



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

Community Asset Transfer Scheme (CATS) for our national forests and land

ASSET TRANSFER REQUEST FORM

Introduction

Please read the relevant parts of the [Community Asset Transfer Scheme](#) (CATS) 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 you do not need to repeat any information you have already given, but simply refer to an earlier answer or attached document.

Please return the completed form and supporting documentation to:

Community Asset Transfer Scheme Team
Forestry and Land Scotland
231 Corstorphine Road
Edinburgh
EH12 7AT

E-mail: fls.communities@forestryandland.gov.scot

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 also ask you for more information during the assessment and evaluation process.

Community Asset Transfer Scheme

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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 making the request

1.1 Name of the community transfer body making the asset transfer request

Callander Community Development Trust

1.2 Community transfer body address

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

Postal address: 10b Leny Road,
Callander

Postcode: FK17 8BA

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: Bev Field

Postal address: [REDACTED]
[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 Forestry and Land Scotland to stop sending correspondence by email, or change the email address, by telling us at any time, as long as 5 working days' notice is given.

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1.4 Type of eligible community transfer body

Please select one option and make with an "X" in the relevant box to confirm the type of community transfer body and its official number, if it has one:

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

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

- If the organisation is an eligible community transfer body under the Community Empowerment (Scotland) Act 2015 go to **Section 2**.

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?

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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 Forestry and Land Scotland [Region](#) office for assistance in providing a copy of the map. *If you have identified the land on Forest Enterprise Scotland's [Register of Land](#), please enter the details listed there.*

Grid reference: NN618070

Name and description of the land:

Coilhallan Wood lies to the southwest of Callander town centre, between the river Eas Gobhain to the north and Cock Hill and Ben Gullipen to the south. The site covers an area of approximately 83 hectares, running east to west, with topography generally sloping down from south to north. It contains mixed broadleaf and coniferous woodland. Relevant maps and a more detailed description of the woodland area are included in Appendix 2 of the 2017 Feasibility Study.

If your request is for a building, you should provide a street address and the Unique Property Reference Number ([UPRN](#)) if known.

Address: N/A

UPRN ([if known](#)):

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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: £138 404. See Appendix 5 of the Supplementary Information Pack

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for lease

a) What is the length of lease you are requesting?

b) 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

a) What are the rights you are requesting?

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

You may wish to refer to relevant sections in supporting documents.

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.

Coilhullan Wood is a small wood close to the town of Callander which has long been a favourite place to walk, both for members of the local community and for the many people who visit Callander. It is adjacent to the McLaren High School, McLaren Leisure Centre and FABB Scotland Trossachs Trust Hostel.

The initial driver behind this project was the FES's (now Forest and Land Scotland, FLS) decision not to allow the development of mountain bike trails in Coilhullan Wood while it was owned by FES/FLS. As a result, Callander Community Development Trust (CCDT) began investigating an alternative solution, whereby the Community would acquire and manage the wood in order to develop it in a variety of ways for the wider benefit of both the local community and visitors.

In 2017 CCDT was awarded funding by the Scottish Land Fund (SLF) for a Stage One grant to have a professional Feasibility Study and Options Appraisal carried out. This Study concluded that the best option was for the community to acquire the wood and to then develop it as a multi-use Community Asset, addressing the aspirations and needs of the wide range of community stakeholders as identified by the attached Study.

In order to manage the asset transfer, the Callander Community Wood Group (CCWG) was established., Reporting to CCDT, CCWG members cover a wide range of community interests and skills and have undertaken a comprehensive analysis of the project potential within the community.

There is a general view amongst Callander's residents that Coilhullan Wood has been deteriorating gradually over recent years and would thus benefit from a comprehensive approach to its upkeep and future development. There is also potential for the wood to become a valuable community resource. A number of surveys and consultation events have been undertaken with the conclusion that there is significant community support for this asset transfer application.

The resultant proposal was presented to Callander Community Council (CCC), representing the people of Callander, in May 2018. This presentation received a favourable response, subject to further evidence of community support. The results of the very positive wider surveys and user studies have informed this Application. (More details of these studies and surveys are contained in the attached 2017 Feasibility Study and Supplementary Information Pack.)

This positive reaction has given CCDT our mandate to proceed with the application for the transfer of the wood to community ownership in order to determine its future and to decide how it can best be used and enhanced for the benefit of the local community, visitors, and other stakeholders.

Contribution to the management of Sustainable Development and the NFE:

This project aims to build on the work already done by FES (FLS), including the enhancement and creation of habitats for wildlife in conjunction with improved facilities and functions for/by the local community.

A programme for the long-term development and management of Coilhallan Wood for the next 25 years will be produced based on the following bullet points which cover all the major aspects of the project. In support of this, a detailed Woodland Management Plan is being created to facilitate the management of Coilhallan Wood and the delivery of the community's objectives. This will be regularly updated to reflect evolving risks and issues.

The long-term objective is to use the site to cater for the needs of both people and wildlife. Some examples of these planned objectives are:

- *Risk-based and proactive management of trees in proximity to the houses, roads, neighbouring estates and path networks.*
- *Downstream flood abatement through reducing water flow off site by blocking ditches.*
- *Wetland creation to prevent siltation, increase habitat range and prevent flooding and silt from reaching the SAC.*
- *Felling and sale of many non-native trees for timber production and an early income source. This will allow restructuring for a resilient, largely native-species wood, , and provide seed sources for red squirrels and small birds such as crossbills.*
- *Maintenance and enhancement of the 'arboretum' to increase its amenity value.*
- *Ongoing monitoring of habitats and the inclusion of additional bat, owl, and other bird-nesting sites.*
- *Consolidating information on the usage of the site by current species in order to inform future management decisions.*
- *Establishment of better access to the wood, including catering for all abilities.*

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- *Upgrading of walking trails and improved provision for horse-riding.*
- *Development of mountain bike trails.*
- *Creation of coppice woodland for continued revenue.*
- *Offering the site for training use for felling operations to organisations such as Lantra and The Conservations Volunteers (TCV).*
- *Developing an events programme, including outdoor learning, guided walks, family and art events, .*
- *Establishing an onsite management team, including volunteers and paid staff.*
- *Creation of facilities to support the use of the wood as an “outdoor classroom”.*

Developing the proposal

The series of public meetings and consultation events detailed in the Feasibility Study identified a number of drivers behind the local support for the purchase of the wood. These included:

- *Better and safer management of the wood for the benefit of both residents and other users, including regular safety inspections and prompt responses to any problems, especially bordering private property, and a response to wind blow.*
- *Better signage and the establishment of new access routes, including provision for walkers, horse riders and cyclists.*
- *Improved ‘all abilities’ access and facilities.*
- *Management of non-native invasive species.*
- *Introduction of guided woodland and wildlife walks and trails.*
- *Educational facilities and experiences.*
- *Managing the birch wood for coppicing.*
- *Small-scale wood fuel and timber sales and for own use by CCWG in projects.*

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The overall aim is to create a healthy, sustainable and inviting wood which is safe, secure and enjoyable for everyone.

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.

Project vision:

Coilhullan Wood will be restored to native woodland and will be managed in a way that makes it more attractive and accessible for people, while protecting its wildlife and recognising its importance as a visual backdrop to the town of Callander.

Aims:

- *Own and manage Coilhullan Wood in a sustainable manner.*
- *Increase the number of people benefitting from the woodland.*
- *Deliver the Woodland Management Plan (WMP) effectively.*
- *Make the wood safer for both the neighbouring residents and visitors.*

Objectives:

- *Increase local engagement and involvement in the wood.*
- *Increase and develop confidence and relevant skills within the local community.*
- *Organise a wide range of accessible events and activities annually.*
- *Establish improved facilities, including better access for all.*
- *Generate an earned income to cover some of the maintenance and running costs.*
- *Encourage greater biodiversity by implementing the WMP that will manage a range of habitats favouring native species and by removal of invasive, non-natives.*
- *Recruit, support and train volunteers and apprenticeships.*
- *Develop partnerships and collaborative projects.*

The project proposal fits well into the strategic context of the Scottish Government, addressing a number of Scotland's National Outcomes directly:

- *We live longer, **healthier lives**.*
- *We value and enjoy our built and **natural environment** and protect and enhance it for future generations.*
- *We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others.*
- *We live in well-designed, **sustainable places** where we are able to access the amenities and services we need.*

It also contributes indirectly to a number of the other outcomes as detailed in the attached 2017 Feasibility Study.

Financial benefits

A 25-year Estimated Forecast has been produced and is attached in the supplementary information pack together with explanatory notes (See Appendix 5).

The revenue costs are based on the revenue summary from page 25 of the 2017 Feasibility Study.

There will be a net financial benefit to the public sector, as FCS will no longer bear the cost of maintaining the woodland. This has been estimated at £12k per annum, using CCDT costing, spread over 5 years. A total of £60 000.

The woodland will benefit from an injection of new resources, primarily in the form of work carried out by volunteers recruited, trained and organised by CCDT. The extent and value of the planned activities is set out in appendix 5 of the supplementary information pack, and the total figure is £76 596, again over 5 years.

As any revenue income from the woodland will be used to carry out tasks identified in the WMP, there will be no direct benefit or cost to the Callander community.

However, enhancing the woodland, and hence the visitor's experience in Callander, should produce indirect financial benefits to the community through the greater use of local facilities, which has not been quantified.

Non-financial benefits

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The attached 2017 Feasibility Study give details of the national and local strategic context and the non-financial benefits of the project. In summary, these benefits are:

- Coilhallan Wood will be owned and managed by the local community. Thus, new partnerships and collaborative projects can be developed, leading to more community resilience and self-determination, as well as a better managed, healthier and safer wood.*
- Community engagement and involvement in a sustainable project, leading to a stronger community.*
- The development and implementation of a holistic Woodland Management Plan (WMP) facilitating community objectives whilst delivering silvicultural management.*
- Sustainable woodland management will benefit local wildlife. In addition carbon fixing by trees and mossy areas will contribute to climate control, in line with Scottish Government targets.*
- Improved management of and benefit from watercourses by updating and implement the existing surface water hydrology management plan.*
- Improved facilities, leading to greater enjoyment for locals and visitors.*
- Increased events and activities in the woodland.*
- Increased confidence and skills within the local community.*
- Increased number of volunteers engaged.*
- Increased number of people accessing the woodland, leading to improved health.*

A Draft Community Woodland Activities Plan is included in the attached 2017 Feasibility Study.

Access

Coilhallan Wood has one main east-west track and three shorter routes. These are mostly used by walkers, but also by cyclists and horse-riders.

There is an opportunity to reopen an old entrance on the north side of the wood and to reinstate a disused north-south path which runs right across the wood from the entrance, to link with the network of paths on the neighbouring Cambusmore estate to the south.

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Our neighbours at the FABB Hostel and at the Wheels Cycling Centre to the north-west are both keen to link through from their lands to the Coilhallan Wood car park with a new short access track, which we will be happy to facilitate.

We plan to create an all-abilities trail in the lower part of the wood, adjacent to the car park (compartments 3 and 4 shown in Appendix 2 of the 2017 Feasibility Study), as part of the Callander Landscape Partnership (CLP). This will be suitable for the National Park's 'Walk in the Park' suggestions, as well as contributing to the wider Accessible Tourism Project recently launched in Callander.

This area of the wood is a high amenity value area as it also contains World War 2 heritage sites as well as an area which lends itself to a large pond that could be developed to offer access to wildlife viewing and education. The intention is to work initially with the local heritage society to develop historical interpretation for the site whilst remaining cognisant of the potential for a future pond.

We will also investigate a possible route adjacent to the perimeter of the neighbouring holiday park, which would connect two largely self-contained routes and create a circular route within the wood.

All of these path improvements form part of the wider Callander Paths Strategy, which in turn is part of the National Park's Outdoor Recreation Plan. Their precise siting will be subject to planning permissions and will be established through rigorous negotiation over any potential rival demands between the needs of wildlife, tree felling and the location of unsuitable wet areas.

We are working with others in the town to achieve accreditation under the UNWTO Accessible Tourism scheme. In particular, we will publicise Coilhallan Wood in Euan's Guide, a Trip Advisor equivalent for tourists with accessible needs.

In 2014, the Callander Mountain Bike Trails project was awarded £100,000 from SportScotland's "Active Places" fund to develop mountain bike trails in Coilhallan wood (see the Callander Mountain Bike Trails Feasibility Study at www.bikecallander.com). Feedback from the 2019 community communication and consultation process indicates that there is still significant demand for mountain bike trails and it is envisaged that this will be part of the plans for Coilhallan Wood.

All track and path construction will abide by the guidance for Construction of Upland Tracks in Scotland and the Upland Pathworks construction standards.

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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. Your Forestry and Land Scotland [Region](#) 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.

Compartment 1 of the wood is adjacent to Eas Gobhain, a tributary of the River Teith, which is a designated SAC and important salmon fishery, identified by its internationally important populations of salmon and three species of lamprey.

CCDT will avoid any operations throughout the wood that are likely to impact negatively on the river system by preventing silting and diffuse pollution from entering the water system. Our management plan will abide by the following:

- *Controlled activities regulations.*
- *Forestry Guidance on working around wetlands and water.*
- *SEPA and SNH guidance on development around Ground Water Dependent Terrestrial Ecosystems (GWDTE).*

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.

CCWG has proactively sought to identify and reduce any negative consequences and potential risks. The membership and structure of the group (see Supplementary Information Pack) promotes discussion and resolution of potential conflicts and negative consequences.

Having created an initial set of 'frequently asked questions' (FAQs) and responses, the Community Communication and Consultation process, invited residents to raise any of their concerns and potential negative consequences. Full details of the Communication and Consultation process are included in the Supplementary Information Pack. This feedback enhanced these FAQs which are available at https://incallander.co.uk/ccdt_coilhallaanfaq

As a result of this process, CCWG are confident that there are no residual major negative consequences. There remain a number of concerns and risks that will be mitigated and monitored using a risk management process.

General areas of concern raised and discussed during the consultation process and surveys included the following:

- The financial cost, including insurance and emergency response costs. The 25-year cash flow demonstrates that there is a robust financial plan in place.*
- The possible impact of the increased use of the wood on neighbouring residents, including potentially increased traffic and parking problems. However, this will be mitigated by better signage to designated, as opposed to on-road, parking, and by better off-road pedestrian access to the town centre.*
- The need for, and the ongoing availability of volunteers. This will be mitigated by the ongoing volunteer recruitment and management programme.*

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.

Leadership, Governance and Accountability:

CCDT has a track record of successfully implementing and managing large projects. The proposed Governance model is detailed on in the attached 2017 Feasibility Study.

A skills analysis of CCWG members is provided in Appendix 1 of the Supplementary Information Pack. This clearly illustrates the high level and spread of skills and experience that they bring to the project collectively, particularly in the areas of financial and staff management, governance, forest management and conservation, hydrology and risk management.

Use of Resources and Sustainability

A part-time Woodland Manger will be employed for the first two years of the project to oversee the implementation of the WMP, project development and delivery, as well as volunteer engagement training and management. The post will be line-managed by a member of CCDT. The aim of this post is to set up all procedures and policies, develop effective work plans and events programmes, and organise and train the team of volunteers identified earlier.

Once established, this model will enable Coihallan Wood to be run in a sustainable manner without significant ongoing grant funding, although there will be the option to apply for further grants, or increase earned-income streams to maintain the woodland management post for a longer period if that proves to be necessary.

More detail of the staffing and volunteer requirements are given in the 2017 Feasibility Study, while information about the volunteers registered to date can be found in the Supplementary Information Pack. A draft job description for the Woodland Manager is also provided in Appendix 10 of the 2017 Feasibility Study.

Performance Management

CCDT will put performance indicators and management processes in place to monitor and assess the success of the project. These will include:

- *Achievement of milestones set out in the WMP.*
- *Skills-spread, type and number of volunteers recruited.*

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- *Number of days' training provided to volunteers.*
- *Volunteer hours contributed across the various areas.*
- *Type and range of events held.*
- *Types of attendance at events.*
- *Reduction in the occurrence of non-native invasive species over time.*
- *Number of metres of 'fit for purpose' trail achieved.*
- *Range, type and frequency of projects undertaken.*
- *Project funding raised.*

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)

You should describe the community your body represents and 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.

Local Community and Wider Public Support:

During the various stages of this project development, the local community of Callander has shown a high level of general support for CCDT taking ownership of Coilhallan Wood to increase both access and facilities. This was demonstrated in the 2017-2022 Community Action Plan (attached) and throughout the development of the 2017 Feasibility Study. More details of these are available in Appendix 2 of the Supplementary Information Pack.

Following a preliminary meeting with the CATS evaluation team in 2018, further significant community communication and consultation have taken place.

The two major activities that have demonstrated the level of interest and support for the project were the Public Consultation Meeting that took place on 31 January 2019 and through the 2019 Community Survey.

The Consultation Event was attended by the unusually high total of approximately 100 residents and resulted in a significant number of comments which have contributed both to the development of the proposal and to that of the Frequently Asked Questions (FAQS).

The Community Survey was completed by 282 respondents, with 87% in favour of the community taking ownership of Coilhallan Wood, and 74 people (26%) volunteering to help in managing and maintaining the wood once it is in community ownership.

Weekend visitor surveys at the McLaren Leisure Centre have clearly demonstrated the link between the users of the Centre and the wood. Many of these users are local, but a large number come from up to ten miles away. All were in favour of the proposed community ownership of the wood.

Appendix 2 of the Supplementary Information Pack gives full details of the consultation carried out.

Appendix 3 of the Supplementary Information Pack gives a full analysis of the Survey results.

In addition, during the proposal development, Callander residents have been updated regularly through:

- *Articles, updates and responses to queries in the Ben Ledi View (Callander's award-winning community newspaper distributed free to all Callander residents), in the Stirling Observer, and also through the InCallander website www.incallander.co.uk.*
- *social media posts*
- *posters around the town*
- *presentations at Callander Library, McLaren Leisure Centre, and in other popular locations and to groups around the town.*

Note: Full details of 2018/19 communication and consultation is included in the Supplementary Information Pack. Earlier community consultation details are included in the 2017 Feasibility Study.

Effective Partnerships:

CCDT and CCWG have excellent connections throughout the community of Callander. CCDT Board members are facilitating partnerships which will enable them to manage and maintain Coilhallan Wood successfully. These partnerships include:

- **The Callander Landscape Partnership** *is a partnership of public bodies and community groups which are developing a wide variety of projects in and around Callander. These include an All Abilities Trail in Coilhallan Wood.*
- **Callander Primary School** *is located close to the woodland and has integrated woodland activities into the curriculum, which could be helped by safer access and the potential provision of 'outdoor classroom facilities. The school also runs Bikeability activities, which would benefit from the improved trails and partnerships working with CCDT.*
- **McLaren High School** *is adjacent to Coilhallan Wood and foresees benefits for open classroom and project work use, as well as opportunities to use its current fleet of mountain bikes.*
- **McLaren Leisure Centre** *is also adjacent to Coilhallan Wood and is keen to develop an active partnership with CCDT in developing facilities and activities which promote it as an access point to the wood.*

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- **FABB Scotland** own the Trossachs Tryst Hostel adjacent to Coilhullan Wood and are partnering CCDT in delivering an all-abilities trail within the wood, close to their premises.
- **Cambusmore Estate** is adjacent to the wood. CCDT is in contact over cross-property access and collaboration on potential projects in order to improve access to and through the woodland.
- **Callander Youth Project** is located close to the wood and, in addition to the provision of youth work and volunteering opportunities, is already providing Modern Apprenticeships in Outdoor Tourism and Outdoor Pursuits as part of the Landscape Partnership, and is keen to use the wood for training and youth activities.
- The local **Scottish Wildlife Trust** Group is represented on this project proposal group, thus ensuring its close involvement in the enhancement of the woodland habitat and its continued close involvement in the woodland. Activities include:
 - o being active in removing piri-piri burr and will continue to assist in the control of non-native species.
 - o Coilhullan Wood is included in the Saving Scotland's Red Squirrel project surveys, in recognition of Callander's 'frontier' location in the prevention of grey squirrels' northward spread.
 - o Camera traps in the woodland have recorded many species of interest: red squirrel, pine marten, badger, fox, roe and red deer, bats, small mammals, tawny owls, and many other species of birds.

Full details of existing and potential partners are included in the 2017 Feasibility Study.

Section 6: Funding

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.

The expected capital and revenue costs are detailed in Appendix 6 of the attached Feasibility Study, and also in the 25-year Cashflow Forecast in the Supplementary Information Pack.

CCDT is currently in the process of applying for a Scottish Land Fund grant to cover the initial purchase price (net of discount), as well as to employ the part-time Woodland Manager for the initial period and, in particular, to project manage the establishment of the volunteer network and train these volunteers to develop a range of relevant skills.

As the WMP is delivered, it is envisaged that Woodland Management Grants will be applied for and most of these have been included in the Cashflow. The ongoing training of volunteers and purchase of tools to enable the volunteers to carry out ongoing maintenance were not included in the 2017 Feasibility Study. Therefore, CCWG will be working on identifying the requirements, costing them and identifying sources of grant and other funding whilst this application is being considered.

If the Asset Transfer is successful, CCDT also intend to fund future development projects using grant funding. These have not been included in the cashflow as they are not directly related to delivery of the WMP and cannot be quantified until the individual projects are developed further. They are expected to include:

- *acquisition of signage*
- *repair, reinstatement and creation of new paths*
- *provision of 'outdoor classroom' facilities*
- *provision of a composting toilet.*
- *development of mountain bike trails.*

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These projects will only be implemented once grant funding is obtained and any revenue costs are covered.

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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.

1. Name Frank Park
Address 

Date 25/08/2019
Position Chair Callander Community Development Trust
Signature 

2. Name Mark Griffiths
Address 

Date 25/08/2019
Position Chair Callander Community Woodland Group
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: Memorandum and Articles of Association of Callander Community Development Trust included at Appendix 17 of 2017 Feasibility Study.

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

Documents attached: 2017 Feasibility Study

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

Documents attached: Appendix 5 of Supplementary Information Pack

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: 2017 Feasibility Study

Section 5 – evidence of community support

Documents attached: Supplementary Information Pack, Callander Community Action Plan and 2017 Feasibility Study

Section 6 – funding

Documents attached: Capital Funding – Schedule Supporting Price Offered: 2017 Feasibility Study (part of, covers Revenue proposals). A 25-year cash forecast included in Supplementary Information Pack.