



## 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**  
**231 Corstorphine Road**  
**Edinburgh**  
**EH12 7AT**

E-mail: [fls.communities@forestryandland.gov.scot](mailto: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

**SLATTADALE (SC051510)**

### 1.2 Community transfer body address

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

Postal address:

**c/o Gairloch High School, Achtercairn, Gairloch, Ross-shire**

Postcode: **IV21 2BP**

### 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: **Stuart Caddell**

Postal address:

**c/o Gairloch High School, Achtercairn, Gairloch, Ross-shire**

Postcode: **IV21 2BP**

Email: **contact@slattadale.org**

Telephone: **[REDACTED] | [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 \_\_\_\_\_
- or**
- a Scottish Charitable Incorporated Organisation (SCIO)  and its charity number is **SC051510**
- 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: **NG88837214**

Area in hectares: **0.58**

Name and description of the land:

**Land at Slattadale**

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

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: **£1**

*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.

Slattadale's primary objective is to operate a financially and environmentally sustainable off-campus outdoor education facility for the benefit of the Gairloch High School ASG's 3-18 community. The young people who make up this community live in areas from Shildaig in the South to Laide and Dundonnell in the North.

The loch-side at Slattadale has long been used by Gairloch High School community to support the delivery of outdoor education. Previously, the school community had use of a leased Forestry building approximately 50 metres from the proposed site. This building has since become unfit for purpose due it falling into a state of disrepair and, as such, activities had ceased.

During discussions with members of the Gairloch High School Parent Council towards the end of 2018, there was an appetite to reignite the use of Slattadale in some shape or form which is where the current organisation has developed from. Following discussions with Forestry and Land Scotland representatives the proposed area of land was identified as potentially suitable for various educational activities including the potential for environmentally and sustainable permanent/semi-permanent structures to be installed over time. It was also decided that any such site should also be made available, not just to Gairloch High School pupils but all young people aged 3-18 that make up the Gairloch High School Associated Schools Group (ASG): Bualnaluib Primary (Aultbea), Poolewe Primary, Gairloch Primary, Kinlochewe Primary, Torridon Primary (currently mothballed). More information about each of the schools can be found on the Highland Council website: <https://www.highland.gov.uk/school-list>. In addition, other members of the community would include organisation such as Toybox Children's Centre in Gairloch which offers daycare facilities for young people. More information can be found about them on their Facebook page/

*Our organisation focuses on 4 core themes; Education, Community, Wellbeing and Employability.*

#### **Theme 1: Education**

- A. To offer a secure, outdoor education space aimed at supporting a range of educational activities.*
- B. To offer a secure, indoor education space aimed at supporting a range of educational activities*
- C. To offer a secure storage space for equipment used as part of these educational activities*
- D. To offer an environment that promotes inclusion and equitable positive learning experience for all*

**Theme 2: Community**

A. To offer a secure, outdoor education space that is usable by various members of the ASG community.

B. To offer a central location whereby community groups and organisations can undertake collaborative work with members of the ASG community.

C. To offer a secure location where community groups and organisation can share skills and experiences with member of the ASG community.

**Theme 3: Wellbeing**

A. To offer a secure space that supports the delivery of activities designed to support positive physical and mental wellbeing.

B. To offer a secure space that can supports the offers the opportunity for a range of inter-generational activities to be undertaken aimed at supporting wider community physical and mental wellbeing.

**Theme 4: Employability**

A. To offer a secure/inspirational facility aimed at encouraging children to consider working in the community once they leave school.

B. To offer an outdoor learning facility where local business can visit and run workshops and other activities that teach our young people some of the skills they need for specific jobs.

C. To create a facility that enables employment opportunities for older members of the ASG community as well as offering sustainable employment to people that choose to live in the vicinity of the facility.

## 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.*

*There will be many benefits of taking on ownership of this site. Just some of the opportunities that will be able to be realised through ownership are listed below:*

### **Activities and Risk Management**

*The organisation aims to put together a range of 'off the shelf' activity plans and risk assessments to reduce the workload of 3-18 practitioners/learning partners and make a learning more accessible to the young people. It is planned that the organisation will aim to recruit a co-opted trustee with experience of planning and running outdoor activities and educational events to lead and manage these plans with the support of the experienced managing trustees.*

### **Financial**

*The cost to schools of getting young people to sites where they can undertake outdoor learning activities is becoming more and more prohibitive as the years pass. In the West Coast, most outdoor learning activities involve travel to other parts of Scotland and accommodation/subsistence once there. The organisation feels that Slattadale meets the needs of the community by vastly reducing planning and financial costs as the area around the proposed site, in partnership with various local providers, can offer the same, if not better, outdoor learning experiences of our young people in the coming years.*

*In addition, being an organisation separate from the public sector and having a site to develop opens up opportunities to access funding and support from a wider group of potential partners. Already there are positive signs that a large amount of funding may become available within 12-18 months to support the development of organisational objectives.*

### **Security and Safeguarding**

*Having a site which can be used flexibly is important but so is the security and safeguarding of our children and young people. Having the knowledge that young people are attending a site which is managed by recognised and vetted staff is of vital importance.*

*It is planned that the organisation will aim to recruit a co-opted trustee with experience of safeguarding to manage records and security checks required to ensure that the young people and staff attending the site are safe at all times.*

### **Community integration**

*It is important for young people to understand their communities and as such, having unlimited access to the site and ownership of the site will enable various projects to run in partnership with local organisations and community groups. There is opportunity here to enrich traditional outdoor*



learning experiences which are undertaken by community young-people outside their home geographical area.

Many local activities are indoor-based and Slattadale provides an opportunity to 'remove the walls' and engage a range of activities whilst supporting mental and physical wellbeing for all.

### **Social enterprise**

Having ownership of the site will enable the organisation to support and promote various enterprise-based activities. Discussions have already taken place between trustees and the Social Enterprise Academy around ways in which young people in the 3-18 community can set up, manage and develop business to support the sustainability of the site. By undertaking these real-life learning activities, young people develop a sense of ownership and passion and may in the future become leaders of the organisation for the next generation.

### **Supporting mental health and wellbeing**

In recent years it is become extremely noticeable that the mental health of our children and young people is fragile, even more so since the COVID pandemic took hold. It is vital that children and young people within our community have as many locations and opportunities to develop and maintain positive mental health as possible. Slattadale can be a location that supports this and provides opportunities for various wellbeing partners to utilise the site for various activities that they offer in support of our children and young people.

### **Supporting transition and increasing inter-school working**

Slattadale will be able to support various inter-school activities which will enable children and young people from across the community to come together and gain valuable social experiences that will aid in their personal development. The High School have already identified Slattadale as an ideal location for future P7-S1 transition activities all aimed to ensure new S1 pupils 'hit the ground running' when they arrive in S1.

### **Enriching learning experiences**

Studies show that many children and young people benefit from 'real-life learning'. This is where pupils are involved in activities that create tangible output that will be used in real situations. Slattadale can support this especially working with partners in outdoor learning and nature management.

### 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.*

Throughout the development of the organisation, positive relationships have been built with the local FLS teams and at this time no restrictions have been noted. Any future site developments that would be considered would be discussed in detail with all stakeholders including FLS, Nature.Scot and [REDACTED] (local residents) to deem feasibility of any projects and to ensure that plans take into account any restrictions that may need to be considered.

### 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.*

At this time, no negative consequences have been identified with the exception of local residents, [REDACTED] noting concerns around privacy of their home and potential removal of small areas of woodland to make space for any structures to be placed on the site. As an organisation we take their concerns extremely seriously and will work to ensure that any and all projects meet with their approval, where possible.

Discussions have taken place with FLS Forest Planning team who have advised on the next steps of the development of the surrounding forest. To date, our organisational ideas do not conflict with any of the forest plans and continuous communication with FLS will take place to ensure that positive relationships between all organisations are developed and sustained.

#### 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.*

Our organisation has 3 core managing trustees with the following experiences.

##### **Stuart Caddell**

In addition to working in education since 2006, Stuart is a trained and experienced project manager with a keen interest in developing social enterprises to develop communities. Having grown up in the community Stuart understands what is required to support our young people and meet their needs in the area.

Stuart has a strong background in both middle and senior leadership in both educational and private business settings. He has strong administration and communication skills and is experienced in financial reporting

##### **Fiona MacKenzie**

Fiona has vast experience in leading and supporting various community projects. She is experienced in identifying and applying for community funding and has a sound knowledge of the ASG.

Fiona has been a member of both Bualnaluib (Aultbea) Primary School and Gairloch High School Parent Councils and has a unique ability to bring people together to plan and execute projects for the benefit of the community's young people.

Fiona currently works for Aberdeen Science Centre as an Outreach Coordinator and also has experience working in the fish farming industry in Wester Ross.

##### **Emma Smith**

Emma is a highly experience Geography teacher with a track record of running various groups and projects within the local community. Emma regularly undertakes field work with her classes and understands the needs and requirements of managing outdoor education resources.

In addition to her educational experience, Emma has a sound understanding of how to positively communicate stories and engage online communities through various social media platforms.

### **Partnerships**

The organisation also has access to qualified educators and activity providers employed by both Highland Council, Highlife Highland, and local private contractors experienced in delivering various forms of Outdoor Learning.

Slattadale has generated interest amongst various parties including Countryside Learning Scotland and The Shieling Project. It is anticipated that these partnerships will be developed in the near future which will assist Slattadale in getting the site, and subsequent educational activities off the ground. In addition, the organisation also hopes that partnership working can open up access to various match-funding opportunities to both support our 3-18 community as well as partner stakeholders.

## 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.

Our community stretches from Shildaig in the South to Laide/Dundonnell in the North which forms the Gairloch High School ASG as noted above. The following have been contacted and have shown support for the project with the final collation of evidence due by the end of August 2022 (due to school holidays):

Mr Wim Chalmet, Head Teacher, Gairloch High School

Mrs Natalie White, Head Teacher, Bualnaluib and Poolewe Primary Schools

Mr Thomas O'Halloran, Head Teacher, Shildaig and Kinlochewe Primary Schools

Bualnaluib Primary Parent Council

Poolewe Primary Parent Council

Mrs Luciana Maclean, Chair, Gairloch Primary Parent Council

Shildaig Primary Parent Council

Mrs Louise Gibson, Manager, Toybox Children's Centre

Mr and Mrs Bannister, Neighbouring Residents, Slattadale

Mr Ian Robertson, Executive Director, Countryside Learning Scotland

Mr Doug Bartholemew, Beinn Eighe and Loch Maree Islands NNR Reserve Manager, Nature.Scot

## 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.*

**Current balance:** £4910.98

**Minus CAT fee (approx. £1):** £4909.98

**Minus legal (approx. £500):** £4409.98

Any projects requiring funding, we will aim to raise monies through grant applications, loan applications (where there is a sustainable method of repaying) and traditional methods of fundraising.

During school session 2022/23 a proposed fundraising programme is being planned to hopefully raise between **£1000 and £1500** to keep accounts healthy and support general maintenance and upkeep of the site.

Costs for on-site activities will be met through school budgets, other funding and, where applicable, via programmes offered to schools at no cost e.g., Pathways to Rural run by Countryside Learning Scotland.

We have a range of local tradespeople who have offered time, free of charge, to support with the site clearance, fencing and an on-site parking/turning area.

All initial site structures will be of a semi-permanent nature. We will soon be taking ownership of some Keder Greenhouses (approx. value £60,000) which will form the initial structures on the site. These are kindly being donated by a local charity that no longer has use for them. There will be no cost for the delivery and setup of these excellent resources as this is being covered by a local contractor and volunteers. We are also looking into moveable structures such as containers until such times as phase 2 of the project gathers pace and we are able to start planning a more permanent structure, if deemed feasible.

In addition, we have had interest shown in assisting with the clearance and setup of the site from Scottish and Southern Energy (SSE) as part of their community-interest activities. We hope to be able to utilise some of their staff and mechanical resource during the time they are working on local capital projects.

As an organisation we are awaiting the Cooperative Bank to finish setting up the organisational bank account. This has been delayed at their end due to backlogs following COVID but it is anticipated that this will be opened and accessible to Slattadale by the end of September. In the meantime, and has been the case over the past 5 years, the finances have been held in the Gairloch High School Fund and are ring-fenced at this time for Slattadale spending only. Initial bank statements can be provided once the new account is open and monies have been transferred across to the new Cooperative account.

## 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 STUART CADDELL

Address

Date 11<sup>th</sup> August 2022

Position MANAGING TRUSTEE

Signature

2. Name FIONA MACKENZIE

Address

Date 11<sup>th</sup> August 2022

Position MANAGING TRUSTEE

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:

Slattadale SCIO Constitution – 2022.pdf

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

Documents attached:

Location Plan.pdf

Slattadale boundary.pdf

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

Documents attached:

N/A

### 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:

N/A

### Section 5 – evidence of community support

Documents attached:

*Slattadale Community engagement – Pre Covid*

*Letters of Support (still being collated) – due late August 2022*

### Section 6 – funding

Documents attached:

Slattadale valuation report – Slattadale.pdf