



Community Asset Transfer Application Form

The Community Empowerment (Scotland) Act 2015 enables community organisations to request the ownership, lease or management of publicly owned buildings or land, whether or not these are available for sale or deemed surplus to requirements.

Stage 1: Pre-Application Enquiry

About the Organisation

Name and address of organisation			
Crail Community Partnership, 25 Castle Street Crail KY10 3SJ			
Name and position of main contact for the application			
Details			
Contact telephone number and e-mail address			
Details			
Type of organisation			
Scottish Charitable Incorporated Organisation	<input checked="" type="checkbox"/> Other _____		
Company Limited by Guarantee	<input type="checkbox"/>		
Community Group	<input type="checkbox"/>		
Other information about the organisation			
The organisation has a constitution? Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Charity No. (if appropriate): SC049189			
The organisation has insurance cover? Yes* <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Number of people on the management committee:	12	Number of members:	135
Paid full-time staff (FTE): 0	Paid part-time staff (FTE): 0	Number of volunteers:	
When was the organisation established? 3 rd April 2019			
Is the organisation part of a national or local organisation? No. National <input type="checkbox"/> Local <input type="checkbox"/>			
Please give the name of the parent organisation:			
*Please supply copy of constitution and insurance document (public liability and/or employer).			

Purpose and main activities of the organisation

The Crail Community Partnership has the intention of bringing together members of the general public, community groups, associations, trusts, bodies whether incorporated or unincorporated including public, industry and professional bodies and other charities which have an interest in furthering the social, economic, environmental and physical design of the Crail community with the following objective:

The advancement of community development (including the advancement of urban/rural regeneration), principally within the Crail community but only to the extent that this is consistent with furthering the achievement of sustainable development.

Previous experience of managing a property asset

A number of members of the Board have experience in this area (see below).

Name and address of Council Asset of interest**Pinkerton Triangle**

In relation to this asset, is the organisation interested in:

Owning Managing Leasing Not sure yet

Proposed use of asset and benefit to the local community

Please briefly explain how the asset will be used and how the proposed initiative will benefit the local community. Include details of anticipated hours of operation, number of attendees/recipients.

To create a permanent and enhanced wildlife area, extending the managed wildflower grassland at Roome Bay, to promote ecosystem services including biodiversity, recreation and environmental education.

We intend to consolidate and enhance the wildlife value of the piece of currently Fife Council owned land at the end of Roome Bay, between Crail and Warsea Road. This will protect an essential linking section of green space connecting the grassland and wildflower meadows along the back of Roome Bay and the coastal path extending through Sauchope as per Crail's Local Action Plan that arose from the recent Crail Charrette. We wish to take over ownership and so responsibility for this site to manage it as a wildlife habitat and area for natural recreation in perpetuity as part of the Wild Crail Walks Network.

Please send completed application form to: CommunityAsset.Transfer@fife.gov.uk or post to Zahida Ramzan, Policy Co-ordinator, 5th Floor, Fife House (West), North Street, Glenrothes, Fife, KY7 5LT.

Stage 2: Full Application

This is an Asset Transfer Request in terms of Section 5 of the Community Empowerment (Scotland) Act 2015.

Before completing this application please ensure you have read:

- **Scottish Government Guidance for Community Bodies; and**
- **Fife Council Guidance for Community Bodies**

About the Property

Property Name and Address (see section 5 in the Guidance Notes)

Pinkerton Triangle (the area immediately to the east of Roome Bay between Crail and Warsea Road) (56.262N -2.614E)

Section A – About the Proposal

(see Section A in the Scoring Matrix)

Please provide a brief outline of your proposed initiative (see section 2 in the Guidance Notes). A description of the aims and objectives of your proposal and a description of the service and community benefit that you propose to deliver.

To create a permanent and enhanced wildlife area, extending the managed wildflower grassland at Roome Bay, to promote ecosystem services including biodiversity, recreation and environmental education.

We intend to consolidate and enhance the wildlife value of the piece of currently Fife Council owned land at the end of Roome Bay, between Crail and Warsea Road. This will protect an essential linking section of green space connecting the grassland and wildflower meadows along the back of Roome Bay and the coastal path extending through Saucehope as per Crail's Local Action Plan that arose from the recent Crail Charrette. We wish to take over ownership and so responsibility for this site to manage it as a wildlife habitat and area for natural recreation in perpetuity as part of the Wild Crail Walks Network.

