

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

Carradale Community Trust

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

Postal address:

Ezel Cottage, Shore Road, Carradale, Campbeltown

Postcode: PA28 6SH

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: David Prag

Postal address:

Postcode:

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)*

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		
Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	X	SC024417
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 if 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: NR 81054 38439

Name and description of the land: Seneval

3 areas of land (see map) a mixture of scrubland and woodland with the community cricket pitch, football pitch and playground to one side and the village to the other.

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: £13,000

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 (see CATS Guidance Section 2.2)? 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?

N/A

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 land is required for a project in two phases.

Phase One: Create a community garden waste composting site. This will involve clearing section 1 (section 2 required as it may be necessary to extend the site at a later date) on the map enclosed and creating an entrance and turning area, building 4 concrete composting bins and erecting a shed in which to keep a shredder and tools. It is hoped to complete this project in 2019 as land preparation has already been donated by SSE (as a community initiative in view of the disruption on the B842 when laying the undersea cable from Arran.) Funding in principal has been granted by the East Kintyre Windfarm Trust for the building of the composting bins and for the shed, tools and shredder. Planning permission has been obtained from the council and permission to run the site has been obtained from SEPA. We have a list of 12 volunteers who are prepared to look after the site under the management of the Carradale Community Trust.

Phase Two: This involves area 3 on the enclosed map (an approximate drawing is enclosed) and is to create a path with exercise areas. This path will allow a walk from the Network Centre all the way down to the shore without having to walk on the road. The road has a few dangerous sections where there is no path. Adult exercise areas, four in all are proposed each with one piece of adult apparatus set in an area of around 9 sq meters. We aim to start phase two in Spring 2020. Costs are estimated at around £12,500 but funding has not been promised as yet, although we are confident that we will have no problem acquiring it.

The Carradale Community Trust has the full backing of the community for this project and as this initiative was started a few years ago, behind because of delays in obtaining planning permission, a village meeting in the village hall in July 2018 confirmed full support of the community for the project.

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 nearest place that takes garden waste is 15 miles away in Campbeltown. This can give rise to unpleasant consequences such as fly tipping, so as well as providing a much needed resource, less waste will be deposited around the village. The path will provide a link from the forest track to join the path at the shore and will mean that there is a path from the Network Centre to the shore. In all it will be possible to walk all the way from

Grianan to the shore without having to walk along the road. The exercise areas are in line with the government initiative " Let's Make Scotland More Active (2003)"

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.

As far as we are aware there are no restrictions.

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.

The access road is a forest track that is shared by the community for the playpark and cricket and football pitch and Forest Enterprise. The community and Forest Enterprise have an agreement in place for maintenance of the track. We are happy to share in the maintenance of this section of the track on a similar basis.

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.

Carradale Community Trust (as formerly Network Carradale Ltd a charity) created the "Network Centre" in Carradale which is a cafe, bike and buggy hire centre and heritage centre. Having created this centre it is has rented out the premises and run the heritage centre for some 18 years and the CCT is currently undertaking a temporary refurbishment of the heritage centre. The CCT is in the process of redeveloping the whole complex over the next few years.

The CCT also oversees the harbour group which looks after the boating births.

The CCT currently has 12 trustees including a retired solicitor , accountant, experience in business consultancy and others with many both practical and professional skills. There is also a wide skill base within the membership who help trustees on particular projects. Professional advisers are used as necessary where skill sets are not available within our trustees or membership.



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 project for the Seneval composting site was initially passed onto Carradale Community Trust (formerly Network Carradale Ltd) from the East Kintyre Community Council after it received several requests to look into the possibility of creating a local composting site.

Network Carradale Ltd made a request under the Community Assets Transfer Scheme for the land but was instructed that planning permission was a requirement at the time before Forest Enterprise would proceed further. Planning permission took a while and when Network Carradale Ltd changed to a SCIO, Carradale Community Trust, the application had to be re-submitted under the new name.

Planning permission has now been obtained as well as permission from SEPA to run the site.

On the 4th July 2018 a meeting was held at the village hall attended by over 80 members of the village. During that meeting 80 signatures were obtained for support for the composting site (nearly all that attended) and this represents over 20% of the adult population of the village. Further to this a list of 11 volunteers to run the site was obtained.

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.

Having completed part 1 SLF for support in the valuation costs etc. and receiving a confirmation of initial funding for the valuation, we are in the process of completing part 2 of SLF for funding for the land purchase.

The project will be carried out in two parts, Stage 1 the composting site (2019) and Stage 2 the path and exercise points (2020).

As part of an agreement with power company SSE as a community initiative and in compensation for the disruption to the road to the village caused by replacing the pylons and laying an undersea cable they agreed to undertake the ground works to prepare the land (Area 1) for the composting site. The funding for the bins, shredder, shed and all equipment for the composting site including signage has been agreed in principal up to a maximum of £15,000 (subject to detailed estimates) by the East Kintyre Windfarm Trust. We have obtained initial estimates for this and detailed estimates will be submitted in the May tranche 2019 subject to purchase or imminent purchase of the land.

We have initially costed the path and exercise areas bearing in mind that this is a project for 2020. The route is approximate (shown on the map), and whilst the length is 169.35 metres an allowance has to be made for detours around trees etc. We also need four 9sq meter areas for each of the 4 pieces of exercise equipment. We have allowed a linear length of 218 metres to include the exercise areas and any diversions. The cost of providing a 1.5 metre wide path made up of Type 1 granular sub base is between £20 and £35 per linear metre. Taking the maximum cost to allow for clearing bushes etc., this would be £7630 and adding around £5,000 as a maximum cost of the purchase and fitting of four pieces of exercise equipment (pieces vary from around £700 to £1200). The maximum cost of the project should not exceed £12630. There are various funding options to pursue including the local East Kintyre Windfarm Trust and exercise initiatives.

Wherever possible maintenance will be carried out by local personnel. Volunteers will man the composting site and the resulting compost will be sold for £2.00 per bag. Given that there are 150 homes in Carradale an estimate of 250 bag sales per annum should bring in an income of £450.00 (£500.00 less the cost of the bags). This would pay for the fuel for the shredder and pump (approx £150.00 per annum) maintenance of the shredder and pump (£150) and the balance used for replacements such as protective gear such as gloves and hats and infill for any potholes that occur in the track leading to and on the site.

The path and exercise area gains income from the ground rent of the garages on the land. This amounts to £375.00 per annum and this sum will be used to maintain the path and equipment.



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 David Prag

Address

Date 16th October 2018

Position Trustee

Signature

Name Alan Walker

Address

Date 16th October 2018

Position Chair

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: "Carradale Community Trust revised 26082018"

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

Documents attached: "Seneval Land Map", "Plan of Path"

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: None

Section 5 – evidence of community support

Documents attached: "Seneval Public Support", "Volunteers for Seneval".

Section 6 – funding

Documents attached: None