meeting the community members unanimously supported that we request the asset transfer. The community have been updated regularly throughout the process.

The local councillors have fully backed the asset transfer.

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 currently have sufficient funds for the purchase of the property at the proposed price.

We have earmarked funds from the existing community benefit monies to allow us to carry out initial refurbishments. If we have ownership of the property this will allow us to apply for additional funding from a wide range of agencies.



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 [REDACTED]

Address [REDACTED]

Date

Position Chairman

Signature

Name [REDACTED]

Address [REDACTED]

Date

Position Treasurer

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: Articles of Association

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: Business Plan and Community Action Plan

Section 5 – evidence of community support

Documents attached: Letter from Struan Community Council, Kate Forbes MSP, Angus MacDonald, MP and Paul Ede, Place at the Table who co-ordinated the delivery of the Action Plan with the community in 2023/24.

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.