



Community Asset Transfer Scheme (CATS) for our national forests and land

ASSET TRANSFER REQUEST FORM

Introduction

Please read the relevant parts of the [Community Asset Transfer Scheme](#) (CATS) 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 you do not need to repeat any information you have already given, but simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forestry and Land Scotland
Apex 1, 99 Haymarket Terrace,
Edinburgh
EH12 5HD

E-mail: fls.communities@forestryandland.gov.scot

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 also ask you for more information during the assessment and evaluation process.

CATS: 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 making the request

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

Balmacara Community Trust

1.2 Community transfer body address

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

Postal address:

c/o Drumara

Balmacara

Kyle

Ross Shire

Postcode: IV40 8DJ

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: Mike Shucksmith

Postal address:

██████████

Postcode:

Email: chair@balmacara.scot

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)*

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You can ask the Forestry and Land Scotland to stop sending correspondence by email, or change the email address, by telling us at any time, as long as 5 working days' notice is given.

1.4 Type of eligible community transfer body

Please select **one** option and mark with an “X” in the relevant box to confirm the type of community transfer body and its official number, if it has one:

- a Company and its company number is SC703469
- or**
- a Scottish Charity and its charity number is SC051242
- or**
- a Community Benefit Society
(BenCom), and its registered number is _____
- or**
- Unincorporated organisation (no number)

Please attach a copy of the community transfer body’s constitution, articles of association or registered rules.

- If the organisation is an eligible community transfer body under the Community Empowerment (Scotland) Act 2015 go to **Section 2**.

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 Forestry and Land Scotland [Region](#) office for assistance in providing a copy of the map.

If your request is for a building, you should provide a street address and the Unique Property Reference Number ([UPRN](#)) if known.

The land is located on the edge of the village of Balmacara which is located approximately 4 miles from Kyle of Lochalsh. The site is situated off the A87 along a single - track tree lined road (200m). The site has separate in and out access.

The land extends to 9.2 Ha (22.74 acres or thereby) and is referred to as Balmacara Campsite.

NG80444 28032

What3Words: raves.measuring.observers

A map is supplied, and the valuation report indicates the boundaries being considered. App 1.

Address:

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 £164,500

We would like to be considered for a service level agreement for the continued treatment of the Japanese Knotweed.

We would like the small level of subsidence by the access road adjacent to the F&LS containers making good.

We would like the 2 cattle grids at the sites accesses making good through the removal of mud and silt from under the grid. Any drains that are blocked to cleared please.

- W3W: displays.refills.convert (Rangers House side)
- W3W: trade.crafted.freshest (Main Road side)

Would FLS consider replacing the fencing both sides of the cattle grid at the Main Road side grid as it is very weak.

We would like electronic copies of any plans, drawings, surveys that would be beneficial to our Woodland Management plan – tree, biodiversity, ecological as examples please. We would like to manage the site with competence and develop our volunteer interest and skills to do this.

3B – Request for lease

a) What is the length of lease you are requesting?

X

b) 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.

X

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

a) 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

You may wish to refer to relevant sections in supporting documents.

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.

Balmacara village has a population of approximately 250 people and is situated just off the A87 between Inverness and the Isle of Skye, approximately three miles from Kyle of Lochalsh. It is part of the estate land now owned by the National Trust for Scotland, which also includes the villages of Plockton and Kyle of Lochalsh. The estate encompasses Lochalsh Woodland Gardens and many active crofts and is a popular area for tourists.

Balmacara Community Trust (BCT) was formed in 2021 and is a Company Limited by Guarantee (SC703469) and a Scottish Charity (SC051242). It is working to take ownership of land and assets on behalf of the community, to achieve more sustainable, economic, environmental and social development for the area.

The Trust resides in the Lochalsh Community Council area, and this is also the geographic area of the Trusts membership. The area consists of Balmacara, Reraig, Kirkton and Auchtertyre. All these villages would gain from BCT purchasing the Balmacara Campsite.

