

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.

You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.

You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.

When completed, this form must be sent to the relevant authority which owns or leases the land your request relates to.

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

Broadford and Strath Community Company

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

Postal address:

Registered office: TC Young Solicitors, Merchants House, 7 West George St, Glasgow

Postcode: G2 1BA

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] (Treasurer) / cc [REDACTED] (Community Coordinator)

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Please send correspondence to both email addresses

✓ 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 SC246279	x
	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 ✓

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 ✓

If yes what class of bodies does it fall within?

Company

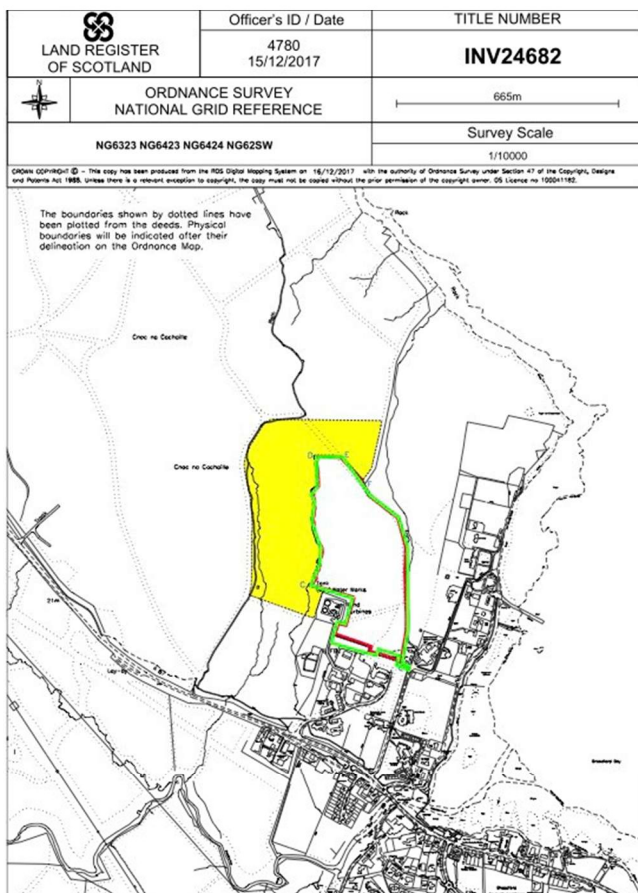
Section 2: Information about the land and rights requested

2.1 Please identify the land to 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 give a 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.

Broadford North Wood; title no INV24681, national grid reference NG6323, NG6423, NG 6424m NG 62SW; transfer request relates to area within green boundary marked on title plan below:



2.2 Please provide the UPRN (Unique Property Reference Number), if known.

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN:

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

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? :

£18,600 + 20% VAT (£3720); plus £3600 (incl. VAT) towards legal costs

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? 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?

Right of access for timber haulage to be provided over unadopted estate road shown in blue on map 2. (Sale of access corridor shown in yellow on map 2 to be negotiated separately.)

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.

Broadford North Wood is currently a monoculture plantation forest with no public access. Through community ownership we want to realise its potential for social, environmental and economic benefit for current and future generations of Broadford and Strath residents. BSCC already owns an area of adjacent woodland and this acquisition is a logical extension that will unlock the potential of both areas of land.

Community feedback indicates strong support for community ownership and development of this asset. For example it features in the 2024 Broadford and Strath Local Place Plan which was the result of extensive community consultation. A community survey and in-person consultation undertaken in winter 2023-24 also highlighted a strong local interest in woodland volunteering and the development of forest amenity.

We want to:

- Work with community volunteers to realise the community's ambitions for the land, building on existing volunteer programmes such as Community Tree Nursery. We will establish a volunteer woodland advisory group to support the project.
- Engage a forestry management company to harvest the timber, with any profit to be re-invested in woodland management/development on behalf of community.
- Restructure the woodland to promote biodiversity and increase the diversity of species; this includes planting with appropriate native species, encouraging natural regeneration, and restoring / creating new habitats e.g. peatland.
- Promote access to the woodland to enable people to enjoy improved amenity and the health & wellbeing benefits of outdoor recreation. Includes: Development of path networks, play area, 'green gym' volunteer programme, learning activities.
- Explore potential economic activity that would benefit the local community, e.g.: woodland crofts, commemorative trees/ashes burials, small-scale wood fuel businesses and other 'added value' timber products. We have commissioned a feasibility study to look at the viability of various community proposals.

For further detail see attached Feasibility Study and Business Plan.

