

Highland Council Asset Transfer Request Approach Asset Transfer Request Form

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

Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Fort William Men's Shed

1.2 CTB address. This should be the registered address, if you have one.

Postal address: Unit 9a Blarmhor Industrial Estate, Lochyside

Fort William

Postcode: PH33 7PT

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: Donald Reid

Postal address: [REDACTED]

Postcode: [REDACTED]

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 relevant authority 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 CTB and its official number, if it has one.

	Company, and its company number is	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC045365
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

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

1.5 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:

1.6 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 asset requested

- 2.1 Please identify the asset - land or building(s) - which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must attach a map and full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. a drawing may be helpful.

9a 2 Blarmhor Industrial Estate, Lochyside, Fort William, PH33 7PT

- 2.2 Please provide the UPRN (Unique Property Reference Number), if known.

This should be given in the relevant authority's register of land

UPRN:

Section 3: Type of request, payment and conditions

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 asset requested? :

Proposed price: £

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?

25 years

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £ 1 per year

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?

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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
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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.

We want to keep the doors open and operate the shed in a more sustainable manner for future members.

We want to continue to develop our shed as a place where the members of our community can come together to socialise, support each other and those in the community that need help or just simple companionship. This includes all ages and genders but primarily more elderly men.

We tackle the inevitable issues of loneliness, mental health, dementia, bereavement, and the usual effects of ageing.

We know that there are many areas where we can support our existing and new members before they have to get involved with the NHS, so hopefully saving the organisation substantial costs. We know that talking to and being amongst other men helps with all these issues today.

Our primary aim is to support members of our community with any social, practical, and/or mental issues they may have and have an open door to a friendly and supportive shed.

Identify and solve the issues for people retiring/stopping working/being out of work with no clear goal or plan before they become an issue for social services or the NHS.

Benefits of the proposal

4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. This should include:- economic, regeneration, health, social wellbeing, environmental benefits; or how this will tackle inequalities.

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.

We believe that we can and are helping to reduce the pressure on Mental health services within the NHS and can support the local GP's with what is an ever increasing problem.

We believe we can help men (primarily) who are about to retire but have no clear plan of what they will do. We have been in contact with local businesses and the Chamber of Commerce to identify where we can help individuals who might benefit from being part of this group, thus saving the Council any extra costs relating to social care and an increase in mental health issues caused when people retire without a clear plan of what to do.

We have a strong involvement with the local community, from making a counter for Lochaber Action on Disability, please see attached letter and commendation from Sarah Fanet, large planters for a local care home, to brighten up the surroundings at the Charles Kennedy building with planters, to picnic seating at the Kilmallie Community Hall, as well as staffing the local Repair Café where we fix everyday items such as sewing machines and lamps that don't work. We also support local residents with garage clearing after a bereavement or just a move.

We carry out useful activities such as repairs and maintenances of various items from garden equipment to benches and flower beds for the local community.

We are also involved with schools and charities in our area where a need for support with rest bite from a caring role or just a need for social contact. We also support young people with learning issues and show them some basic tool skills, under close supervision (see attached photo). We had one youngster, Jamie, whom we supported and taught some skills who now works in the sawmill.

We have started a small group of youngsters on a Saturday that are learning some of the basic skills of painting, run by one of our members.

We have also made planters for SSEN to support them. We aim in turn to work with local companies, developing a strong relationship.

Restrictions on use of the land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

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.

Not to our knowledge

Negative consequences

4.4 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.

NONE

Capacity to deliver

4.5 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.

Since our formation 10 years ago we have managed to survive despite the financial pressure that the rental, our biggest overhead, has placed on us with a sound and careful watch on our expenditure, and the supportive and generous donations we have received from local people. We have attached a copy of our current financial statement to back this up. It is clear that the shed will struggle to survive if we do not get this reduction in our rental thus putting extra pressure on the NHS and local services, which we greatly want to avoid.

We have also maintained the property to a high standard, using the skills and craftsmanship acquired over many years by our members. This has been done with team work and a positive attitude..

If we are granted our change of rent we believe we will be able to expand our involvement in the community, help more people and the number of projects we take on.

We can also improve the equipment and ventilation at the shed and improve our safety standards.

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.

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.

We have attached a letter from Age Scotland, Lochaber Action on Disability, and a quote from a local SNP Councillor, Sarah Fanet. Plus a photo of [REDACTED], a regular visitor, being shown how to work with wood.

Section 6: Funding

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

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.

See attached our most up to date financial statement.

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 Donald Reid

Address

Date

01/11/2024.

Position

Chair

Signature

Name

John Fish

Address

Date

01 11 24

Position

Secretary

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:

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

Documents attached:

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

Documents attached:

Section 4 – about your proposals, their benefits, any restrictions on the asset or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached:

Search “Privacy Notices” on the Highland Council website to read our Privacy Statement in regards to Asset Transfer Request forms.