BCT is currently delivering the redevelopment of the Old Mill Hall in Balmacara and is now considering the potential acquisition of the former Balmacara Campsite. This site is currently owned by Forestry and Land Scotland (FLS) and is of significant value to local people as a recreational area and high-quality natural environment. It was previously set up as a campsite and much of the infrastructure is still in place, although it has not been run as such for several years. BCT are holding positive discussions with FLS regarding the potential community ownership of the site and any sale has been ceased until the community has decided the best route forward.

Through this and other current community projects, BCT hopes that the community will:

- Achieve more sustainable, economic, environmental, and social development through ownership of land and assets.
- Have a stronger role in the control of local asset development.
- Will own well managed, financially sustainable land and buildings.
- Will have a strong and resilient volunteer network.

BCT is working with the Kyle and Lochalsh Community Trust and Lochalsh Community Council to develop a Local Place Plan (ref App 3). It is also working with Kyle and Lochalsh Community Trust on a Lochalsh Collaboration Action Plan for the wider area.

To enable BCT to make informed decisions about the potential ownership, redevelopment, and use of the former Balmacara campsite, it commissioned an options appraisal and business plan through a tendering process and awarded the contract to SKS CIC as consultants.

A community survey was carried out in March / April 2023 to gather the views of both local people and visitors regarding the possible community purchase of the former Balmacara Campsite, what they currently use it for and what they would like to see happen to it. There was a good response to the community survey, which gave a clear indication of the priorities for the local community. Ref App 4.

64% of the 173 respondents lived in or up to 5 miles outside Balmacara and 13% were visiting the area. 66% of respondents support the purchase of the site by BCT, with a further 20% unsure at this stage and needing to know more before they decide. BCT has since provided information through its members' mailings, the Summer Gala consultation opportunity, its AGM and drop-in sessions subsequently to provide this extra information.

It was vital to understand the communities' aspirations in considering the campsite and to determine if it would support such a notion. Clearly the support is there, not simply to own it, but to develop it and preserve the site with access and recreational opportunities clearly highlighted.

With community support and its desire recognised, this is the key reason to make a request for community asset transfer of the site. The community wants the site and has identified what it would like to see it used for in the future.

It is also important to note that the location of the site is 100 yards from the centre of the Balmacara Estate – the village of Balmacara. Any development on the site would have an immediate impact on the village. For the community to have a say in what happens is therefore crucial and in keeping with community ownership.

After discussion, it was decided that BCT will initially focus on the survey's top 5 priorities from the community survey in this potential acquisition, considering the other priorities for a later phase of the project. The development proposal would therefore focus on:

- Provision of public toilets.
- Outdoor community / event space.
- Redevelopment of the campsite infrastructure.
- Improve signage for walking routes / bike trails, maintaining community and public access to the woodland walks.
- Outdoor facilities / forest school.

Funding for these aspirations was considered and that cost would be close to £500,000. This was seen as a very difficult prospect and one that would cause concern. However, Jamie McColl, the owner, and Director of [Reraig Caravan & Camping](#), is keen to work in partnership with BCT to provide additional pitches for visitors in tandem with his existing site. This would be managed through a 25-year, long-term lease, and a memorandum of understanding. This document is currently being developed.

Reraig is well established (set up in 1920) and is based 2 miles from Balmacara Campsite. It is very popular, fully booked through the main season and often turns people away. It has a strong branding, is proactive in social media marketing and has a high-quality website. Reraig operates seasonally from April to September.

Jamie would manage a leased area of the Balmacara Campsite through Reraig Campsite.

He proposes to place a 7 days/24 hr warden at the Balmacara site to oversee all camping activity and carry out cleaning and basic maintenance. Advertising and bookings would be managed through the central Reraig office. The Balmacara site would be used for motorhomes and tents, as there is a strong market for tent camping with very little provision locally (Reraig has 33 hard standing sites and only a few tent sites). Tent camping also requires very little infrastructure.

Jamie's initial proposal also came in at a cost of £500,000 and this was seen as a significant concern with current interest rates. The BCT Board became anxious at this as we were concerned that we would not be able to raise those funds either. However, a further proposal was made by Jamie which turned the table and made the whole project possible.

