



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

North Sutherland Community Forestry Trust

1.2 Community transfer body address

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

Postal address: The Drying Plant, Forsinain, Forsinard, Sutherland

Postcode: KW13 6YT

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: Sarah Kerr

Postal address: c/o Naver Telecentre, Bettyhill

Postcode: KW14 7SS

Email: admin@nscft.org

Telephone: [REDACTED]

☒ 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 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 _____SC161610_____
- or
- a Scottish Charitable Incorporated Organisation (SCIO) ☐ and its charity number is _____
- 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.

Grid reference: NC 66207 57720

Area in hectares: 0.72

Name and description of the land: Log cabin and solum of land at Borgie Breco

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

Address: Borgie Log Cabin, Borgie Breco, KW14 7TH

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: £125,000.00

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for lease

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

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.

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

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.

North Sutherland Community Forestry Trust owns the cabin directly next to the Forestry and Land Scotland cabin and we are planning to expand our community activities in the area, offering a wider variety of indoor and outdoor space for a range of activities and events than we can manage with the smaller cabin alone. This ties in with our community aspirations in maximising the benefit of the surrounding forest area for the community and visitors to the area.

Borgie Breco, and the wider Borgie Forest, is a unique space in North Sutherland and has already inspired a considerable amount of community activity in an area that often provides some shelter from the elements along a coastline where potential for outdoor activity can be limited due its exposed location.

Our planned activities include:

- Boat building: this project is already underway in the Polycrub installed behind the two cabins. We would like to undertake a continuation of this project.
- Woodworking space: the cabin we already own offers very limited space for indoor woodworking and other tool-based activity. While the Polycrub has been a useful space to work in, it offers limited space and only allows for one project to be operating at a time.
- Community work space: we have received funding to run Branching Out sessions during 2025 and are in the process of applying for funding to continue this for two more years until late 2027. Having the larger cabin to use would offer plenty more working space for activities to take place as well as enabling us to offer a quiet space for those who would benefit from it.
- Forest school activities: including a forest children's nursery, play area and collaboration with the local schools.
- Barbecue area.
- Additional accommodation to support workshops in the cabins.
- Studio spaces and exhibition area for local and resident artists.
- Office space for those who struggle to work from home or local businesses who need some extra space.

In the longer term we would like the area to become:

- a hub for sporting activities, training trail running and mountain biking.
- a visitor centre with sensory garden, café and produce from the Polycrub

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.

We believe bringing the larger log cabin and solum of the land into community ownership will bring a vast range of benefits to the community, including:

- Greater flexibility and options for both community space hire and the Trust's work in the forest
- Supporting mental health and wellbeing through community-run activity
- A space to showcase local arts and crafts
- Providing a venue for outdoor activities and field studies
- Preserving and nurturing traditional skills like boat building, field craft and woodworking
- A base for educational activities in partnership with local schools and the wider community
- Greater awareness of Borgie Forest in general and, as a result, more footfall in the forest

One reason we are so keen to take on ownership of the larger cabin and solum of the land is to ensure that we can continue to run the activities we already offer while offering more opportunity to the wider community and local businesses. At present, we sometimes need to juggle when the Trust's own projects and other activities can happen due to only having the one cabin to use.

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.

We are not aware of any restrictions on the land.

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.

Although the forest of open for public use, we are aware that the Borgie River bailiff is always concerned about the possibility of unauthorised fishing on the river. We maintain a good relationship with the bailiff and inform him of the use of our existing cabin at the start of each month, which we would continue to do if we were to obtain the larger cabin and land.

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.

We already own the smaller cabin next to the one in question which, for the last 20+ years, has been run as a venue for music, arts and crafts, 'Dark Skies' events, forest studies and other community activities.

In more recent years we have introduced new activities at Borgie Breco, including:

- The introduction of the Polycrub to the area behind the cabins
- The boat building project in partnership with Strathnaver Museum
- Borgie Forest Friends, our monthly working party who help to maintain and develop the forest for community benefit in partnership with Forestry and Land Scotland

- Branching Out fortnightly sessions to support adult mental health and wellbeing. This is an expansion of the NHS Highland project which was previously limited to those referred to the service
- Collaboration with North Sutherland Wildlife Group, Plantlife and Species on the Edge, on community events

Another area of work we currently have under development is the acquisition of Rosal Clearance Village and we are currently seeking funding for a Development Officer. Once the land is acquired and we have the Development Officer role in place there has been much discussion over work that could be done at Borgie to feed into the Rosal project, i.e. signage and art work for interpretation panels.

In addition, we already have a part time Finance and Administration Officer as well as an active board of directors who are committed to continuing with the above areas of work and developing for community benefit where we can.

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.

In October 2024 we hosted a Halloween-themed Open Day at the cabins to allow the public to visit the area, make a bird box in the Polycrub, see inside the larger cabin and share their thoughts on what they would like to see happen there in the future. The event was attended by 40 individuals largely from the Borgie, Skerray and Tongue area. The feedback received from this event is included in the attached Business Plan (Appendix 2).

We also shared a questionnaire with the community from December 2024 to January 2025. This asked what the community would like to see happen at the cabins and surrounding land. We received 58 responses to this questionnaire and the details also appear in Appendix 2 of the Business Plan.

The following message from a staff member of Plantlife and the Species on the Edge initiative was received recently and we believe this supports, and is very much in keeping with, our ambition for the area:

'I'm my role as Species on the Edge project officer for the north coast I really value the opportunities I've had to work with partner organisations and local groups in 2023 and 2024.

NSCFT have been key partners and provided vital support for events at Borgie Forest, along with North Sutherland Wildlife Group, and Forestry and Land Scotland. The events we have held have raised awareness of my priority species and improved connection to nature - targets for the project - whilst also highlighting the importance of the species and others locally.

The tree spiral and cabin at Borgie Forest are perfect community spaces for events like this and I very much hope that you will support continuation of these activities, through the established partnership. In particular we would like to use your amazing facilities for events leading up to and during the 25th anniversary of the tree spiral.'

Additional letters of support will be submitted with this application.

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.

At this stage we would be looking to make an application to the Scottish Land Fund once it reopens in 2026 for a proportion of the cost of acquisition of the cabin and land as well as the legal fees associated with the transfer. In addition we would look to apply to another local funder, the Caithness and North Sutherland Fund, for a further £20,000 and then we would contribute £5,000 of our own funds towards the acquisition.

If we are successful with this application and once the transfer was complete, we would then be looking at local community benefit funding to support the role of a Project Officer and the works inside the cabin in preparation for use.

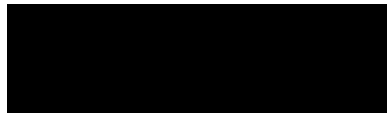
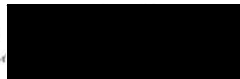


Signature

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.

1. Name *Tim Carter*
Address 
Date *12/8/25*
Position *Director*
Signature 
2. Name *ANNA MACCONNELL*
Address 
Date *13/8/25*
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

Title of document attached:
Articles of Association

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

Documents attached:
Map
Valuation

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:
Business Plan

Section 5 – evidence of community support

Documents attached:
Letters of support

Section 6 – funding

Documents attached: