

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

West Stormont Woodland Group SCIO - SCO51682

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

Postal address:

c/o Tansy, Honeyhole Lane,

Kinclaven

Nr Stanley

Perthshire

Postcode: PH1 4QJ

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: Andrew Lear

[REDACTED]

[REDACTED]

Email: secretary@weststormontwoodlandgroup.scot

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		
Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	X	SC051682
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: Taymount Wood: NO 1172 3632

Name and description of the land: Taymount Wood, 155 ha, located between Stanley, Murthly and Kinclaven, within a large eastward loop in the River Tay;

And

Grid reference: Five Mile Wood: NO 0920 3249

Name and description of the land: Five Mile Wood, 134 ha, located between Stanley and Bankfoot, just east of the A9, 6 miles north of Perth.

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: £1,920,000 – (based on 2020/21 valuation in absence of revised valuation which we are awaiting following delay.) See Section 8.2.1 in the WSWG Business Plan.

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?

N/A

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?

N/A

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 following is a summary of the main objectives, needs, intended changes and activities. More detailed information may be found in the suite of documents attached.

Mission

To achieve significant progress towards a thriving community living in a sustainable, healthy and enjoyable landscape in eastern Strathgairn centred on the two rapidly naturalising Taymount Wood and Five Mile Wood. Substantially enhanced landscape ecology, improved and integrated access provision and a boosted local wellbeing economy.

Aims and Objectives

Community Wellbeing and Resilience through Ecoforestry for Nature Recovery and Forest Diversification for Community Benefit, delivered through the following themes under our Window on the Woods Vision.

Needs

There is an urgent need for people and communities across the country to become more resilient to the socio-environmental impacts of the dual climate and ecological emergency. Fundamental to this is the need to re-connect with the natural world – our life support system. Regardless of the importance of this, people can't fully respect something if they feel alienated from it, and have no physical or emotional connection.

People need to physically re-connect with other people in this digital new world. They also need opportunities to help them to increase health and wellbeing.

People also need an outlet where they can engage in all manner of activities, either with others in groups or by themselves.

There is also an urgent need to actively mitigate the ecological and climate emergency. Critical to meeting this need is awareness, education and opportunity at grass roots level.

Meeting the needs

WSWG have proposed a comprehensive strategy to address each of the above needs. The woods will be the focal point for a multitude of community-led activities aimed at promoting personal wellbeing, education and inspiration, supported by a dedicated staff team.

The woodland management plans are strongly focused on nature recovery and climate mitigation, economic diversity and affording people a unique resource to engage with nature and with each other.

Activities

Our activities will be implemented predominantly through our “Window on the Woods” themed activity branches which are shown below. This will be a community-led process, which will be implemented under the umbrella of the Wildwood Steering Group and run by WSWG staff in conjunction with community groups and individuals.

Activity themes, each with their own staff-supported Community Working Group include:

Welcome, Access and Accessibility

Creativity and Culture

Healthy Living

Lifelong Learning

Green Enterprise

Forestry, Ecology and Climate

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 of the Proposal

Our analysis of the social return on investment (SROI) clearly shows the potential social value of the WSWG project to be between £8,238,095-£32,624,309 over a 10 year period.

Behind these figures are a meaningful health and wellbeing benefit to the people involved. These benefits include: increased mental and physical health, increased confidence and self-esteem, reduction of social isolation, employment and volunteering opportunities, access to educational resources, opportunity for personal growth and sharing, enhanced access to both local woodlands and wider travel network, opportunity to engage with others and nature, opportunity for older and less mobile people to become more active and involved, opportunity to contribute to the global climate and ecological emergency – especially for younger people.

Our forest food projects will install greater food resilience into the community and help ensure people have increased food security in their personal lives to mitigate the impact of global food shortages and crippling food prices associated with the escalating ecological and climate emergency.

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 (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Restrictions on the use of the land

Short section of electricity wayleave in Taymount Wood. Water pipeline through Five Mile Wood. Likely catchment area and agreed sensitive area round Kings Myre SSSI. Shared access rights for agriculture, fishing and residential in Taymount Wood. Both woods have core paths.

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.

Potential negative consequences

We do not envisage any negative consequences of our project for the local economy or for any particular group of people within the community. We have made sure that our proposals, particularly around new developments and access infrastructure, respect the privacy and security of neighbouring residents.

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.

Capacity to deliver

WSWG is proposing a professionally and adequately staffed project commensurate with the scale of the assets in order to achieve its stated aims within the timeframe laid out in the Business Plan (attached).

Together with our extensive current membership, the strong structure of our 2-tier SCIO and the joint experience and skills of our management board, we are confident that the capacity and structure required can be created to deliver the project as we envisage.

For detailed information, please refer to the Business Plan under Section 3.

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.

Community support for Asset Transfer Request

Full details of the nature and level of community support can be found in Section 4 of the Business Plan and Appendix BP2 – WSWG Stakeholder Report.

Broadly - two community consultations were carried out in February/March 2021 on the Draft Proposal, and in October 2022 on the final WSWG Proposal *Going Forward*. In addition we have liaised with local landowners, community groups and organisations, as well as collated feedback from various surveys from woodland users, including participants in woodland events.

The results from both community consultations showed overwhelming support for our proposed woodland management objectives.

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.

Finances and Funding

Our figures are based on the valuations obtained for Taymount and Five Mile Woods in 2020/21. We are currently awaiting the results of a second valuation of the two woods which has been delayed.

Section 8 of the Business Plan and Appendices BP9a and BP9b give summaries and detailed information on project costings and how we intend sourcing the funding required to help purchase and operate the project.

Because of the nature and scalability of the project, together with the level of community support, we are confident in securing sufficient funding from enlightened funders.

We have already applied for funding to help to support this cost to the Investing in Communities Fund Round 2, outcomes of which we should hear in January/February 2023. In addition, we have formulated our detailed cost structure on a range of Budget Levels to indicate the relative priority of expenditure which also means that in practical terms adjustments to the extent and timing of expenditure are possible if required.

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 Shonagh Moore

Address

[Redacted]

Date 19 December 2022

Position WSWG Chair

Signature

[Redacted]

Name Andrew Lear

Address

[Redacted]

Date 19 December

Position WSWG Secretary

Signature

[Redacted]

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: WSWG SCIO Constitution (Business Plan Appendix BP4)

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

Documents attached: maps incorporated or attached to the Business Plan document, Proposal document and Woodland Management Plans.

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

Documents attached: n/a

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:

WSWG Proposal 2022 *Going Forward*

WSWG Woodland Management Plans – Taymount Wood and Five Mile Wood

WSWG Business Plan

Appendix BP8 SROI - Social Return on Investment for Taymount and Five Mile Woods Report

Section 5 – evidence of community support

Documents attached:

Business Plan Appendix BP2 WSWG Stakeholder Report

Section 6 – funding

Documents attached:

WSWG Business Plan and Appendices BP9a and BP9b.

Checklist of accompanying documents

Proposal Documents:

WSWG Proposal 2022 *Going Forward*

Appendix P1: Background to the WSWG Project Proposal

Appendix P2: Imagine Looking Back

Appendix P3: Botanical Survey (A. Davis 2021)

Appendix P4: Hedgehog Recovery Plan (TCV 2021)

Appendix P5a: Taymount Wood Access and Features Map

Appendix P5b: Five Mile Wood Access and Features Map

Appendix P5c: Taymount Hub Map

Appendix P5d: Taymount Hub Visualisations Map

Woodland Management Plans:

TW Woodland Management Plan

Appendix TW1: Felling Phases

Appendix TW2: Prescriptions

TW Maps 1-4: Compartments, Felling phases, Restock and Final Vision

FMW Woodland Management Plan

Appendix FMW1: Felling Phases

Appendix FMW2: Prescriptions

FMW Maps 1-4: Compartments, Felling phases, Restock and Final Vision

Business Plan Documents:

WSWG Business Plan 2022

Appendix BP1: WSWG Feasibility Study (D McPhillimy, 2020-21)

Appendix BP2: WSWG Stakeholder Report

Appendix BP3: WSWG Inspirations

Appendix BP4: WSWG SCIO Constitution

Appendix BP5: WSWG 10-Year Staffing Plan

-
- Appendix BP6: WSWG Imaginarium - The Long List
 - Appendix BP7: Development of Infrastructure in Scottish Community Woodlands: A case study analysis (L. Davidson, 2021)
 - Appendix BP8: Social Return on Investment (SROI) for Taymount and Five Mile Woods
 - Appendix BP9a: Financial Projections to 10 and 25 Years (Excel spreadsheet)
 - Appendix BP9b: Summary Profit and Loss Years 1-10 and 11-25
 - Appendix BP10: Letters of support