The proposal includes:

- 16 Hardstanding pitches 3m x 8m with electric pedestals.
- A parking area by the tent sites 5m x 75m for 25 vehicles serving 25 tent pitches, no hook ups.
- A wastewater and refuse disposal facility.
- A prefabricated amenity building 15.4m x 3.6m housing 3 showers, 5 WC's, 6 sinks each side, clad timber unit.
- A storage shed for a mower and equipment.
- Safety systems including fire points.
- Phase 2 to be considered at a 5-year review period.
- The site remains 100% accessible.

The investment would be £293,203 and Jamie would undertake this development at his cost in return for a 25-year lease. Ref App 5. This being phase 1. Further discussion in the future would take place about phase 2. We provide Jamie's business proposal which gives some more detail about phase 1 and the potential of phase 2, should the community be agreeable in the future. Phase 2 is the subtle expansion of the campsite provision with a few upgrades.

Balmacara Community Trust would own the whole site, develop the house on the land to be its offices, meeting space, a store, public WC's and a small laundry. The laundry being a

community aspiration relating to the Old Mill Hall survey, but better served at the campsite and saving space at the hall location.

BCT would also install a shelter on the site for performances, notice boards and to improve the site. The shelter being open for people to use throughout the year.

Owning the site and leasing with a memorandum of understanding means that nothing can happen on the site without BCT's approval.

This model also supports a consideration that if the Reraig model fails, that the amenity building can be removed since it is prefabricated (App 6 as example) and the site reverts to open space, with improved parking. Conditions are being built into the Memorandum of Understanding.

It is important to note that this opportunity significantly mitigates financial risks of the purchase by providing a regular and guaranteed income to the Trust. Income to sustain the site being one of the major concerns the Board had. This has substantial benefits for the Trust and in turn for the community.

Summary

The land would therefore be used for:

- Approximately 20% use for camping / campervans with sufficient hardstanding for parking.
- 80% remaining open woodland for recreation.
- 100% of the land would remain accessible.
- BCT would own and manage the whole area for the community, it would provide ownership oversight of the leased area.

Through a carefully scripted, competent, legally binding 25-year lease agreement, a memorandum of understanding, a partnership with Reraig can be established.

In return for the 25-year lease and BCT's agreement to a partnership, Reraig will be funding (ref App 5):

- An amenity building for the campsite users will be prefabricated and brought to the site (example in App 6).
- 16 campervan bays with hook up pedestals.
- Black waste and refuse disposal points.
- A storage shed.
- Improved access and car parking for 25 tenting sites so cars do not go onto the grass.

The site would be open for camping for approximately 6-7 months each year, drawing further interest and footfall into the area and local businesses like the café and shop. It is hoped that people will be further encouraged to events and other local amenities.

Lease is being initially modelled at £10,000p.a. (an independent lease valuation is being undertaken by Strutt and Parker Q1 2024) with a 3% uplift from year 3.

The site will remain 100% accessible for walking.

BCT will be funding / Providing:

- A developed dedicated Trust building for its offices and storage space.
- A public WC, laundry, and a shelter would be funded and provided by BCT.
- A performance area and activities could attract further campsite users, but more importantly engagement with the local community.

BCT will also be able to offer a greater opportunity for volunteering, involvement in the decision making as to what happens on the site as well as improvements and regular routine maintenance. Our Woodland Management Plan will be maintained and generate scheduled and planned maintenance, improvements and make the site more enjoyable to visit.

The site would be fully owned by BCT, and no further developments can occur without an agreement. The community would retain its voice in what happens on the site, through BCT in an area that is regularly used by them for walking and enjoyment.

Financials risks are reduced and mitigated through the lease and BCT would continue to fundraise. Events will be run on the site including the forest school, and local schools will also have the chance to use the site for outdoor activities, education, and interest.

Please find enclosed the BCT Business Plan in App 7.

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 proposal secures the campsite as a natural resource and with little changes to the current configuration. The campsite area to be developed is preferred as more rugged and wild and therefore there will have limited impact on the natural woodland and the tenting area would be simply remain as grassed area with improvements to access and car parking provision.

The campervan hardstanding takes benefit from the current hardstanding areas by the FLS containers and the welfare unit, therefore reducing the amount of work required.

With the proposal to work in partnership this eliminates anticipated competition between the BCT site and the very local Reraig site. This could have been a highly competitive model, but this in turn now brings a readymade professional brand to the site with the experience

required to operate part of the Balmacara campsite proficiently. Additionally, the site remains accessible for the community and visitors and the pathways will remain open.

Out of season the car parking will benefit BCT for its events including the Christmas Light Up and Fair which is going from strength to strength, in time, it would also benefit from the original hardstanding bays along the main road side of the site being cleared also for parking to support summer events and it is hoped we could use the grassed slope as a performance area with the shelter at the bottom providing electricity.

Financially, this model also works considerably in favour of BCT. It allows a relatively new Trust to focus its efforts on raising funds for the purchase of the site, the development of its office accommodation, public WC's the laundry and the shelter. This is far less of a burden than the development of the campsite provision with the limited experience it has in that business area. We have an experienced businessman with an oversubscribed site wanting to work with us.

The lease income will enable us to maintain the site beyond that of the leased area. This will enable the paths to be maintained, new signage, grass cutting and the maintenance of the trees as an example. We want the site to remain as open as possible for those that currently enjoy the site and those that the future will bring. The lease will be a regular source of income and not something we would be having to raise through our own concerted efforts. We also hope to bring forward the plan for an adventure play area for the site, rather than see this in phase 2 of campsite works. We see this as highly valuable and desirable attraction to the woodland area.

With an increased number of community events, made possible from the site – those involving a performance, others like a forest school our fundraising efforts can increase. All proceeds being used for the upkeep of the site and our other community aspirations. This brings with it elements of a drive towards self-sustainability of the community Trust.

Other benefits of the site retaining its accessibility include the health and wellbeing aspects of owning the site as safe off-road space for walking, people getting exercise, dog walking and socialising in fresh air in beautiful surroundings. This will not be compromised; indeed, it may be possible to start considering guided walks in conjunction with the NTS rangers, offering people the chance to get to know the area even better.

It is important to remember that at the time of writing the campsite procurement and the Balmacara Old Mill Hall restoration timelines are similar. Owning both brings considerable benefits of internal and external areas for activity and enjoyment. This has been reflected in the Local Place Plan for the area. Careful programming and planning will establish additional income to the lease and cover any funding gaps by moving money between the areas,

alongside the fundraising already mentioned. The benefits have been identified in the Local Place Plan and the project officer working on this ref App 3.

Another important benefit is the increase in footfall from the campsite and local businesses. Balmacara Square has a café and a homewares, clothing and crafts store. Both of which can anticipate an increase in trade. The opportunity for the café is also to consider its offer and the potential for dedicated services for the camping visitors such as readymade lunch boxes and all-day breakfasts as examples. The Steadings Gallery boasts bookings throughout the year for art and other exhibitions and the increase in footfall would coincide with those events too.

We have discussed the proposal with the owner of the Rangers House beside the campsite and he was supportive of the intentions. He would like to be involved in future groups and activities relating to the site, offering his experience to our plans.

A wide range of positive outcomes can be achieved by this project, including:

Social / Community

- Increased opportunity for the community through ownership of an asset that is important to them.
- Opportunities for community gathering events and forest school by preserving outdoor communal area.
- Increased health and wellbeing for local people and visitors through access to natural spaces.
- Increased community resilience through the generation of a steady income stream.
- Retaining community use of a valued local natural environment.
- Local and visitor walking opportunities with parking and paths, including access to a wider range of FLS paths.
- Provision of public toilet facilities for local people and visitors, maximising enjoyment of the area.
- Provision of a shelter which will also be used for public notices, but also support small public performances and events.
- Positive visitor management, so reducing local issues.
- Reduced pollution and health risks locally.
- Increased opportunity for accessing and learning about the natural environment.
- Governance that is provided locally and by those affected most by the site.
- Increased opportunities for volunteering.
- Opportunities for School children's activities, education, and interest.

Environmental

- Redeveloped site incorporating low carbon technologies.
- Reduced incidences of pollution locally by ensuring that toilet facilities are available and black waste disposal facilities.
- Encouraging walking and accessing the natural environment locally

- Conserves local natural environment and wildlife through community ownership
- Positive land management through community ownership.

