



# 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](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

Kyle & Lochalsh Community Trust

### 1.2 Community transfer body address

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

Postal address:  
Kyle & Lochalsh Community Trust,  
Toll Office  
Kyle of Lochalsh

Postcode: IV40 8AZ

### 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: Kirsty Partridge

Postal address:  
Kyle & Lochalsh Community Trust  
C/O Communities Housing Trust  
Suite 4, Second Floor  
Moray House  
Bank Street  
Inverness

Postcode: IV1 1QY

Email: [kirsty.partridge@chtrust.co.uk](mailto:kirsty.partridge@chtrust.co.uk)

Telephone: 01463 233549

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 SC430036
- or  
a Scottish Charitable Incorporated Organisation (SCIO)  and its charity number is SC043360
- 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: Ratagan: 57.22239338827843, -5.448295546844788

Saraig: 57.22958739719703, -5.466542556074367

Area in hectares: Ratagan: Approx. 7.11 Ha

Saraig: Approx. 12.48 Ha

Name and description of the land: Ratagan and Saraig Forestry Campsite.

The Ratagan site is situated in the centre of the small settlement of Ratagan, opposite the Youth Hostel. The site is made up of a flat field to the front of the site, and an area of steep, clear-felled forestry land (approx. 8 Ha) to the rear.

The Saraig site is situated on the old forestry campsite, which is fairly flat land on the roadside, and steep, clear-felled forestry (approx. 11Ha) to the rear of the site.

Housing development is proposed on the flat areas of both sites, and Woodland Crofts are proposed for the steeper land.

**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)?

Ratagan site:  
Valuation: £83,000  
Proposed price: £44,467

Saraig site:  
Valuation: £106,000  
Proposed price: £57,422

Total proposed price: £101,889

*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?

n/a

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?

The right to sell or lease small proportions of the site for cross-funding purposes to deliver the main aims of the project. These are clearly outlined in the Business Plan.

## CATS: Asset Transfer Request Form

We request that there is no financial claw-back from FLS.

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.

The objective is to create a micro eco-village over two close sites in and near Ratagan, offering affordable housing, access to land, business units, woodland crofts and community growing in the Loch Duich Community Council area of Lochalsh, which has the starkest demographics in Lochalsh. The school has a rapidly declining school role which is now only 9, making it increasingly vulnerable to closure unless the area can attract more families with children.

Kyle and Lochalsh Community Trust (KLCT) has established strong community support for the proposals through wide community consultation since 2020. A Lochalsh community survey, with 600 responses, established affordable housing as the top priority, with 86% agreeing the need to attract more young people and 75% concerned that their community is increasingly elderly. The Lochalsh Community Action Plan was written based on these responses, as well as a housing needs survey, an open day about these proposals and the consultation on a Lochalsh Local Place Plan, all which evidence affordable housing as being the top priority. The project has the strong support of the Loch Duich Community Council, which invited KLCT to take on the project to benefit their own community, as well as the wider Lochalsh community.

Loch Duich Community Council area has seen a growth in over 65-year-olds of 51% since 2011 to 2020, and a reduction in 0–15-year-olds of 15%. In 2020, a local area profile established that 42% of the population is over 60, and under 30s make up only 20% of the population, with under 10s making up only 6% of the population. In 2020 the primary school roll was 16, it has reduced to 9 pupils since.

The Lochalsh Community survey also established that access to business units or land for business premises was the 2<sup>nd</sup> most important measure that business owners wanted. Access to land for growing by individuals or communities was supported by 300 respondents (50% of respondents).

The hope is that the project will deliver its aim of reversing the trend of out migration in the local area, encourage the retention of young people to live and work in Lochalsh, and achieve economic and environmental sustainability through developing this innovative concept of a micro-eco village. Increasing affordable housing, creating crofts on which crofters can build their own houses and start up land-based businesses, and by creating local business opportunities through business units and the option of space for work or business in the affordable houses, as well as a community growing will all contribute to the overall objective.

A recent housing needs study was conducted in Lochalsh and there was strong demand for a variety of housing solutions amongst local people.

KLCT's bid to purchase the two sites via the Community Asset Transfer Scheme, aims to bring widespread community benefit to Lochalsh by providing housing solutions, combined with the creation of Woodland Crofts, business units, and a space for community growing.

The concept for the two sites is as follows:

**Woodland Crofts:** The creation of a community-owned sustainable woodland which will be divided into five Woodland Crofts to meet local and wider needs. The initial proposal recommends that the sites can provide five Woodland Crofts – two in Ratagan and three in Saraig. Each croft offers the possibility of the creation of croft houses and woodland-based enterprises, where the land can provide economic opportunity for the crofters that live there. KLCT would remove the Crofting Right to Buy, apart from a house site on each croft, on which a Rural Housing Burden would be placed, thus keeping the crofts in community control in perpetuity.

**Affordable Housing:** The creation of a mix of houses for social rent and low-cost home ownership between both sites at Ratagan and Saraig. The initial proposal suggests that the Ratagan site has potential to provide up to 6 units as the land is flat and accessible, and 3 plots for housing at the Saraig site (2 x discounted sale plots and 1 x open market sale). Furthermore, croft house sites can be created on the Woodland Crofts, amounting to the potential provision of 14 new housing opportunities for the people of Lochalsh.

**Business Units/ Workspace:** The creation of 2 units for small businesses/ workspace at Ratagan.

**Campervan / Holiday Pod / Camping Area:** As a means of long-term sustainable income and local employment opportunities, dedicate an area of the Saraig site for a small site, which would be developed in phases as funding to establish the infrastructure becomes available. Situated on the shores of Loch Duich and close to tourist attractions such as Eilean Donan Castle, the site offers a stopping point to explore Lochalsh. The site was a forestry worker's campsite in the past, and this links back to the historic use of the land. It has an existing small toilet and shower block which it might be possible to re-instate.

**Growing Space:** The survey shows support from the local community to incorporate a community growing space into the project offering residents and the wider community the opportunity to share their gardening experience and access to fresh locally grown produce, thereby increasing community resilience and reducing the carbon footprint. KLCT has one or two commercial size polytunnels which it can offer to the community growing project to increase growing potential. The aim is to make the growing spaces available for inhabitants of the new micro eco village, but also for those living in the area around Ratagan, to help increase community benefit and integration of the new micro eco village within the existing community.

Saraig:

Woodland Crofts: **3** for lease

Croft House with RHB: **3** for Discounted Sale

Affordable Self-Build Plot: **2** for Discounted Sale

Self-Build Plot (Open Market): **1** - unrestricted to fund project

Campsite: Phase 2 TBC – KLCT Social Enterprise



Ratagan:

Woodland Crofts: 2 for Lease (KLCT)

Croft House Plots with RHB: 2 for Discounted Sale (KLCT)

KLCT Affordable Homes: 2 for social rent

CHT/LSHA: 4 (2 social rent, 2 discounted sale)

Business Units: 2 for lease (KLCT)

Growing Space: For lease (KLCT)

**Total potential homes: 14**

## 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.*

Kyle and Lochalsh Community Trust have a vision for the Ratagan and Saraig sites to encourage the retention of young people to live and work in Lochalsh and achieve economic and environmental sustainability by creating a 'micro-eco village'. The objective is that the village will reinforce the sense of community by intrinsically linking the land and the people to form a cohesive settlement. The project incorporates multiple elements to ensure that the site provides multiple benefits for the residents and those that live in Lochalsh.

### Community Objectives

In 2020-2022, KLCT consulted on and launched a Lochalsh Community Action Plan (CAP) whereby key priorities were identified by local respondents to build sustainability for Kyle and Lochalsh. Each of the following objectives identified locally can provide community benefit in a range of ways.

**Affordable Housing:** Housing was the highest priority of the CAP overall, with 76% of respondents reporting difficulty in finding a house in the Lochalsh area. This was further supported with a strong objective of the need to retain and attract young people to the area to make communities more economically viable. A Housing Needs Survey conducted by CHT in 2023 showed a strong demand for affordable housing in a range of sizes and tenures.

**Woodland Crofts:** Crofting is widely recognised for the role it has played in retaining rural populations and providing economic opportunities for local people. Woodland Crofts are a new opportunity but can provide similar benefits, with particular emphasis on those arising from the sustainable management of existing or new woodlands. For this project, the proposal is that the land will provide economic benefits, increase community land ownership and also have the added benefit of potentially providing a site for housing on the Woodland Croft.

