



ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

Forestry and Land Scotland – Community Asset Transfer Scheme

DECISION NOTICE – AGREED

To: ROOTS & GROWTH
1 Muirton Farm Cottage
Knockbain
Inverness-shire
IV8 8PG

Forestry and Land Scotland
Estate Development
Bothwell House, Caird Park
Hamilton ML3 0QA

fls.communities@forestryandland.gov.scot

Our ref: 21-22-03RATN

Head of Acquisition & Disposals
Leona Wilkie

30 September 2021

This Decision Notice relates to the asset transfer request made by Roots & Growth on 25 May 2021 in relation to 0.45 hectares of land comprising the former forestry depot at Littleburn Road, Munloch shown on the plan annexed, “the disposal area”.

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

The reasons for this decision are as follows:

- Forestry and Land Scotland approved disposal of the land and buildings in 2018, and in line with our policy, invited community interest in asset transfer before taking steps to prepare the site for an open market sale.
- Roots & Growth proposals for a community hub are likely to deliver community benefit, and has set out a strong and well-articulated vision as to what they aspire to deliver for

the Black Isle community, why this is important and how the site will enable these activities.

- Forestry and Land Scotland has made the decision to approve the request to enable Roots & Growth to continue to develop their proposals, and strengthen partnerships to enable them to put in place a clear plan for deliver their immediate goals on acquisition of the site. However, at this stage, the business case does not provide sufficient information and evidence on the outcomes that will be delivered in the short to medium term and is focussed on an ambitious and complex longer-term proposal, which carries a very high risk given the level of capital funding required. Forestry and Land Scotland has not therefore approved a discount on the market valuation at this stage, but reserves the right to consider all or part of the discount requested by Roots & Growth, subject to Roots & Growth providing a revised business case demonstrating clear, measurable and deliverable outcomes.

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 31 March 2022. 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 27 October 2021, 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/.