Economic

- Improved visitor experience leading to increased visits, length of stay and spend with tourism businesses.
- Improved signposting orientating visitors and encouraging extended visits.
- Toilet availability increasing Balmacara's attraction as a destination and day visitor length of stay.
- Increased spend at local businesses.
- Opportunity for locally owned business(es) to expand.
- Small scale employment opportunities through campsite management.
- Increased income for BCT through leasing areas of the site.

BCT will also be developing a Woodland Management Plan and the surveys required on the site will inform that document, examples include:

Topographical survey of site, to show in particular all trees, utilities, paths and boundaries.

Flood risk analysis

Ecological survey

Noise assessment

Biodiversity

Jamie will be undertaking surveys relevant to the campsite aspects, but we have noted overlaps between the woodland management plan needs and his necessary surveys. We are working to establish competent methodologies to achieve all that we both require.

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. Your Forestry and Land Scotland [Region](#) 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 (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

FLS report no restrictions on the sale of the property, most of the woodland on the land is classed as Long established of Plantation Origin.

BCT wishes to retain the positive working relationship with FLS and intends to provide access through the site as the Lochalsh Woodland Park core pathways run through it.

We are aware that a condition of the title is for discussions with the NTS on future development. This has already started and continues.

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.

Impact on the economy.

There are no negative consequences, the project will bring new jobs and increase footfall, all being positive for the area and local businesses.

Environment.

Whilst there would be short term impact from the developments proposed by Reraig Campsite, the areas to be work on are predominantly hardstanding. It is expected that some cutting back may be necessary, but the area will be enhanced through increased access and have controlled vehicle movement around the site.

It is hoped that the Trading Board looking after the operational aspects of the site will have experienced woodland / estate operators as members and work closely with the Reraig campsite team.

Our Woodland Management Plan would create an organised and competent management strategy for the site alongside the Business Plan.

Neighbouring Properties.

Potential disturbance by activities, noise.

The single residential property adjacent to the site has been engaged in the project. Care will be taken to ensure that the project development will ensure sympathetically managed development to reduce disturbance and on-going liaison will ensure concerns are addressed. The owner has been consulted would like to be involved in our activities and has offered his knowledge and experience to help.

Operationally, a warden will be on site 24 / 7 to deal with any disturbances quickly.

BCT has addressed some of the risks associated with this potential purchase and provides mitigation as follows:

Nature of risk	Detail of possible risk	Likely	Impact	Mitigation
Board capacity	Lack of time for Board members as currently undertaking	Med	High	BCT to manage time effectively and delegate tasks to all members of the Board appropriately. Set up a

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Nature of risk	Detail of possible risk	Likely	Impact	Mitigation
	another capital project			subgroup for this project and recruit new members
Board capacity	Lack of specialist skills to cover the work that needs doing	Low	High	Strong and committed Board in place. Succession planning and recruitment will be carried out as required
Unable to raise the required match funding to purchase the asset	BCT is applying to SLF for the cost of the asset. If successful, the SLF grant could cover 95% of the valuation.	Low	high	BCT to liaise with FLS (current site owner) through the CAT process.
Unable to secure capital funding required for BCT redevelopment plans (excluding campsite)	Capital grants required for redevelopment	Low	High	Liaise with potential funders from the outset. Project must be strongly presented to attract funding from a wide range of funders. Consider seeking local investors/ partners to contribute towards capital set up costs. With the lease opportunity with Reraig campsite, this has been mitigated substantially. Working with an established provider brings competence and reassurance to the Board.
Timescales for capital works not in line with BCT need for income	The asset could require work before a lease income can be generated.	Low	Med	Lease to Reraig before redevelopment works are carried out. Ensure that any early-stage costs for overall site maintenance are incorporated into the capital works plan and included in funding strategy
Surveys at purchase stage identify further works	A number of further surveys have been identified	Med	Med	Incorporate any additional identified work in the specification for the capital works and fundraise to cover the costs of delivery. Reraig have indicated they would cover the costs associated with the campsite development.
Heightened local community expectations	Unable to meet expectations re facilities to be developed	Med	Med	Clear ongoing communication with the community, NTS, and the owner of the Rangers House.
Reputational risk	Failure to deliver outcomes damages BCT reputation	Low	High	Strong Board processes, and policies in place, good code of conduct,

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Nature of risk	Detail of possible risk	Likely	Impact	Mitigation
				Clear communication with community and stakeholders

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.