Benefits of the proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

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 over-arching benefit will be one of community pride and cohesion in owning a prominent and strategically important asset – one that is highly visible, accessible from the village, has high amenity value, and that enhances and unlocks the potential of an asset already in community ownership (Broadford Community Woodland).

Specific benefits include:

Public health: The health and wellbeing benefits of green space and outdoor activity, and woodland in particular, are well documented. Although we are a rural area, much of our landscape is hard to access other than for intrepid hillwalkers. Being situated near the village (behind Broadford hospital) this land has huge potential to increase access to nature and outdoor activity / exercise through provision of paths, accessible routes, play areas etc.

Social wellbeing: Volunteering is known to support community cohesion. Volunteers will drive this project and be central to its delivery. Using our extensive partner networks we will promote inter-generational volunteering which has enhanced benefits for social cohesion. The woodland will also support learning through collaborative path-building, habitat creation and links with existing Growers Hub/ rural skills learning activity. As an outdoor recreating resource it will be particularly attractive to families, who are vital to ensure the viability of our community.

Environmental wellbeing: The land is currently a commercial monoculture of little environmental benefit. We will restructure the woodland to support biodiversity and native species. Proximity to existing woodlands will further enhance this. The long term ambition is to create a thriving mixed woodland that will help reverse the decline in Scotland's Atlantic Rainforest and provide a variety of habitats to help reverse species loss. Broadleaf trees will also contribute to climate change mitigation.

Economic development: Tourism is vital to Skye's economy. Extending our paths network into the woodland will help us to encourage tourists to stay longer in Broadford rather than just pass through. The woodland's proximity to our community campsite (Camping Skye) makes it particularly beneficial in this regard. In addition, we will be exploring the potential of other economic activities including small scale

woodland products, woodland crofts and commemorative trees. Furthermore, the community-owned amenity will encourage the retention of young people and families who are vital for economic viability.

Regeneration: Community ownership combined with volunteer-led activities will help our community feel more empowered and generate local pride. This in turn helps general a grassroots self-help mentality that will contribute to a 'virtuous circle' of positive impacts.

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.

No known designations or planning restrictions.

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 anticipated.

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.

Skills & experience: BSCC is a long-established organisation embedded in the local community. It is governed by a Board of Directors with diverse skills and experience including finance, environmental management and rural development. It employs a small team of staff with diverse expertise including volunteer management, project management, business development and fundraising. See: <https://www.broadfordandstrath.org/about-bscc/directors/>, <https://www.broadfordandstrath.org/about-bscc/employees/>

Track record: The company/ charity has an entrepreneurial mindset and has initiated and delivered a wealth of successful projects. These include: Community Campsite (Camping Skye); a network of community paths; outdoor learning programme; Growers Hub community allotments and Community Tree Nursery. For more information see <https://www.broadfordandstrath.org/our-projects/>

Management and governance: Overall management responsibility will be vested in the Board of BSCC, which will establish a woodland sub-group focusing on the delivery of the woodland management plan. The BSCC Community Coordinators (existing staff) will have responsibility for managing the asset transfer and fundraising processes, and for immediate post-acquisition requirements. We plan to appoint a forestry consultant to add capacity and specialist knowledge during this set-up phase.

We will then recruit a part time Community Woodland Manager (CWM) to manage the woodlands and deliver the BSCC Woodland Management Plan. This will be a 5-year post, part-funded by the National Lottery Community Action Fund and BSCC's own funds (including any surplus from timber harvesting). They will report to the Board and be line managed by a BSCC Director.

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.

BSCC has a long history of and commitment to community involvement. This project is rooted in initial discussions with the Broadford and Strath community back in 1995, when there was a widely expressed desire to acquire all of Broadford Forest from Forestry Land Scotland. At the time it was only feasible to take forward the acquisition of one part of that land, the 23ha of former plantation which was subsequently developed into the Growers Hub, Camping Skye and Broadford Community Woodland. For full history including consultation see: <https://www.broadfordandstrath.org/project/community-woodland/>

Consultation for the Broadford Community Woodland Feasibility Study / Action Plan produced in in winter 2023-24 included discussion of potential acquisition of the neighbouring Broadford North Wood. The consultation demonstrated support for this acquisition and highlighted strong local interest in woodland volunteering and the development of forest amenity. For full report see link above.

The 2024 Broadford and Strath Local Plan Plan likewise indicated support for community ownership of the asset and a strong interest in woodland amenity and restructuring the forest for community and environmental benefit. See <https://www.broadfordandstrath.org/project/local-place-plan/>

BSCC has ongoing relationships with a stakeholders and affected communities. These include: Broadford and Strath Community Council, Highland Council, neighbouring community trusts and community councils, and Forestry Land Scotland. Information about the proposed acquisition has been shared at BSCC events including September 2024 open day and June 2025 Annual General Meeting.

