



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

Community Asset Transfer Scheme

Community Empowerment (Scotland) Act 2015
8th Annual Report

1 April 2024 to 31 March 2025

Community Empowerment (Scotland) Act 2015

8th 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 seventh annual report covers the period 1 April 2024 to 31 March 2025. During that period, Forestry and Land Scotland has:

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

All three validated requests were for land notified for potential disposal by FLS, that communities identified could be of benefit to them and contribute to their objectives.

Since the scheme launched in January 2017 up until 31 March 2025, FLS has received a total of 35 requests, of which 33 have been approved:

- 25 sales have completed, totalling 594 hectares
- 2 renewables leases have completed and the hydro schemes have been commissioned
- requests for 6 sites are approved and in progress to complete
- 1 request is awaiting a decision
- 2 requests approved by FLS have been withdrawn by the communities

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 2024/25, 3 sales of small areas of land to communities were completed by direct sale.

Since 31 March 2025, Forestry and Land Scotland has approved one further asset transfer request and completed 2 approved transfers.

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. Work is now ongoing on development of the Communities Action Plan for Scotland's National Forests and Land.

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 are currently have over 60 active consultations on plans due for renewal, and 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

Key principles of our Communities Strategy are 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 both our [Communities](#), and [Events and Activities 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.

At 31 March 2025, FLS had agreements, projects or leases with 86 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 at publication on 30 June 2025, 27 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, and to 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](#)).

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

- **Balmacara Campsite, Balmacara:** Balmacara Community Trust made asset transfer request to purchase Balmacara Campsite which includes 9.2 hectares of woodland and former campsite pitches. The Trust plan to reopen the commercial camping and caravan facilities, turn the former office on site into a dedicated Trust office and storage space, with a public toilet and laundry and create a performance area and shelter, and improve access for woodland recreation.
- **Cairbaan Buildings (former FLS Knapdale Office and Workshop), Cairnbaan:** the Cairnbaan Community Trust made an asset transfer request to purchase the former FLS Knapdale Office and Workshop in Cairnbaan to create a vibrant community-owned hub for well-being, community resilience, creativity and connection, with proposals including a pop-up café, space for community groups, rooms for independent hire, and health and wellbeing activities, flexible workspaces for storage and hot desking facilities, and providing information on the local history and environment.
- **Ratagan and Saraig Affordable Housing and Woodland Crofts:** Kyle & Lochalsh Community Trust made an asset transfer request to purchase 7.11 hectares of agricultural and forest land at Ratagan and 12.48 hectares of open ground and forest land at Saraig, Loch Duich to create a new eco-village with self-build affordable house plots and woodlands crofts, business units and community growing space.

And we have a pipeline of around 25 projects in development, many supported by the Scottish Land Fund's Stage 1 funding.

CATS Updates

Over the last year, two sales have completed. Sunart Community Company (SCC) acquired [Longrigg Wood](#), by Strontian. SCC first engaged with FLS back in 2018, when FLS offered the community first refusal after having identified the woodland for disposal. SCC plans to use income from timber and firewood production to underpin initial work, such as creating access into the woodland, while it develops volunteering and community projects, as well as further access and recreation opportunities. SCC would recommend other communities to look at the potential offered by the Community Asset Transfer Scheme in their areas.

The Aviemore and Glenmore Community Trust (AGCT) acquired the [Glenmore Visitor Centre and Car Park](#) on 1 November 2024. AGCT got started straightaway on refurbishments, including improving insulation, installing a weather station and new bike stands, and tidying up the paths with help from the Path Pirates – Aviemore. The refreshed café opened on 21 December, with a new log fire, coffee from Aberfeldy, cakes and sandwiches from small businesses in the Cairngorms and Inverness. We look forward to working with AGCT to continue to make Glenmore an asset for the local community and a great destination for visitors.

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. A number of projects are going through this process, and in the last year we transferred a hectare of woodland to the Lochgair Association, a small part of which will be turned into a car park to improve access to the recently refurbished Village Hall for those with limited mobility. We also transferred a former storage shed in Polloch, Sunart to Sunart Community Company, and the car park for Garve Public Hall.

ANNEX 1: Forestry and Land Scotland: Asset Transfer Requests

Table 1: Requests validated 1 April 2024 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	Approved
<u>Ratagan and Saraig Affordable Housing and Woodland Crofts</u> Ratagan, Highland	Kyle & Lochalsh Community Trust	07-Oct-24	20.5	Purchase	Affordable housing and woodland crofts	Approved 07-Feb-25	Approved
<u>Craigiels Wood</u> Beattock, Dumfries & Galloway	Glen Urquhart Rural Community Association (GURCA)	07-Oct-24	35.2	Purchase	Community Woodland	Awaiting decision*	Awaiting decision

* The decision notice to approve the request was issued on 30 May 2025

ANNEX 2: Previous Requests

	1 April 2024 to 31 March 2025
	Progress since 31 March 2025
	21 January 2017 to 31 March 2024

Table 2: Requests validated 21 January 2017 to 31 March 2023

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
Balmacara Campsite , Balmacara, Highland	Balmacara Community Trust	19-Jan-24	9.2	Purchase	Camping, community building and woodland	Approved 15-Jul-24	Under offer 17-Feb-25
Glenmore Visitor Centre and Car Park 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
Balnain Buildings Balnain, Glen Urquhart, Highland	Glen Urquhart Rural Community Association (GURCA)	20-Sep-23	0.26	Purchase	Men's Shed	Approved 07-Feb-24	Completed 07-Apr-25
Farigaig Forest School Building and Fasnagruig Paddock Inverfarigaig, Highland	Stratherrick & Foyers Community Trust	07-Aug-23	0.83	Purchase	Community hub	Approved 11-Jan-24	Completed 01-Jun-25
Rosal Clearance Village Strathnaver, Highland	North Sutherland Community Forest Trust	09-Aug-22	40	Purchase	Historic site	Approved 16-Jan-23	Extension to offer deadline
Slattadale Gairloch, Highland	Slattadale	19-Aug-22	0.58	Purchase	Outdoor education facility	Approved 27-Mar-23*	Completed 03-Nov-23
Argyll Beaver Centre Barrandaimh, Argyll & Bute	Heart of Argyll Wildlife Organisation	04-Oct-22	0.52	Purchase	Wildlife and environment centre	Approved 20-Dec-22	Completed 27-Oct-23
Taymount Wood Stanley, Perth & Kinross	West Stormont Woodland Group	19-Dec-22	289	Purchase	Community woodland	Approved 31-Oct-23*	Extension to offer deadline
Longrigg Wood Strontian, Highland	Sunart Community Company	09-Jan-23	87	Purchase	Community woodland	Approved 03-May-23	Completed 09-Aug-24

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
Dyemill MTB Trails Lamlash, Isle of Arran	Arran High School Mountain Bike Club	15-Dec-21	5.7	Purchase	Mountain bike trails	Approved 07-Mar-21	Completed 20-Nov-22
Littleburn Road Munlochy, Highland	Roots & Growth	25-May-21	0.45	Purchase	Community hub and wellbeing centre	Approved 30-Sep-21	Withdrawn
Lower Ardochy Invergarry, Highland	Glengarry Community Woodlands	05-May-21	47.4	Purchase	Woodland crofts	Approved 06-Sep-21	Completed 09-Sep-22
Inchree Barn, Inchree, Highland	Nether Lochaber Community Association	28-Apr-21	0.05	Purchase	Community hub and café	Approved 23-Aug-21	Completed 12-Nov-23
Broch Field Strathyre	BLS Community Trust	12-Mar-21	1.9	Ownership	Community recreation area	Approved 17-Jun-21	Completed 20-Apr-22
Ardlarach Quarry Tain	Tain Rifle & Pistol Club	24-Nov-20	5.3	Ownership	Target and outdoor shooting range	Approved 24-Mar-21	Completed 15-Sep-22
Abhainn Greadhain Hydro Scheme, Glenachulish	Lochaber Environmental Group	23-Sep-20	28*	Lease	Hydroelectric scheme	Approved 01-Mar-21	Completed 12-Aug-21
Insh Woodland and Grazings Insh, Newtonmore	Inch Community Holdings	25-Aug-20	6.3	Ownership	Community woodland and grazings	Approved 05-Nov-20	Completed 14-June-21
The Scottish Crannog Centre, Dalerb, Loch Tay	The Crannog Centre	7-Apr-20	4	Ownership	New museum and visitor centre	Approved 16-Jun-20	Completed 11-Jun-21
Inverawe Woodland Inverawe, Argyll & Bute	Inverawe Community Woodland	19-Mar-20	6	Ownership	Community woodland	Approved 08-Jun-20	Completed 7-Jun-21
Inverarish hydroelectric scheme Isle of Raasay, Highland	Raasay Development Trust	17-Dec-19	18	Lease	Hydroelectric scheme	Approved 29-May-20	Completed 7-Jan-21
Coilhullan Wood Callander, Stirling	Callander Community Development Trust	23-Oct-19	83	Ownership	Community woodland	Approved 21-Apr-20	Withdrawn
Clunes Buildings and Woodland Clunes, Highland	Arkaig Community Forest	3-Sep-19	6	Ownership	Community woodland	Approved 06-Jan-20	Completed 25-Jun-21
Corsee Wood Banchory, Aberdeenshire	Deeside Bike Collective	3-Sep-19	13	Ownership	Mountain bike trails	Approved 02-Mar-20	Completed 22-Apr-22
Corrow Gravel Pit	Lochgoil Watersports Cub	21-Nov-18	2.15	Ownership	Recreation	Approved	Completed

Property Address	Community Transfer Body	Validation date	Size (ha)	Type – purchase or lease	Proposed use	Outcome	Status
Lochgoilhead, Cowal						15-Feb-19	30-Oct-19
The Gantry Craignure, Isle of Mull	Mull and Iona Community Trust	15-Nov-18	0.35	Ownership	Community services	Approved 7-Feb-19	Completed 5-Feb-21
Muirdrochwood Carsphairn, Galloway	Carsphairn Community Woodland	7-Nov-18	324	Ownership	Community woodland	Approved 03-May-19 Revised 07-Jan-20	Completed 31-Mar-21
Glenan Wood Portavadie, Cowal	Friends of Glenan Wood	02-Nov-18	144	Ownership	Community woodland	Approved 10-May-19	Completed 20-Dec-19
Seneval Carradale, South Kintyre	Carradale Community Trust	22-Oct-18	1.9	Ownership	Community services	Approved 07-Feb-19	Completed 16-Sep-19
Ardura Craignure, Mull	Mull and Iona Community Trust	03-Apr-18	201	Ownership	Community woodland	Approved 21-Dec-18*	Completed 13-Sep-19
Eshiels Wood Peebles, Scottish Borders	Peebles Community Trust	22-Mar-18	6.9	Ownership	Community woodland	Approved 04-Jun-18	Completed 15-Jan-19
Dronley Wood Auchterhouse, Angus	Dronley Community Woodland	19-Mar-18	50.7	Ownership	Community woodland	Approved 04-Jun-18	Completed 28-Mar-19
Leadburn Wood Leadburn, Scottish Borders	Friends of Leadburn Community Woodland	26-Feb-18	9.4	Ownership	Community woodland	Approved 04-Jun-18	Completed 28-Mar-19
Carron Valley Carron Bridge, Stirling	Valley Renewables Group	20-Dec-17	21.3	Ownership	Community woodland	Approved 28-Feb-18	Completed 12-Oct-18
The Fairy Pools Car Park Minginish, Isle of Skye	Minginish Community Hall Association	16-Aug-17	12.3	Ownership	Parking facilities	Approved 03-Nov-17	Completed 06-Jul-18
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