BCT has carefully considered the way it would manage the site along with that of the Old Mill Hall.

The plan is to take ownership of the asset through the Trust, the same as the Old Mill Hall has been. We will establish a separate limited company to manage the Hall and campsite.

The ownership and operational model protects the Charity, whilst the trading company delivers on the day to day operation. This trading entity would have its own Board to govern operation taking experience from a range of individuals. Surpluses would be paid up to the Charity annually as donations for the betterment of the area.

We also hope to be able to employ a development officer to help us with this work and that with the hall. This will increase capacity and provide dedicated support to our organisation. The role will be to oversee the operation of the hall and campsite, increase interest, marketing, provision of events and activities, liaison with Reraig Campsite regarding the lease with monitoring as well as financial forecasting. The post holder will report to the trading organisation and in turn the Governance remains with BCT.

Our Business Plan shows the structure of our organisation, current Trustees biographies and our competence grows readily. This is demonstrated with the successes in our work with the Old Mill Hall restoration and fundraising activity.

The types of skills and experience we look for within our trading entity include:

- Arborist
- NTS
- Marketing / advertising / programming
- Experience in ground keeping / Woodland management.
- Local event facilitation
- Health and Safety
- Heritage interest

It may be that the Development Officer brings with them some of these skills; our main board already boasts some of these skills.

We would be hoping to establish a team of volunteers to help maintain the woodland. This would provide benefits such as exercise, improvements to mental health and wellbeing, but also socialisation whilst helping us manage costs. This is delivered very well indeed in other local areas, and we hope for the same level of success and interest.

Additionally, BCT has been working with the Community Ownership and Support Service to update its Articles of Association and has been working with other agencies including:

- Kyle and Lochalsh Community Trust as a well-developed organisation with experience.
- Lochalsh Community Council and has representation on that Council.
- Is a member of Skye and Lochalsh Council for Voluntary Organisations.
- Is a member of the Heritage Trust Network
- Is a member of the Heritage Trust Network North “Mills Natter Group”.
- Has been working with HIE and the SLF taking professional advice and guidance.
- Has been liaising with the NTS about its plans and aspirations.
- Has worked with SKS CIC as consultants on this project.
- Is working with architects, builders, environmental consultants, archaeologists, and heritage specialists with the Old Mill Hall Project.

BCT has appointed an accountant.

The Trust wishes to remain in positive communication with FLS in relation to the pathways and walks in the area and would provide access through the Balmacara Campsite. It would like to establish a Service Level Agreement for the treatment of the Japanese Knotweed within the site and welcomes a representative from FLS on the Trading Board.

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)

You should describe the community your body represents and 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.

Balmacara Community Trust has a geographical catchment area of the Lochalsh Community Council area. It has representation on this Council and is working with them on the Local Place Plan.

The Trust has 78 members from the local community and its recent survey provided a local and wider consultation on the proposal.

A community survey was carried out in March / April 2023 to gather the views of both local people and visitors regarding the possible community purchase of the former Balmacara Campsite, what they currently use it for and what they would like to see happen to it. It was available to fill out on-line using a link / QR code and on paper copies, and issued via:

- Email to key stakeholders.
- Facebook – multiple posts were put up on relevant pages, which were shared and liked by many organisations and individuals.
- Paper copies were available to pick up and drop off at the Spar, Kyle Pharmacy, Cosy Corner Cafe, Home in the Highlands, Auchtertyre Primary School/Nursery or the Highland Council Service point in Kyle.

This widened the catchment for the survey beyond the village.

We are providing the survey results as part of this submission.

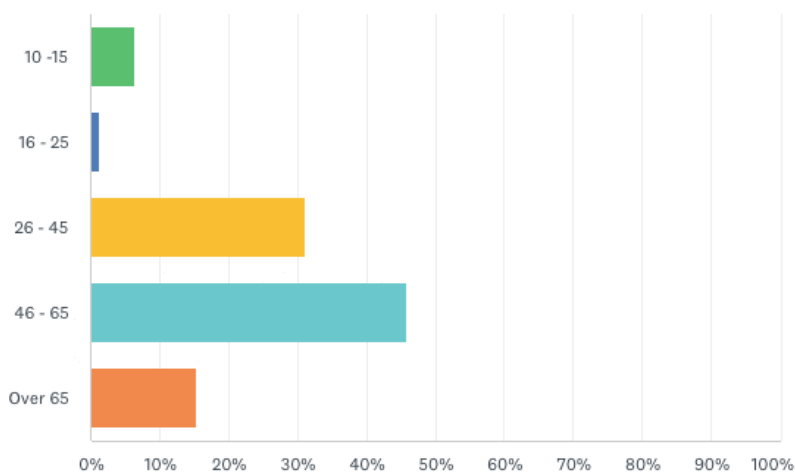
Our survey and business plan were undertaken by consultants funded through the Scottish Land Fund and so were independent to our Trust. Our consultants have been supportive of the model we are looking to undertake and see the lease as highly favorable.

In addition, and as noted earlier, we have also consulted the community at our Summer Fair, Drop-in Sessions and provided information at our AGM in March 2023 (our first generally meeting following incorporation) and October 2023. We provide direct mailings to our membership.

We maintain an open dialogue with the Scottish Land Fund, F&LS and the NTS.

We met with Kyle and Lochalsh Community Trust who were also interested in acquiring the site. This highly supportive meeting concluded that BCT should proceed with its work in the CAT process and that KLCT would provide any support necessary.

There were 173 responses in total, which is a strong result for a relatively small village. 15 people left contact details as they are interested in volunteering to help to develop and run the project. 64% of the respondents to the survey live in or up to 5 miles outside Balmacara, with 13% visiting the area. 64% are female and 33% male. There was a good range of age groups within the respondents, as the graph below shows:



Section 6: Funding

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.

We received a Stage 1 Scottish Land Fund Grant and are in the process of preparing a Stage 2 grant application ready to submit once this asset transfer form request is approved. We anticipate any costs of purchase beyond the SLF grant will be met by the fundraising efforts of BCT, or additional grants. However, we are approaching FLS to consider a reduction in costs in consideration of the community benefits that will be delivered by the project.

Funding for the development of the land would come from Reraig Campsite and the 25-year lease. This mitigates a significant amount of the risks associated with this project. It is important to note that BCT, as the owners, will still oversee the whole site and the memorandum of association clearly shows that.

Funding for the future of the site comes from the lease, from continued and increased community fundraising events as well as the future aspirations for the performance area on the site. BCT has doubled its fundraising income over the past 2 years, and this looks to be a very good insight to the support it has generated.

Cashflow and financial modelling has been careful and cautiously presented. A review with Reraig Campsite would be held after 5 years and this may well enable an increase in the lease value and considered expansion of the campsite provision – funded by them further.

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.

CATS: Asset Transfer Request Form

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.

1. Name: Mike Shucksmith

Address: Drumara, Balmacara, Kyle Ross Shire, IV40 8DJ

Date: 19/01/2024

Position: Chairman

Signature



2. Name: Jolene Martin

Address: 2 Hamilton Road, Balmacara, Kyle, Ross Shire, IV40 8DL

Date: 19/01/2024

Position: Director

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

App 8 BCT Articles of Association

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

App 1 Map of the site to be purchased.
App 2 Joint Valuation Report

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 land or potential negative consequences, and your organisation’s capacity to deliver.

App 5 Jamie McColl Business Proposal
App 6 Prefabricated Building example
App 7 BCT Business Plan

Section 5 – evidence of community support

App 3 Local Place Plan Letter from Project Officer
App 4 Survey Results

Section 6 – funding

App 9 BCT Annual Report 2021-2022
App 10 BCT Annual Report 2022-2023