



ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

Forestry and Land Scotland – Community Asset Transfer Scheme

DECISION NOTICE – AGREED

To: Aviemore and Glenmore Community Trust
15-17 High Street
Kingussie
PH21 1HS

Forestry and Land Scotland
Commercial Development
Five Sisters Business Park
West Calder EH55 8PN

fls.communities@forestryandland.gov.scot

Head of Land Transactions and Development
Malcolm Pearson

Our ref: 23-24-03COMM

28 March 2024

This Decision Notice relates to the asset transfer request made by AVIEMORE AND GLENMORE COMMUNITY TRUST on 7 January 2024 in relation to the Glenmore Visitor Centre and Car Park, Glenmore, Aviemore shown on the indicative plan annexed, “the disposal area”.

Forestry and Land Scotland has decided to **agree** to the request.

The reasons for this decision are as follows:

- AGCT’s proposal demonstrates the potential to increase community and public benefit through community ownership of the Glenmore Visitor Centre and Café and positively engage the community as a key partner to support sustainable tourism in Glenmore.
- FLS welcomes the commitment by AGCT to work with FLS and CNPA to further develop the Glenmore visitor experience, through outdoor education, interpretation facilities, sustainable transport, and modern facilities.

- AGCT has demonstrated substantial community support through community consultation during the development of their request for the Glenmore Visitor Centre and from the representations received from key stakeholders including local residents, public bodies, and local businesses.
- AGCT has responded to the representations received and advice from the CATS Evaluation Panel to help strengthen their business case. AGCT has confirmed that they are being advised by a qualified consultant and independent business individuals with expertise in tourism and the food and drink sectors, are engaging with relevant funding bodies and are reviewing the financial projections to strengthen the business plan.
- AGCT has provided a Glenmore Recruitment and Retention Plan, which commits AGCT to be a Living Wage employer and to engage in the Transfer of Undertakings Protection of Employment (TUPE) process to rights and job security for existing staff are protected. AGCT has set out its Equality, Diversity and Inclusion Policy, committing to encourage equality, diversity, and inclusion among their workforce, and eliminate unlawful discrimination.
- FLS recognises the importance of the site to the Aviemore and Glenmore community, and as a key visitor attraction for the surrounding Glenmore Forest Park. FLS has therefore agreed with AGCT that the terms and condition of the transfer will include a right of pre-emption to mitigate the risk that the site could be transferred in future other than to FLS or another appropriate community body.
- AGCT and FLS jointly instructed a market valuation of the site and FLS has accepted the price offered by AGCT which is the full market valuation.

The attached document specifies the terms and conditions subject to which we would be prepared to transfer ownership of the land to you. **If you wish to proceed, you must submit an offer to us at the address above by 30 September 2024.** The offer must reflect the terms and conditions attached, and may include such other reasonable terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

Right to appeal

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may appeal to the Scottish Ministers.

Any appeal must be made in writing **by 24 April 2024**, which is 20 working days from the date of this notice, to:

Community Land Team
D Spur
Saughton House
Broomhouse Drive
Edinburgh
EH11 3XD

Email: CRTB@gov.scot

Guidance on making an appeal is available at www.gov.scot/policies/community-empowerment/asset-transfer/.