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.

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.

SUMMARY

1 Transfer of asset

- The land has been valued at £31,000 + VAT. We are applying for a discount on this amount as per above. We will apply to the Scottish Land Fund for the discounted purchase price.
- Legal fees – estimated at £6000 incl VAT. Applying to the Scottish Land Fund for £3600 and request that the balance (estimated £2400) is met through Community Asset Transfer process
- Expert support including management plan – forestry consultant (£4700 incl VAT): Applying to Scottish Land Fund for £3700; balance of £1000 met by BSCC
- Project management: Volunteer director time, Community Coordinator time , office overheads – BSCC contribution in kind.

2 Timber harvesting

Note: Post-acquisition, BSCC will compile a new woodland management plan covering both woodlands, to be approved Scottish Forestry as a prerequisite for most of the funding options available through the Forestry Grant Scheme.

- We will engage a forestry management company to undertake harvesting. This work will be put out to tender. They will be responsible for constructing any necessary access roads and stacking areas.
- Grant support will be applied for from the Forestry Grant Scheme if appropriate (construction of forest road, lay-bys and bell-mouth junction).
- Surplus from timber sales to support restocking and development projects.
- Timber harvesting options, including anticipated outturn, are set out in attached Business Plan section 6.3

3 Restocking and other woodland management options

- A range of native and non-native broadleaved species will be considered. This will include trees grown in BSCC's Community Tree Nursery. Areas of natural regeneration will also be encouraged. Further detail on restocking is given in business plan section 6.3.4
- Fencing will be installed where necessary. To minimise costs we will: collaborate with Forestry Land Scotland; use 'eco fencing' natural alternatives where feasible; and plant a high density to compensate for losses.
- Invasive species will be controlled largely through volunteer work parties.
- Other woodland management operations including invasive species control, thinning and peatland restoration. See business plan section 6.

- These operations will be undertaken by the Community Woodland Manager and volunteers, with additional costs limited to purchase of trees etc. The financial plan includes an allowance of £500 / year for additional tree planting from year 2, and £1000 for materials for peatland restoration across years 3 & 4.

4 Development projects

The following development projects are planned. For more detail see Business Plan section 7.

- Volunteer programme including monthly work party and community advisory group (business plan 7.1.1). The financial plan estimates an initial cost of £3000 for tools, PPE and training, with an on-going annual cost of £600.

- Recreation infrastructure (business plan 7.1.2), including creation of access paths to meet community need e.g.: a) from phone mast track behind old hospital; b) link between Growers Hub and forest 'loop path'. Total cost estimate £35,000; potential funders identified (see business plan).

- Woodfuel: 3 options are being considered, see business plan 7.1.3. Further work will be needed post-acquisition to assess the local market and identify the most appropriate option.

- Christmas trees: The financial plan includes an estimated set up cost of £8,000, covering site clearance of 0.2ha, acquisition and planting of 1,000 trees (over several years), 200m deer fencing and some sundry set-up costs. An allowance of £2,000 per year has been included in the financial plan for the engagement of a contractor.

- Commemorative trees: BSCC will seek to develop a business selling commemorative trees in partnership with BSCC's community tree nursery. A suitable area will be identified, and a marketing and promotional strategy devised. The financial plan includes an initial expenditure of £1,000 in years 2 and 3 to cover set-up costs (including promotion).

- Woodland skills and training events: A programme of events will be developed, aimed at locals and tourists. These should largely be self-financing through event fees, but an allowance of £500 per year is included in the financial plan

In addition, the following projects are to be investigated further (see business plan 7.2): Woodland crofts, glamping pods, ashes burials, wind turbine, health & wellbeing, formal play area.

Development funding will be sought where necessary, with match provided where possible by BSCC own charitable funds. BSCC has a successful track record of raising significant funds from a range of public and private bodies including: Big Lottery, Highland Council, Scottish Government, Crown Estate, Paths for All,

Sustrans, Highlands & Islands Environment Foundation, Scottish Natural Heritage, Garfield Weston Foundation. See www.broadfordandstrath.org/about-bscc/support-funders/

FINANCIAL PLAN

Please refer to business plan section 8 for 5-year financial plan.

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 5 August 2025

Position Director / Treasurer

[REDACTED]

Signature [REDACTED]

Name [REDACTED]

Address [REDACTED]

Date 5 August 2025

Position Director / Chair

Signature [REDACTED]

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: Broadford and Strath-Arts (adopted on 3Jun21)

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

Documents attached: 1 Broadford land - map from HIE; 2 - access rights request

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.

Documents attached:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached: