

SCOTLAND'S NATIONAL FOREST ESTATE - COMMUNITY ASSET TRANSFER SCHEME (CATS)

Introduction

Please read the relevant parts of the [Community Asset Transfer Scheme 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 do not repeat any information you have already given, simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forest Enterprise Scotland
231 Corstorphine Road
Edinburgh
EH12 7AT

E-mail: communities@forestry.gsi.gov.uk

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 need to ask you for more information during the assessment and evaluation process.

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Information about the community transfer body making the request

1.1 Name of the community transfer body making the asset transfer request

Mull and Iona Community Trust

1.2 Community transfer body address. This should be the registered address, if you have one.

Postal address: An Roth Community Enterprise Centre, Craignure, Isle of Mull

Postcode: PA65 6AY

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: Richard Thorne

Postal address:

An Roth Community Enterprise Centre
Craignure
Isle of Mull

Postcode: PA65 6AY

Email: [REDACTED]

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 Forest Enterprise Scotland to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please mark an "X" in the relevant box to confirm the type of community transfer body and its official number, if it has one.

Company, and its company number is	X	SC172897
Scottish Charitable Incorporated Organisation (SCIO), and its charity number is		
Community Benefit Society (BenCom), and its registered number is		
Unincorporated organisation (no number)		

Please attach a copy of the community transfer body's constitution, articles of association or registered rules.

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 local [Forest District](#) office for assistance in providing a copy of the map.

If you request it for a building, you should provide a street address and the Unique Property Reference Number if known. If you have identified the land on Forest Enterprise Scotland's [Register of Land](#), please enter the details listed there.

Grid reference: NM723365

Name and description of the land:

The Gantry Site.

This 0.15 hectare site lies adjacent to the A849 road. It is fully fenced and gated, is level and has good gravel based hard standing.

Mull and Iona Community Trust (MICT) has been leasing the land for the last 8 years, and throughout this time it has been used as a self-storage facility, run by the trust on behalf of the island community.

The land is bordered by a private house (2nd home) and by an existing forestry commission plantation.

Please refer to attached maps and plans

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: £23,750

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

3B – request for lease

What is the length of lease you are requesting?

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

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

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 site has been leased from FCS since 2010. It has been used as an experiment to assess the demand and viability of an island based self-storage facility. Recently FCS has offered the community trust the opportunity to purchase the site rather than continue to lease it

The scheme started with 5 containers, which soon filled. In 2012 another 5 were added, which were also popular and were let out quickly. In 2014 the capacity was expanded to 17 storage containers. With all these containers being rented for the majority of the time, 3 more containers have recently been added, making a total of 20. This has proved that there is a need and certainly a demand for this type of facility.

The only alternative for storage like this is located on the mainland near Oban. However to access this involves a 45minute ferry crossing each way, with the additional cost as well. With the size of the containers it is very unlikely that one car or van load would suffice.

The site provides an income to the Trust which is used for core activities, which are not covered by any grant funding. By purchasing the site, this will not only increase the income to the Trust, but will also give security of tenure to the tenants.

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.

Benefits

More than 50 people have rented a container since the site was started, and the full occupancy rate for the site has sat at over 90% for a number of years. The site is so popular that there is now a waiting list for a container, this regularly has more than 4 names on it.

The alternative to using the self-storage site is for users to take their belongings by ferry to Oban. Not only is the very inconvenient for them, it is also costly and time consuming. When the site started, costs for a return ferry crossing with a vehicle plus 2 people was about £70. This cost has now dropped, thanks to RET to about £35, but is still a considerable sum, as it is likely that more than one trip would normally be required. This is a massive inhibitor for islanders. The time it takes to reach Oban, and the return are also a real problem, especially during the winter with the much reduced ferry timetable. By having a site on the island, this has enabled islanders to be able to take advantage of easily accessible, flexible storage at a reasonable cost, which in turn has enabled islanders to do what they need to do.

Users of the facility vary, and there is about a 50:50 split between short term rentals for people who are, for example, moving house or having building work done, and those who use the a container as an expansion of their home storage and have rented a unit for a number of years. This includes a small number of businesses who use a container for material and tool storage.

Viability

MICT is recognised by the Scottish Government as a social enterprise with growth potential and accordingly accesses support and advice under the Highlands and Islands Enterprise 'account management' programme.

Recent examples of successful project delivery include Garmony Hydro (£1.4m), Ulva Ferry pontoon (£450K), An Roth Community Enterprise Centre (£1.5m) and the Ulva Ferry Housing Project (£450K). These have all been managed with in house staff and board members.

MICT owns and manages a number of assets including;

- An Roth Community Enterprise Centre, our headquarters building in Craignure. This incorporates Island Castaways; a very successful charity shop, MICT's own offices, offices for three long term tenants and a number of rooms which are available for events or meetings

- Ulva Ferry Pontoon, a marine facility for recreational yachts, charter boats and tour boats, built to increase economic benefits to the local community

- Ulva Ferry houses, two, 3 bedroom houses occupied by local families for mid-market rents specifically to boost the local primary school

In addition, MICT owns a 0.8 Hectare site near Tobermory acquired from FCS in 2016 for development of Tobermory Light Industrial Park.

By enabling MICT to purchase the site rather than continuing to lease it, will enable more money to go towards the core costs that the trust incurs. It will also give security of tenure to those who are on long term rentals on the site, knowing that the site will remain operational

The trust needs to generate its own income to cover the costs that are not eligible under a funding grant and yet are vital to the running of the trust. For example, simple things like tax returns, or submitting information to OSCR or Companies House. Budgeting for the trust, staff support and appraisals all need to be completed, but do not qualify within a grant application. Staff within the trust who are not always directly involved with funded project work include the General Manager, Finance and Administration staff. It is not always possible to fund all of the time for these staff members from a grant application. The income generated by self-storage facility assists with funding core staff and functions. However, by using the £1000 per year lease costs for this purpose, it gives additional stability and security to the core staff working for the trust.

Community Support *Please see attached document listing some of the emails of support from the community.*

The site has enabled more than 50 separate people to store their belongings or materials since it started back in 2010. As described earlier, the alternative would have been very difficult and in many cases impossible for islanders to manage.

Management of the National Forest Estate *When Mull and Iona Community Trust (MICT) took out the lease on the site it was already fenced, level and gravelled. All MICT has done is to maintain the boundary, keep the drainage ditches operational and renew the gravel hardstanding as necessary.*

Utilisation *I hope this application has illustrated the amount that this site is used. All 20 containers are in use, and are visited often*

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. The local [Forest District](#) 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 (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

The only restriction has been placed by the council as part of the planning consent conditions. This is that no business can operate from within any container at the site. As the site has no services on it i.e. power, a fresh water supply or sewerage, this has never been an issue with the site's operation.

When the experiment started, planning permission to site the storage containers was only effective for 3 years, however this has now been made permanent.

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.

As the storage site has been operational for 8 years, any negative issues that might have been raised at the start have now been addressed and resolved.

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.

Mull and Iona Community Trust has been operating for 20 years. In that time it has been heavily involved with projects as diverse as running a Ranger service through to building two affordable houses and creating the first community owned hydro-electric generating scheme. For the past 8 years it has been running the self-storage facility very

successfully. The income from this facility is used for core services within the trust and to benefit the community.

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)

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

The scheme has helped over 50 people directly since it started operating in 2010. There have been many other enquiries for containers which we have been unable to help.

The site was loosely based on a similar scheme on Skye called Jans Self-Storage. Conversations with Jans took place at the start of the experiment to judge the chances of success.

The scheme has never received any criticism and has been well supported since it started as the only alternative involves a number of expensive ferry journeys and associated delays.

Enclosed are some emails of support from members of the community for MICT purchasing the site.

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land (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.

The price being offered for the land is £23,750. This has been based on the value calculated by the District Valuer.

There will be an application made to the Scottish Land Fund for 95% of the purchase price. The remaining funds will be made up from MICT's own resources.

Income from the site for 2017/8 was around £18,000, this has been growing over the years as more containers have been purchased.

Expenditure has varied over the years. There is the standard annual £1000 fee for the lease. In addition there is the cost of administration of the storage container rentals which is currently £1,975 per year, and a ground maintenance contract of £350 per year.

In 2018 3 additional containers were purchased, the total price for those was £8,350+ VAT. The other containers have been purchased using grant funding.

Based on the income vs expenditure figures, it can be seen that this is a viable project, and does provide a significant income for the Trust. This income is used for the core activities of the Trust that grant income doesn't cover.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

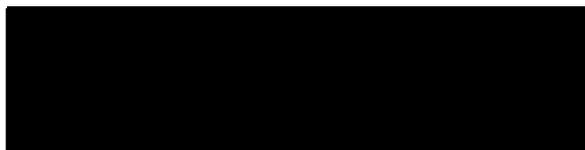
This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name *SUSTIN WIDALC*

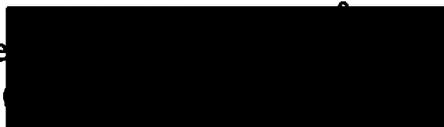
Address



Date *06/11/18*

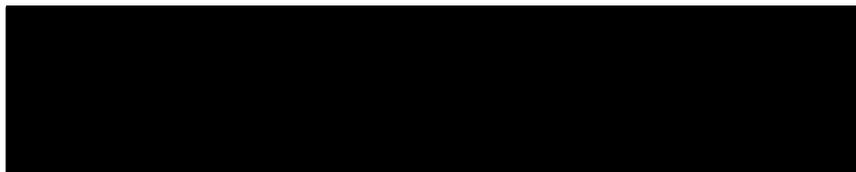
Position *DIRECTOR*

Signature



Name *CHRISTOPHER BAKER*

Address



Date *6/10/18*

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: MICT Articles of Association 13 Nov 2017

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

Documents attached: Gantry Maps

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

Documents attached: None Required

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: None Required

Section 5 – evidence of community support

Documents attached: Notes of Support for the Purchase of the Self-Storage Site

Section 6 – funding

Documents attached: Gantry Self-Storage Finances