We aim to:

1. Pass ownership of the land at Pinkerton Triangle from Fife Council back into ownership by the Crail community to be managed by the Crail Community Partnership in perpetuity as a publicly accessible nature reserve and park area, continuous with the existing area at Roome Bay.
2. To create a wildlife friendly space, extending the existing wildflower areas at Roome Bay, to provide an enhanced public amenity for Crail people and tourists.
3. To enhance the habitat at Pinkerton Triangle by creating a wildflower meadow, and low planting of berry bushes for birds.
4. Retain current pathway access, but to enhance this with an alternative route through the new wildlife area to add to the developing Wild Crail Walks Network (see below).
5. Promote local biodiversity by recreating natural habitat.
6. Provide a further local resource to promote environmental education, awareness and responsibility

The demand/need for the proposal and why it is required.

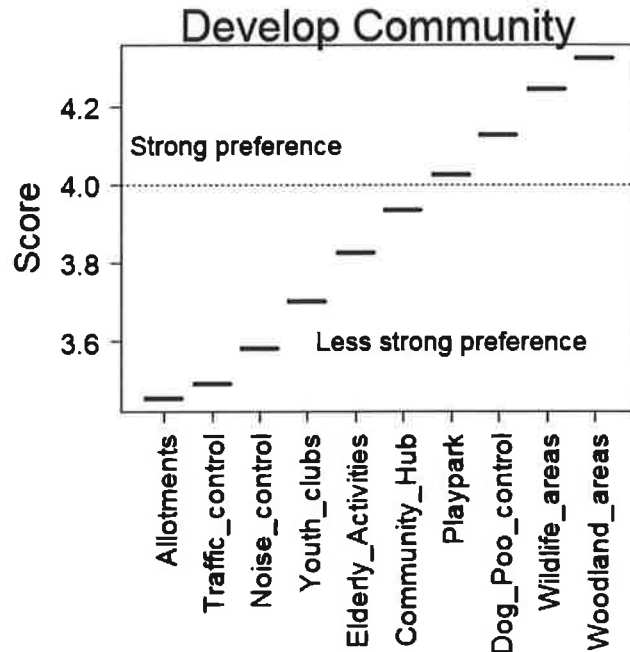
Crail community has identified the need to create and improve wildlife habitats around Crail to maintain and enhance the natural environment that makes the East Neuk such a good place to live and visit.

The Pinkerton Triangle is a small area of neglected, rough grassland and bramble bushes. The site has an official footpath through it as part of the Fife Coastal Path and two less official paths cutting the corner to Warsea Road. The site has nesting stonechat, reed buntings, sedge warblers and common whitethroats, and is regularly used as a foraging site for tree sparrows. The site is a crucial green area linking pedestrian walkways from Roome Bay through to Saucehope Caravan Park. The site has potential to become a more biodiverse natural area, providing ecosystem services such as biodiversity, recreation, noise and wind screening, soil retention, nutrient cycling and carbon storage.

During the Crail Charrette carried out 2018-19, large scale support for environmental enhancements was identified, both during informal community drop-ins and formal community meetings involving over 500 stakeholders. For example, in a survey with representative participation from all age groups and community groups in the community, and with issues and questions arising from Stage 1 consultation of the charrette (N = 287 fully completed questionnaires – results on the right), the overall “winner” in terms of what we should be doing to develop our communities was:

1. More woodland areas
2. More wildlife areas

People come to Crail to live, or as tourists, because of the pleasant natural environment. Features such as Denburn Wood, the various parks and green spaces in Crail and the coast and coastal path are highly valued. But there are areas which we could add to the list if they pass into community ownership, so that the community then has a clear stake in enhancing in an environmentally positive way.



Crail Charrette produced a local action plan (Deciding Crail’s Future Local Place Plan — 20.06.19). The document arose from the long term, wide-ranging consultation and conversation with everyone in Crail. A cumulative total of over 1200 separate contributions from the residents and stake-holders of Crail, involving at least 550 separate individuals. In the early stages of community engagement for this Local Place Plan, the coast, the countryside and the tremendous historical appeal of the Royal Burgh and harbour emerged as Crail’s biggest assets for residents and visitors alike. That strength of feeling continued throughout the process, with many people attaching great importance to improvements to the local path network and extending existing green corridors out through new developments and into the area surrounding Crail. As a consequence, the final Local Place Plan has a strong environmental component throughout, emphasising sustainable growth and development. A key aim is to “create new wildlife habitats throughout Crail: within any proposed new development like Crail North, on the existing and proposed expanded footpath network through and around Crail, as well as preserving and enhancing existing habitats like Denburn Wood.”

Key strategic goals in the Local Place Plan are:

1. Integrate New Development
2. Extend Community Greenspace
3. Develop Active Routes
4. Develop Community Hall

5. Improve Coastal Walks
6. Improve Harbour Facilities
7. Improve Town Centre
8. Employment uses for small businesses

This proposal is part of addressing goals 2, 3 & 5.

The socio-economic and environmental importance of accessible, high quality greenspaces and permeable developments is recognised in: the FIFEplan Local Development Plan and associated planning policy such as Making Fife's Places supplementary planning guidance; Fife's Community Plan, notably under the key Thriving Places theme; the Fife Greenspace Strategy and national strategies such as 2020 Challenge for Scotland's Biodiversity.

The creation and enhancement of connected wildlife habitat around Crail by the local community fits with in with aspirations within: Climate Fife, the new Sustainable Energy and Climate Action Plan; Fife Local Biodiversity Action Plan; Fife Forestry & Woodland Strategy. For example, the overarching objectives within the Fife Local Biodiversity Action Plan are to:

- 1) Maintain and increase the extent, distribution and connectivity of ecosystems
- 2) Maintain and where possible improve ecosystem health
- 3) Involve local people in conservation actions and thereby raise awareness and enjoyment of ecosystems

Why you require the asset in order to deliver your proposal and what difference this will make to delivery of services in your area.

Ownership of the Pinkerton Triangle is needed because it is not currently valued or positively managed by Fife Council leading to its gradual degradation or potential destruction through development: with community ownership we can invest in and manage the area long term to create a permanent, high biodiversity nature reserve, as part of the Roome Bay corridor, to be enjoyed by all local stakeholders.

Several areas of currently Fife Council owned land were identified during the Crail charrette as being managed in a "minimise costs" way. Yet if these areas were the responsibility and under the management of the local stakeholders, rather than a remote organisation, with no real interest or stake in them, they could be transformed into attractive, wildlife friendly spaces. The Pinkerton Triangle is one of these areas: valued and used by the local community, but not in any formal way, and with no long term security for continuation of the site's amenity value.

There is therefore a pressing need to pass areas such as the Pinkerton Triangle into local community ownership so that the large but diffuse value that accrues from such areas to everyone living there – a small value to each individual multiplied up by the many people living there – is clear. A common scenario is that apparently minor bits of green space under Council ownership are sold off because their value as natural environment to local people is not appreciated – this has just happened at North Kilminning when Fife Council sold off an equivalently valuable wildlife area without consultation with the local community. In short – Fife Council does not value the Pinkerton Triangle as a potential long-term woodland and wildlife area in the same way as the local Crail community. Only with the long-term view that will come from community ownership will the full value of the land as a provider of ecosystem services be realised. Fife Council lacks the resources and has other priorities: apart from occasional remedial clearing of rubbish, Pinkerton Triangle is neglected. But as an extension of the developing wildlife area behind Roome Bay, owned and run by a community enthusiastic for environmental improvements and creating wildlife areas, it can be properly valued.

Environmental improvements such as re-establishing woodlands and wetlands take decades. Without a clear long-term future for a site, it is impossible to motivate people to take part. Continuity of volunteer effort sustained through many years is absolutely crucial to the success of this type of project and this

cannot be maintained without security of tenure. It is similarly impossible to attract funding for the environmental improvements that will transform the site. Financial costs are not large, or essential for much of the regeneration that will improve the Pinkerton Triangle and other extensions we propose for Denburn Wood (see below), but again, obtaining such funding will be much more likely with security of ownership of the land, by a registered charity (CCP).

In short: we need ownership to be able to transform this locally valuable area into a community environmental asset over the next 50 years and beyond.

If already operational, provide details of the anticipated additional activity or outputs resulting from the acquisition of the property.

The Pinkerton Triangle already functions as a nature reserve and green space for local residents and tourists linking pathways through Crail. We wish to maintain and enhance that function by incorporating it fully into the Roome Bay wildlife corridor through Crail. The Pinkerton Triangle functions as a linking section in the existing and proposed green corridors that form the core of the Crail Local Action Plan. As such preserving this as a green space for the community is a priority, and one that can only be realistically achieved if the ownership of this area is passed back to the Crail community.

We plan to improve the habitat of the site by creating a more diverse wildflower grassland and by planting low shrubs for wild bird cover and to provide berries. This will then play a small part in improving the natural environment of Crail and so greater numbers of visitors engaging in nature tourism or recreation, a greater opportunity for increase in environmental awareness and involvement in low carbon recreation, and an enhanced quality of life for local people with the creation of another beautiful, natural area on their doorstep.

Specific new outputs arising from community ownership and management would be:

1. Increased use of the Pinkerton Triangle, Roome Bay and other wildlife sites around Crail by local and visitors as part of the larger Wild Crail Walks network we are establishing in response to the priorities established during the Crail charrette. This would increase physical activity and so give health benefits to the community.
2. Increased involvement of volunteers from Crail in environmental management and so increasing cohesion and social responsibility within the community.
3. Increased biodiversity in terms of key indicator wildlife taxa: increased species richness of breeding birds; butterflies; moths; flowering plants. This would help address Scotland's conservation of biodiversity aims.

Your experience in delivering the services.

CCP Trustees (see biographical details), and Trustees of other Crail charities, in particular the Crail Preservation Society, have considerable experience in organising major long-term projects in Crail. Within Crail there are a number of key people with direct experience of managing land for conservation.

Will Cresswell: Professor of Biology at St Andrews University, with professional expertise in species-habitat relationships and conservation of biodiversity. He has been a resident in Crail for 16 years, leading community involvement in local biodiversity awareness and monitoring.

Chris Broome: Professional training and background in nature conservation and recreational land use, with over 26 years' experience at operational, senior management and chief officer level across a range of posts. Significant parts of career focused on countryside management, both with a major UK nature conservation charity, the RSPB, and in local government - Chief Warden and then Senior Countryside Officer with Wigan Metropolitan Borough Council, Depute Regional Park Manager and Senior Manager Countryside for Fife Council. Over this time period responsible for a number of countryside sites and local nature reserves in Wigan and Fife, the Fife Coastal Path, Fife Regional Park, Lochore Meadows Country Park, Ardroy Outdoor Education Centre, access management, biodiversity and outdoor

education. Latterly Chief Executive of Fife Coast & Countryside Trust. Also experience as Principle Officer (Operations) Community Education, Directorate Resources Manager (Housing & Communities) and as 3S Programme Director (4-year programme of major change projects for Council internal shared support services). Crail resident for 24 years.

Other similar projects or services available in the area.

Crail Preservation Society – several members are part of this proposal through their role in the CCP – owns and manages Denburn Wood and the adjacent “sheep” field, as well as other properties, as a public amenity on the behalf of Crail residents. Denburn Wood is a good example of what we are aiming for at the Pinkerton Triangle: an accessible but wild area where people can connect with wildlife and feel that they live in an area with a good quality of life. Denburn Wood is managed as a habitat by volunteers and overall by a committee of locals passionate about preserving their community. We are seeking here to expand this kind of successful initiative.

There are few nature reserves in the East Neuk.

There is a very small publicly accessible Scottish Wildlife Trust nature reserve at Fife Ness. This is visited by less than ten people a week except during spring and autumn migration when tens may visit on a weekend with good migrant birds.

The Scottish Wildlife Trust also manages Kilminning Coast (adjacent to South Kilminning) on behalf of Fife Council. Because the reserve is traversed by the coastal path, it receives hundreds of visitors a day during the summer. There would be an intention to involve the SWT in a partnership approach to the management of the larger reserve after asset transfer. We would improve signage and links between the areas to encourage coastal path walkers to stop at the new extended Kilminning Coast reserve.

There is another small nature reserve to the northwest of Crail, West Quarry Braes, also managed by Scottish Wildlife Trust, although this reserve is poorly accessed and maintained, with almost no visitors.

There are other small green spaces around Crail. The aim of the Wild Crail Walks Network is to link all of these small, fragmented areas together with accessible, wildlife friendly green corridors, to create a larger, viable wildlife area. So that a local or visitor might walk all day through wildlife friendly habitat.

Section B – Wider Support & Wider Public Support

(see Section B in the Scoring Matrix)

Community Consultation (see section 3 in the Guidance Notes) – The Community Empowerment Act requires that the local community be consulted before an asset transfer application is submitted.

Please demonstrate there is sufficient support from the local community. You should also consult community partners and local councillors. Please evidence any stakeholder consultation.

Crail completed a charrette process 2018/2019 with the final product being a **Crail Local Place Plan**. The charrette was co-funded by the Scottish Governments Making Places initiative (£25,000) and by Crail Common Good Fund (£23,000).

The consultation is fully described in the Local Place Plan which can be found at www.craillcommunitypartnership.org, but in summary:

3 Public Workshops each attended by between 80 to 120 people; 1 Business Workshop; 2 Community Surveys with over 400 responses; Crail Matters Newsletters; 152 visitors to Drop Ins.

Crail Matters is a weekly newsletter that reaches over 550 email subscribers and has a paper distribution to local shops, of 120 copies. Crail Matters regularly carries articles on the initiatives identified in the charrette and being pursued by community groups.