**Local Access to Food and Access to Land:** Promotion of local food and access to land locally for communities and individuals were among the top actions identified for sustainability in the CAP, the Housing Needs Survey identified further support for the site being used in this way. The space is

expected to provide health and wellbeing benefits for the community, as well as learning opportunities for growing and eating local produce.

Economic Opportunities: Increasing economic opportunities in the Lochalsh area has the potential of retaining economically active people in the area and reversing the trend of depopulation in Lochalsh. The land has space for the creation of units for small businesses or workspace, as well as the potential woodland-based enterprises of the Woodland Crofts. In addition, there is potential for a community-owned campsite at Saraig as an additional income source for the community and further enterprise creation for local people.

### 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.*

A recent Pre-app was submitted to the Highland Council, which was supportive of the proposals so there are not expected to be any planning issues at this stage. A copy of the response is attached to this application.

The project team is aware of the reforestation obligations of Forestry and Land Scotland at both sites. This will be incorporated into the plan for the sites.

Both the Ratagan and Saraig sites are part of the Kintail National Scenic Area, which are designated to ensure its protection from inappropriate development by Nature Scot. The project team will strive to ensure that a project will be designed to be sympathetic to the landscape and natural beauty of the area and minimise impact as much as possible.

### 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.*

Environmental Impacts:

As stated in 4.3, the project will be developed to ensure the least amount of environmental impact for the land which is in a designated National Scenic Area. The team will work with stakeholders who are experienced in these considerations at all stages of the project.

Community Concerns:

There has already been wide engagement with the community which has helped to explain the project and counter concerns to date,

Engagement with residents and community groups will continue and take place at key stages throughout the duration of the project to ensure the community remains informed at every stage, and supportive of the project. It has been suggested that a project subgroup be created in the Loch Duich community, made up of residents that could act as a 'voice' for the community, can direct any areas of concern to the project team, which can then be dealt with effectively.

The aspirations and needs of the community are at the heart of the proposal for the sites at Ratagan and Saraig, and this will continue until completion if successful.

#### 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.*

Kyle and Lochalsh Community Trust: KLCT is a community-based organisation that was established to operate solely for the benefit of its community and furthering the achievement of sustainable development in Lochalsh.

The main objectives of the not-for-profit Community Trust are:

- To advance community development including urban or rural regeneration within the Community
- To advance the education of the Community about its environment, culture, heritage and/or history.
- To advance the environmental protection or improvement including preservation, sustainable development and conservation of the natural environment

KLCT have an experienced Board of Trustees, who are and been actively developing projects on behalf of the community since their establishment in 2012. Please refer to page 5 of the accompanying business plan, which outlines the various skills of the Trustees, and local projects that have been developed and delivered in Lochalsh by the Community Trust.

Communities Housing Trust: KLCT have engaged CHT to support the Community Trust to develop a feasibility study for this project, and to provide their expertise for the housing and Woodland Croft element of the proposal. CHT have over 25 years of experience in supporting over 120 communities in rural Scotland to provide crucial affordable homes and other amenities. CHT take a holistic and creative approach and works cooperatively with a wide range of public and private stakeholders to develop viable projects and find solutions to the evolving challenges of community development.

Communities Housing Trust have supported other communities in developing Woodland Croft projects, and most notably are working with Glengarry Community Woodland to create Woodland Crofts on the Ardochy site at Glengarry, after a successful Community Asset Transfer with Forestry Land Scotland.

CHT are partners of the Woodland Croft Partnership, who are made up of Community Woodlands Association, Scottish Crofting Federation, Woodland Trust Scotland and Communities Housing Trust. Access to the expertise of a range of stakeholders increases viability of the project further.

## **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.

A range of Community engagement exercises have been carried out locally either to identify key priorities or to ensure that there is support for the proposals.

