

SCOTLAND'S NATIONAL FOREST ESTATE - COMMUNITY ASSET TRANSFER SCHEME (CATS)

Introduction

Please read the relevant parts of the Community Asset Transfer Scheme Guidance before completing this form. You may also wish to refer to the Scottish Government's Asset Transfer Guidance for Community Bodies.

The Request must be submitted in writing, either as a hard copy or by email. Please answer all the questions. You can attach additional information as extra sheets or electronic documents. Please be specific. When answering the questions do not repeat any information you have already given, simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forest Enterprise Scotland
231 Corstorphine Road
Edinburgh
EH12 7AT

E-mail: communities@forestry.gsi.gov.uk

We will confirm receipt of your Request within 5 working days and you will receive a formal acknowledgement letter within 15 working days to confirm whether your Request is valid or requesting further information. We may need to ask you for more information during the assessment and evaluation process.

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Information about the community transfer body making the request

1.1 Name of the community transfer body making the asset transfer request

Loch Goil Watersports Club Ltd

1.2 Community transfer body address. This should be the registered address, if you have one.

Postal address:

Murray & Henderson Chartered Accountants

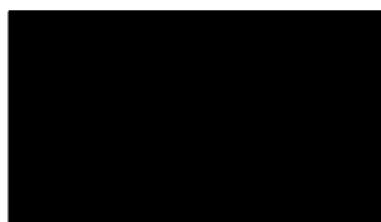
13 William Street, Greenock

Postcode: PA15 1BT


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: Gayle Wingate

Postal address:



Email: secretary@lochgoilwatersportsclub.com

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 Forest Enterprise Scotland 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 community transfer body and its official number, if it has one.

Company, and its company number is	x	606639
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 community transfer body's constitution, articles of association or registered rules.

1.5 If the organisation is **not** an eligible community transfer body under the Community Empowerment (Scotland) Act 2015:

a) 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:

or b) 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?



Section 2: Information about the land and rights requested

(see CATS Guidance Section 1.2)

2.1 Please identify the land to which this asset transfer request relates.

You should provide a grid reference and attach a map clearly showing the boundaries of the land to which this asset transfer request. You should also provide any name by which the land is known, and you may also wish to provide additional description. You can contact your local Forest District office for assistance in providing a copy of the map.

If you request it for a building, you should provide a street address and the Unique Property Reference Number if known. If you have identified the land on Forest Enterprise Scotland's Register of Land, please enter the details listed there.

Grid reference: NN1900 0039

Lat/Long : 56.161493/ -4.915910

Name and description of the land:

Corrow Gravel Pit

Two areas of scrubland, one of which has been cleared and developed by Lochgoil Watersports Club for use as a Watersports Club by supplying a boat storage area, Portacabin Club House, launch/retrieve facilities and a floating pontoon.

UPRN (if known):

Section 3: Type of request, payment and conditions

(see CATS Guidance Section 1.4)

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 land requested (see CATS Guidance Section 2.2)?

Proposed price: £ 15,000, please see "Corrow Boat Park Purchase Proposal" for further information.

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 (see CATS Guidance Section 2.2)? 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?

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.

The Loch Goil Watersports Club proposals are set out in the file: "Corrow Boat Park Purchase Proposal".

The main points are:

- 1) Support those who participate in Watersports activities by providing information, boat launching/retrieval, loading and storage facilities.
- 2) Introduce people interested in participating safely in Watersports activities.
- 3) Create further boat storage areas by clearing the scrub land within the area currently designated as a Gravel pit.

Please see Business proposal document.

4.2 Benefits of the proposal

Please set out the benefits that you consider will arise if the request is agreed to (see CATS Guidance Section 3.2)

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 benefits this proposal will provide is good use of the land to assist all in the community who currently participate in Watersports and those in the future who are keen to participate but have no knowledge or access to Watersports activities. This would be through transfer of knowledge and supply of suitable facilities to support safe Watersports activities.

We are an inclusive Club open to all, whether they be locals, holiday makers or visitors. We have a range of fees covering all of the above which are very low cost compared against other Watersports Clubs and many other sports activities. The fees are set out below and are included for information in the proposal.

Family member; £40 per year.

Full member; £30 per year

Junior member; £10 per year

Joining fee (one time payment) £50

Boat storage fee; £16 per metre per year.

Please see "Corrow Boat Park Purchase Proposal".

4.3 Restrictions on use of the land

If there are any restrictions on the use or development of the land, please explain how your project will comply with these. The local Forest District office can provide assistance in identifying any restrictions and how to comply with them.

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.

Within the Area 2, land currently designated as a gravel pit, there has been evidence of Sand Martins nesting on one bank in previous years. As this is a high steep bank it will not be utilised and access to the area will be restricted through the nesting season, there is a fence between this bank and the land which would be utilised.

4.4 Negative consequences

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.

4.5 Capacity to deliver

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 membership of the Club is made up of a wide and varied set of skills who are keen to use them for the benefit of the Club. This has been proven through the many years which the Club has used the land and has provided all of the infrastructure which is there today.

Where the membership does not have sufficient skills, professional advice has always been sought, which is evidenced with the installation of the floating pontoon. This was installed by a professional company with assistance from the members.

The Club will continue to utilise the membership experience and professional advice when necessary throughout the develop of this land which is included within this proposal.

The Club has a healthy balance sheet, provided by approximately 150 members from all walks of life. The Committee/Board has produced a 5 year financial plan which is attached to this offer.

Please see "Corrow Boat Park Purchase Proposal".

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 (see CATS Guidance Section 3.2)

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 Club has letters of support within the community of Lochgoilhead, these are included within the proposal. In addition, the Clubs proposal is in line with the Lochgoilhead Community Action Plan with respect to the use of the water.

Please see "Corrow Boat Park Purchase Proposal".

Section 6: Funding

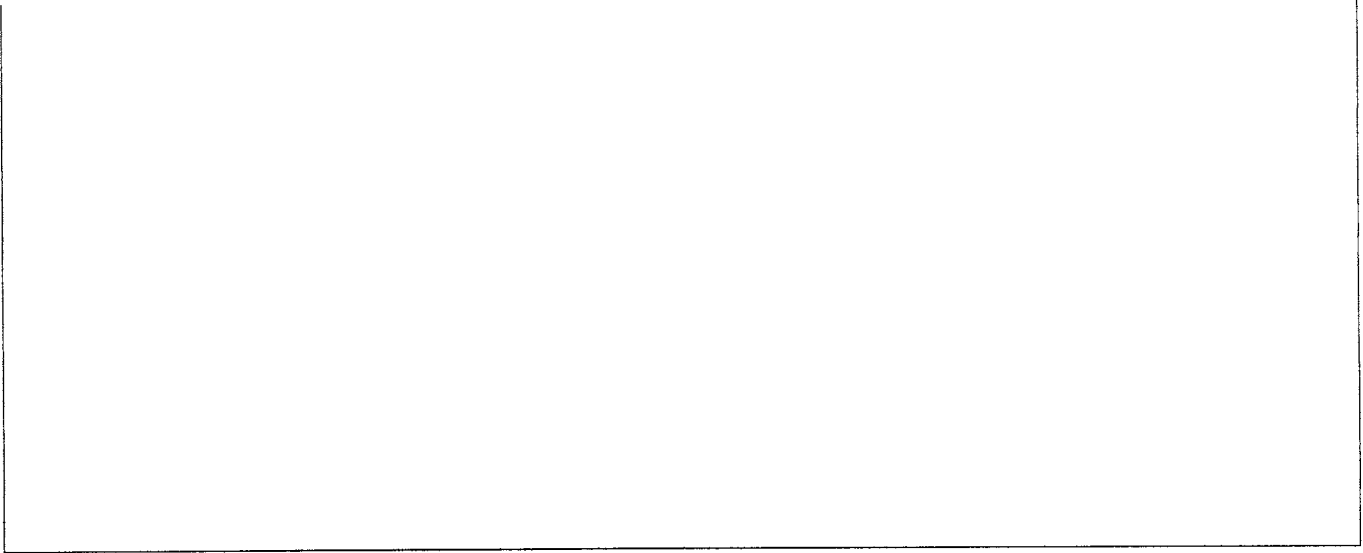
6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land (see CATS Guidance Section 1.5)

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.

The Club intends to pay for the land in this proposal from existing Club funds and for future development.

A five year financial plan has been completed and is contained within this proposal along with the Club accounts. This clearly demonstrates the ability of the Club to fund this along with our previous track record in previous development of the land we currently occupy and the facilities.

Please see "Corrow Boat Park Purchase Proposal".



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.

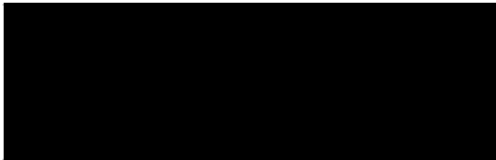
This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

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 JAMES PEDDIE

Address



Date 2/10/18

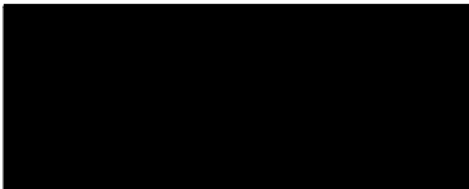
Position CHAIR PERSON

Signature



Name JAMES PATON

Address



Date

2/10/18

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", "Constitution 2017", "Rules".

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

Documents attached: "Map"

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

Documents attached: NONE

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

Documents attached: "Corrow Boat Park Purchase Proposal"

Section 5 – evidence of community support

Documents attached: "Letter of support Lochgoil Community Council", letter of support Lochgoil Community Development Trust", "Letter of support Lochgoilhead Jetty Trust"

Section 6 – funding

Documents attached: "Club Accounts Year end 2018", "Lochgoilhead Watersports Club Five Year Financial Plan Final"

