

CULBOKIE COMMUNITY TRUST

Start-up costs (April 2014)



WHAT

Community purchase of an area of land for development for community benefit.

HOW HIE HELPED

Start-up cost support: £2000

- To fund early group and project costs such as incorporation and venue hire.

Officer support:

- To consider options for purchase and begin the Community Right to Buy process.

OUTCOME

A suitable entity established with a good community support to pursue a Community Right to Buy application.



BACKGROUND

Culbokie Community Trust (CCT) formed out of a sub-group of the local community council in June 2014 to pursue the opportunity to take on ownership and development of a site in the centre of the village.

A community consultation carried out in late 2011-early 2012 by the sub-group had highlighted a number of priority services and amenities that are felt to be needed in the village, facilities which currently require residents to travel to Dingwall or Inverness. The group recognised that the available site could meet some of these aspirations which, at an early stage, included ideas such as an expanded village shop, cafe and housing.

PROJECT DETAILS

With some uncertainty over the sale of the site, the group contacted the Community Right to Buy (CRtB) Branch and began their application to register a community interest in the land, which would give them first option to purchase once the land was made available for sale.

The application process involved a number of steps that incur costs such as the establishment of an eligible applicant organisation and payment of incorporation fees, conducting a title search and demonstration of a high level of community support. This involved further public meetings and a petition.

The start-up grant can help to meet these costs and also offers flexibility to organisations to cover other relevant expenditure not necessarily anticipated at the outset including venue hire, publicity materials and development visits.

HIE'S CONTRIBUTION TO THE PROJECT

We provided the group with contact details and initial support to begin their CRtB application, including a template Memorandum and Articles of Association and assistance with mapping of the area to be covered by CCT. A grant of £2000 was given to help cover these start up costs. HIE have also been involved as the project has developed through part-funding a feasibility study and business plan and supporting the group with their application to the Scottish Land Fund for the purchase of the land. This was approved in March 2015 and the group plan to buy the site in May 2015.

OUTCOMES

HIE support helped to:

- Support the establishment of CCT as an eligible entity for CRtB.
- Build community capacity and cohesion through additional local engagement

FOR FURTHER INFORMATION

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Contact

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