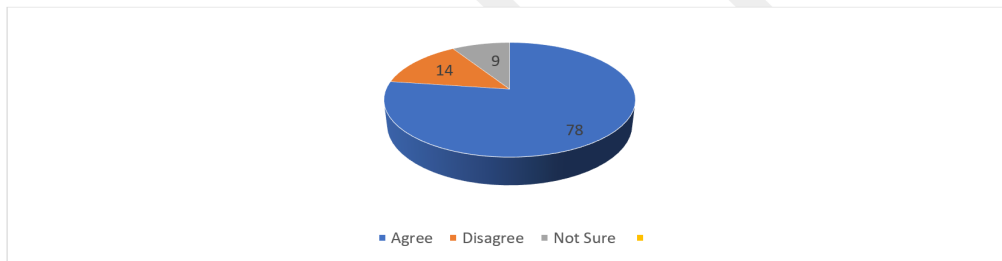
Community Action Plan: KLCT published the responses to the survey which was run in 2021 to form the Lochalsh Community Action Plan, which was written with considerable community input and launched in September 2022. This sets out the priorities that residents in the area collectively need to take action on to bring transformational change to the seven Community Council areas in Lochalsh. With a population of 2,600 over a large geographical area, the Action Plan is intended as a guiding document for Community organisations in the area to prioritise actions that are most important to community members. Amongst the top 5 priorities were improving affordable housing, retaining young people in the area, local food and access to land and tourism. Affordable housing was the top priority by a large margin.

Local Place Plan: This has been drawn up with considerable input from the 7 community councils and 6 community trusts in Lochalsh, who are part of a forum called the Lochalsh Collaboration. It is almost finalised and will be submitted to Highland Council Planning Department in July/early August. It also identifies affordable housing as a primary priority, with access to land through new crofts, woodland crofts, community growing, and support for businesses through business units also noted as priorities.

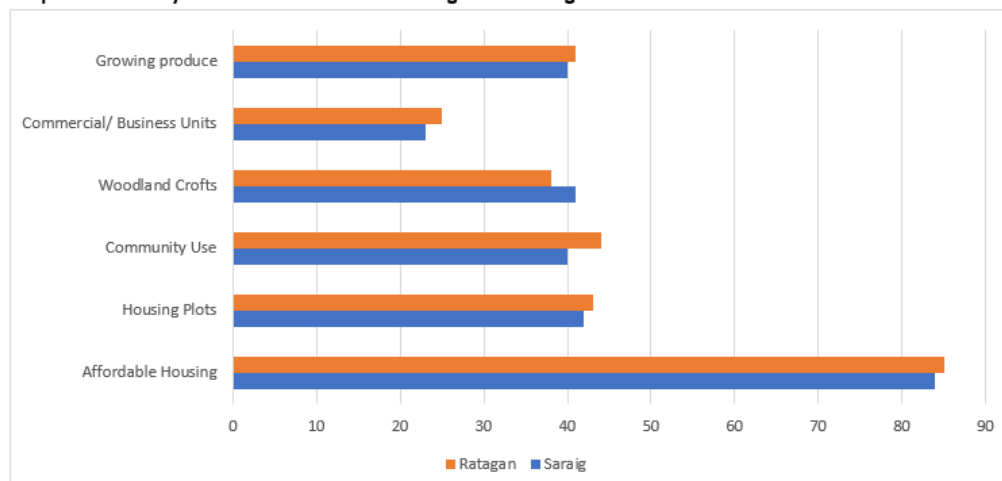
Community Events: An event was carried out in 2023 to specifically establish support for the proposals at the Ratagan and Saraig site. Members of KLCT, CHT and the Woodland Crofts Partnership (WCP) were present to answer questions about the proposal. Architect, Iain Livesley attended to share drone footage and initial plans for the site, which showed the proposed layout of housing and Woodland Crofts on both sites at Ratagan and Saraig. There was a keen community interest in Woodland Crofts, and Jamie Macintyre (WCP) provided a useful presentation to explain the concept. The event was well attended, and community members showed strong support for the proposals.

Communities Housing Trust were commissioned to run a Housing and Business Needs survey in 2023, which covered all seven of the Community Council areas in Lochalsh. The survey had a section to specifically gauge community support for KLCT's proposals of the land at Ratagan and Saraig. 78% of respondents were supportive of the proposal, with consideration of various land uses also being given local support. See below for survey report graphics:

Chart: Community Support for the KLCT's proposal of land purchase:



Graph: Community Views on Uses of Land at Ratagan and Saraig:



## 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.*

Please see the accompanying document Business Plan for full financial breakdown and projections for each element of the project, and a list of funders that the project qualifies to apply to.

## **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  
Address  
  
Date  
Position  
Signature
  
2. Name  
Address  
  
Date  
Position

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:

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

Documents attached:

### 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: