



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

Community Asset Transfer Scheme

Community Empowerment (Scotland) Act 2015
9th Annual Report

1 April 2025 to 31 March 2026

Community Empowerment (Scotland) Act 2015

9th Annual Report

Launched in January 2017, Forestry and Land Scotland's Community Asset Transfer Scheme (CATS) sets out how we deliver the asset transfer rights for communities (Community Empowerment (Scotland) Act 2015, Part 5) for our national forests and land.

This ninth annual report covers the period 1 April 2025 to 31 March 2026. During that period, Forestry and Land Scotland has:

- **validated two requests for ownership of sites** on our national forests and land
- issued decision notices **to approve three requests**
- **completed six transfers of ownership**

One validated request was for a building notified for potential disposal by FLS, which the community identified could benefit them and contribute to their objectives. The other request was initiated by the community.

Since the scheme launched in January 2017 up until 31 March 2026, FLS has received a total of 40 requests, of which 39 have been approved:

- 31 transfers of ownership have completed, covering approximately 755 hectares
- 2 renewables leases have completed, and the hydro schemes have been commissioned
- requests for 3 sites are approved and in progress to complete
- 3 requests approved by FLS have not completed as no offer was received

A full list of asset transfer requests received for Scotland's national forests and land, and progress to date, is shown in Annex 1.

In 2025/26, FLS completed six Community Asset Transfers under CATS and two further direct sales to community organisations.

Empowering Communities

Forests now cover over [1.4 million hectares](#) of Scotland. Much of this is privately owned but around one third of it – as well as a diversity of open land habitats – is publicly owned and looked after by the Scottish Government land management agency, Forestry and Land Scotland (FLS). These publicly owned forests are referred to as **Scotland's National Forest and Land**.

FLS' [Communities Strategy for Scotland's National Forests and Land](#) was published in October 2023 and sets out the principles and strategic priorities for how we work with communities to make best use of Scotland's national forest and land.

The Communities Strategy sits alongside our [Visitor Services Strategy](#), and focusses on how communities can get more involved in the decisions, management and use of the national forests and land, including for health and wellbeing. Our Communities Strategy is an open invitation for groups to come forward with ideas on how Scotland's national forests and land can benefit the wider communities they're part of.

Engaging and involving communities in decisions relating to land

Engaging and involving communities in decisions relating to land is one of the key Principles in the Communities Strategy, and our aim is to promote greater community engagement in decisions about land. The Strategy also sets out what we are doing to improve consultation and engagement on land management planning, place based planning and masterplans and working at landscape scale.

Our [Land Management Plans](#) cover most of Scotland's national forests and land, and each plan sets out how we intend to manage a specific area of land for a period of ten years. The plans are published online and we consult with communities and other stakeholders to gather a range of views. After public consultation and approval, Land Management Plans are put into action by our local teams.

We currently have more than 60 active consultations for plans due for renewal. Many other plans are at various stages of review and informal consultation. In total we have around 360 active land management plans which are available [online](#) or by contacting our [Regional offices](#).

Further guidance on community projects and activities on the national forests and land is also available on our [Communities web pages](#). You can also find out more sources of information about the land that we manage on our Communities pages: [Find out information about land](#).

Engaging communities in the creation, management and use of forests and woodlands

Our Communities Strategy aims to support the transition to a fairer, greener Scotland and to support sustainable and thriving rural communities. We are a key partner in delivering many of the Scottish Government's national objectives and aim to support communities to make best use of Scotland's national forests and land and to do so in a just and fair way, delivering social, environmental and economic benefits.

Many local communities and communities of interest already use the national forests and land for a wide range of activities. Many activities can be freely carried out under the [Scottish Outdoor Access Code](#) such as cycling, climbing and camping. Groups can also get permission for activities which require more formal arrangements, such as community events, habitat management, or path maintenance to improve access to a woodland, and further information is available on our [Communities](#) and [Permissions and permits](#) web pages.

Longer-term projects and activities can be carried out through agreements and leases, such as woodland management agreements, leases for renewables projects or public access projects. We also work with communities of interest including environmental NGOs, sports clubs, history and arts groups, and in partnership with communities and other bodies. We work closely with communities to put in place the right agreement that will both deliver their objectives and manage our national forests and land responsibly and sustainably.

As of 31 March 2026, FLS had agreements, projects or leases with 94 community groups for over 100 projects.

Community Asset Transfer Scheme (CATS)

The [Community Asset Transfer Scheme \(CATS\)](#) is an opportunity for communities to take greater control of land through ownership or lease. Over the last year, we have completed the sale of another two sites to communities. As of publication on 30 June 2026, 31 transfers of ownership and two leases had been completed.

We continually engage with communities across Scotland to provide information on the land we manage and to talk through options and solutions as to how best they might achieve their aspirations. Our Community Asset Transfer Manager and the National Community Advisor, together with our Regional Land Management and Land Agency teams, meet with communities to discuss proposals and options for the use or transfer of land. We will also signpost communities to relevant support, such as the [Scottish Land Fund](#) and [Community Ownership Support Service](#). You can also find information about Land Management Plans for national forest land, land ownership, environmental features and designations online (see [Find out information about land](#)).

CATS Updates

Over the last year we have completed six asset transfer requests (see [Community Asset Transfer Scheme](#)):

- **Balnain Buildings, Balnain:** since purchasing the site in April 2025, GURCA has collaborated with the [Glen Urquhart Men's Shed \(GUMS\)](#) to turn the former forestry offices and workshop at Balnain into GUMS' new permanent base. It will also be a hub for other community groups including a new Ladies Shed and Soirbheas, who helped fund the refurbishment of the buildings.
- **Farigaig Forest School Buildings, Inverfarigaig:** Stratherrick and Foyers Community Trust purchased the former Forest School Building at Inverfarigaig, the car park and picnic area, and the adjoining Fasnagruig paddock, to revitalise the site as a community growing project and environmental project base.
- **Balmacara Woodland Park, Balmacara:** Balmacara Community Trust are turning the former campsite into a community [woodland park](#). This includes around 9 hectares of woodland and a former office building, with woodland walks, space for community events such as their annual [Easter Egg Trail](#) and plans for public toilets and camping infrastructure.
- **Cairnbaan Buildings, Cairnbaan:** in October 2025, FLS [handed over the keys](#) of the former FLS Knapdale office to the Cairnbaan Community Trust. The Trust has since been refurbishing the buildings to create a community-owned hub with proposals including a pop-up café, space for community groups, rooms for hire, health and wellbeing activities, and an information point for local history and environment.
- **Rosal Clearance Village, Strathnaver:** Following completion of the transfer in February 2026, North Sutherland Community Forestry Trust (NSCFT) held a [weekend of community](#)

[events](#) in June to mark community ownership of the [Rosal Clearance Village](#). NSCFT plan to use the acquisition to showcase the breadth of archaeological history, Gaelic heritage, and interpretation of the clearance village.

- **Ratagan and Saraig Affordable Housing and Woodland Crofts:** Kyle & Lochalsh Community Trust plan to create [Micro Eco Village Project](#) on two sites at Loch Duich, Ratagan and Saraig. The project aims to create affordable housing, new woodland crofts, business units, a community growing area, and a shared community space

FLS received and approved two new requests this year: Morvern Community Woodland's proposals for Lochaline Community Forest, including woodland crofts and wood lots, and NSCFT's request for the Borgie Log Cabins and surrounding land. We also have a pipeline of around 20 projects in development. FLS also approved the request for Craigielands Community Woodland in Beattock.

CATS Community Wind Repowering Pilot

In October 2025, as part of Scotland's ambition to ensure communities share in the benefits of clean energy, the Scottish Government announced the [Community Asset Transfer Scheme \(CATS\) repowering pilot](#). The pilot provides a protected window for communities to make an asset transfer request to take on the lease to repower wind farm sites on land managed by Forestry and Land Scotland (FLS).

FLS is working with Scottish Government and Local Energy Scotland on the enhanced notification process, evaluation criteria and guidance for the [CATS Community Wind Repowering Pilot](#). This will give communities greater access to the opportunities from the repowering of wind farms as they come to their current lease end dates. FLS has already begun to engage with communities for the first two pilot sites at An Suidhe, Loch Awe and at Black Law (Kingshill Plantation), South Lanarkshire.

The CATS Pilot will be kept under review as we progress through the process for the initial sites with community bodies, including engagement with key stakeholders, including Community Energy Scotland, DTAS, community benefit funds, local authorities and other agencies, and industry. FLS will make further updates and shared learning available in due course.

Other transfers

For smaller assets, where there is clear community benefit and support, we aim to keep the process as straightforward as possible, and community transfer bodies can acquire smaller sites assets as direct sales. Over the last year we transferred the former Tank Slipway at Kames to Tighnabruaich District Development Trust (TDDT), with potential use for serviced camper van pitches. The Dalavich Improvement Group (DIG) acquired a former storage shed and land in the village.

ANNEX 1: Forestry and Land Scotland: Asset Transfer Requests

Table 1: Requests validated 1 April 2025 to 31 March 2026

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
Borgie Log Cabins Borgie Forest, Highland	North Sutherland Community Forestry Trust	18-Aug-25	0.8	Purchase	Community hub	Approved 09-Dec-25	Awaiting offer
Lochaline Community Forest Morvern, Highland	Morvern Community Woodlands	04-Aug-25	96	Purchase	Community hub	Approved 03-Feb-26	Awaiting offer

ANNEX 2: Previous Requests

	1 April 2025 to 31 March 2026
	21 January 2017 to 31 March 2025

Table 2: Requests validated 21 January 2017 to 31 March 2025

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
<u>Cairnbaan Buildings (Knapdale Office and Workshop)</u> Cairnbaan, Argyll & Bute	Cairnbaan Community Trust	25-Sep-24	0.3	Purchase	Community hub	Approved 12-Dec-24	Completed 10-Oct-25
<u>Ratagan and Saraig Affordable Housing and Woodland Crofts</u> Ratagan, Highland	Kyle & Lochalsh Community Trust	07-Oct-24	20.64	Purchase	Affordable housing and woodland crofts	Approved 07-Feb-25	Completed 23-Feb-26
<u>Craigielands Wood</u> Beattock, Dumfries & Galloway	Craigielands Community Woodland	07-Oct-24	35.2	Purchase	Community woodland	Approved 30-May-25	Extended offer deadline
<u>Balmacara Campsite</u> , Balmacara, Highland	Balmacara Community Trust	19-Jan-24	9.2	Purchase	Camping, community building and woodland	Approved 15-Jul-24	Completed 16-Jul-25
<u>Glenmore Visitor Centre and Car Park</u> Glenmore, Aviemore, Highland	Aviemore & Glenmore Community Trust	07-Jan-24	0.55	Purchase	Community hub and café	Approved 28-Mar-24	Completed 01-Nov-24
<u>Balnain Buildings</u> Balnain, Glen Urquhart, Highland	Glen Urquhart Rural Community Association (GURCA)	20-Sep-23	0.22	Purchase	Men's Shed	Approved 07-Feb-24	Completed 07-Apr-25
<u>Farigaig Forest School Building and Fasnagruig Paddock</u> Inverfarigaig, Highland	Stratherrick & Foyers Community Trust	07-Aug-23	0.83	Purchase	Community hub	Approved 11-Jan-24	Completed 04-Jun-25
<u>Rosal Clearance Village</u> Strathnaver, Highland	North Sutherland Community Forest Trust	09-Aug-22	40	Purchase	Historic site	Approved 16-Jan-23	Completed 19-Feb-26
<u>Slattadale</u> Gairloch, Highland	Slattadale	19-Aug-22	0.58	Purchase	Outdoor education facility	Approved 27-Mar-23*	Completed 03-Nov-23

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
<u>Argyll Beaver Centre</u> Barrandaimh, Argyll & Bute	Heart of Argyll Wildlife Organisation	04-Oct-22	0.56	Purchase	Wildlife and environment centre	Approved 20-Dec-22	Completed 27-Oct-23
<u>Taymount Wood</u> Stanley, Perth & Kinross	West Stormont Woodland Group	19-Dec-22	155	Purchase	Community woodland	Approved 31-Oct-23*	Ended 30-Jan-26 [†]
<u>Longrigg Wood</u> Strontian, Highland	Sunart Community Company	09-Jan-23	86.41	Purchase	Community woodland	Approved 03-May-23	Completed 09-Aug-24
<u>Dyemill MTB Trails</u> Lamlash, Isle of Arran	Arran High School Mountain Bike Club	15-Dec-21	6.1	Purchase	Mountain bike trails	Approved 07-Mar-22	Completed 20-Nov-22
<u>Littleburn Road</u> Munlochy, Highland	Roots & Growth	25-May-21	0.45	Purchase	Community hub and wellbeing centre	Approved 30-Sep-21	Ended 30-Mar-22 [†]
<u>Lower Ardochy</u> Invergarry, Highland	Glengarry Community Woodlands	05-May-21	50.52	Purchase	Woodland crofts	Approved 06-Sep-21	Completed 09-Sep-22
<u>Inchree Barn</u> , Inchree, Highland	Nether Lochaber Community Association	28-Apr-21	0.09	Purchase	Community hub and café	Approved 23-Aug-21	Completed 13-Nov-23
<u>Broch Field</u> Strathyre	BLS Community Trust	12-Mar-21	1.77	Ownership	Community recreation area	Approved 17-Jun-21	Completed 20-Apr-22
<u>Ardlarach Quarry</u> Tain	Tain Rifle & Pistol Club	24-Nov-20	5.38	Ownership	Target and outdoor shooting range	Approved 24-Mar-21	Completed 15-Sep-22
<u>Abhainn Greadhain Hydro Scheme</u> , Glenachulish	Lochaber Environmental Group	23-Sep-20	1.24	Lease	Hydroelectric scheme	Approved 01-Mar-21	Completed 12-Aug-21
<u>Insh Woodland and Grazings</u> Insh, Newtonmore	Inch Community Holdings	25-Aug-20	6.19	Ownership	Community woodland and grazings	Approved 05-Nov-20	Completed 11-Jun-21
<u>The Scottish Crannog Centre</u> , Dalerb, Loch Tay	The Crannog Centre	7-Apr-20	3.89	Ownership	New museum and visitor centre	Approved 16-Jun-20	Completed 11-Jun-21
<u>Inverawe Woodland</u> Inverawe, Argyll & Bute	Inverawe Community Woodland	19-Mar-20	6.01	Ownership	Community woodland	Approved 08-Jun-20	Completed 28-May-21
<u>Inverarish Hydro Scheme</u> Isle of Raasay, Highland	Raasay Development Trust	17-Dec-19	1.61	Lease	Hydroelectric scheme	Approved 29-May-20	Completed 7-Jan-21

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
<u>Coilhalla Wood</u> Callander, Stirling	Callander Community Development Trust	23-Oct-19	83	Ownership	Community woodland	Approved 21-Apr-20	Ended 22-Oct-20 [†]
<u>Clunes Buildings and Woodland</u> Clunes, Highland	Arkaig Community Forest	03-Sep-19	6.24	Ownership	Community woodland	Approved 06-Jan-20	Completed 25-Jun-21
<u>Corsee Wood</u> Banchory, Aberdeenshire	Deeside Bike Collective	3-Sep-19	12.49	Ownership	Mountain bike trails	Approved 02-Mar-20	Completed 14-Apr-22
<u>Corrow Boat Park</u> Lochgoilhead, Cowal	Lochgoil Watersports Cub	21-Nov-18	2.34	Ownership	Recreation	Approved 15-Feb-19	Completed 28-Oct-19
<u>The Gantry</u> Craignure, Isle of Mull	Mull and Iona Community Trust	15-Nov-18	0.13	Ownership	Community services	Approved 7-Feb-19	Completed 5-Feb-21
<u>Muirdrochwood</u> Carsphairn, Galloway	Carsphairn Community Woodland	7-Nov-18	48.64	Ownership	Community woodland	Approved 03-May-19 Revised 07-Jan-20	Completed 31-Mar-21
<u>Glenan Wood</u> Portavadie, Cowal	Friends of Glenan Wood	02-Nov-18	144.39	Ownership	Community woodland	Approved 10-May-19	Completed 19-Dec-19
<u>Seneval</u> Carradale, South Kintyre	Carradale Community Trust	22-Oct-18	1.81	Ownership	Community services	Approved 07-Feb-19	Completed 13-Sep-19
<u>Ardura Community Forest</u> Craignure, Mull	Mull and Iona Community Trust	03-Apr-18	194.04	Ownership	Community woodland	Approved 21-Dec-18*	Completed 13-Sep-19
<u>Eshiels Community Woodland</u> Peebles, Scottish Borders	Peebles Community Trust	22-Mar-18	6.67	Ownership	Community woodland	Approved 04-Jun-18	Completed 12-Jan-19
<u>Dronley Community Woodland</u> Auchterhouse, Angus	Dronley Community Woodland	19-Mar-18	51.49	Ownership	Community woodland	Approved 04-Jun-18	Completed 28-Mar-19
<u>Leadburn Community Wood</u> Leadburn, Scottish Borders	Friends of Leadburn Community Woodland	26-Feb-18	9.02	Ownership	Community woodland	Approved 04-Jun-18	Completed 29-Mar-19
<u>Carron Valley Community Woodland</u> Carron Bridge, Stirling	Valley Renewables Group	20-Dec-17	21.49	Ownership	Community woodland	Approved 28-Feb-18	Completed 12-Oct-18
<u>The Fairy Pools Car Park</u> Minginish, Isle of Skye	Minginish Community Hall Association	16-Aug-17	14.21	Ownership	Parking facilities	Approved 03-Nov-17	Completed 06-Jul-18

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
Gamescleuch Forest and the Ettrick Marshes Ettrick, Scottish Borders	Ettrick & Yarrow Community Development Company	26-Jun-17	173	Ownership	Community woodland	Refused 03-Nov-17	Refused following Review by Scottish Ministers

* Decision deadline extended by agreement

† Offer not received by deadline for submission