Within the **Environment** section of the **Local Place Plan** the following community aspirations relevant to this proposal were detailed:

- Improve local walking network along coast and into countryside.
- Create a safe East Neuk cycling network.
- Ensure new development is eco-friendly and appropriately designed.
- Create further wildlife habitat.

Please detail any partnership arrangements and state if these are required to deliver the project successfully.

The Crail Community Partnership (CCP) was formed in April 2019 as the steering group for the Crail Local Place Plan as the community was determined to form a properly constituted charitable organisation with the ability to pursue community initiatives and own (and operate) community assets. CCP was guided by Development Trusts Association Scotland (DTAS). CCP is a member of DTAS and has regular meetings with DTAS.

CCP was formed with representation from most major groups, or sectors, in Crail including:

Crail Festival
Crail Community Council
Crail Food Festival
Crail Preservation Society
Crail Church
Crail Community Trust
Crail Harbour Users
Crail Golfing Society
Coastal Environment Team
Crail Youth
Crail Rowing Club
Crail Cubs and Brownies
Crail Primary School.

Partnership arrangements that will facilitate this plan are already in place with:

Scottish Wildlife Trust
Fife Coast and Countryside Trust
Fife Council biodiversity officers
Crail Preservation Society
Crail Community Council

Please demonstrate how you will take into account the different needs of the community, including addressing inequalities.

Crail Community Partnership (CCP) recognises and understands the nature of our community and seeks to address the different needs. Issues such as a high number of elderly people, young people with few community outlets, new parents without social opportunities and the general economic challenges of a community heavily dependent of seasonal tourism.

Examples of this include:

- The Crail Community Partnership has already acted to address inequalities, when a seniors group folded in 2019 CCP applied for funding to help the senior's group stay active. This has been successful with £4,000 being raised and the group restarted in December 2019.
- CCP is also applying for Asset Transfer of Crail Community Hall, so that more diverse use can be made of the community hall, especially for those age groups poorly supported by group activity now.

- The newly development website for Crail is being handled as a youth project, engaging pupils from Waid Academy in the development of the website.
- CCP is also working to ensure the new housing development at Crail North will serve the whole communities housing needs. The Local Place Plan was recently taken to Holyrood to present to MSPs and senior planning officials.
- Crail Community Partnership helped secure funding for the new Wee Crailers, a children's arts and crafts group in accessing funding, by using the CCP SCIO structure to make applications.

Similar initiatives to promoting inclusiveness with respect to the Pinkerton Triangle and other wildlife areas we will be creating are a central part of the project being proposed by the Crail Community Partnership. We intend to:

- Provide accessible parks and nature area which can be enjoyed by everyone regardless of their age, income or physical ability.
- Provide local areas where anyone can become involved in managing and regenerating natural habitat.
- Provide local areas where anyone can learn about nature and become involved in monitoring biodiversity

Advice and support received (see section 4 in the Guidance Notes) – Provide details of any organisation, including the Council, you have approached to seek assistance in developing your project and application.

Scottish Wildlife Trust: an independent environmental charity that manages nature reserves in Scotland including three local to Crail. Alison Irvine (chair of the Fife & Kinross Scottish Wildlife Trust local group) and Rory Sandison (the SWT's reserves manager covering Fife with responsibility for Kilminning Coast reserve) have both been consulted and are providing advice and guidance. The Trust has indicated a willingness to work more formally in partnership with the Crail Community Partnership on the Kilminning and other Crail environmental projects as these move forward.

Fife Coast and Countryside Trust: an independent environmental charity committed to ensuring that everyone has the opportunity to experience Fife's great outdoors. FCCT are primarily providing 'soft' support at this stage in terms of advice and guidance. The Trust has indicated a willingness to work more formally in partnership with the Crail Community Partnership on the Kilminning and other Crail environmental projects as these move forward.

Fife Council, through Janice Laird (Communities and Neighbourhoods) is supporting this application by the provision of historical utilisation and financial information and relevant advice on the CAT application process.

Crail Community Partnership is a member of DTAS and is recognised as the Community Anchor Organisation for Crail. CCP receives support from DTAS/COSS and holds regular meetings are held with Ian Leaver of DTAS and Calum Couston of SLF.

Section C – Impacts / Benefits

(see Section C in the Scoring Matrix)

Demonstrate whether and (if applicable) how the proposal will promote or improve:

- Economic development
- Regeneration
- Public health

- Social well-being
- Environmental well-being
- How will the proposal reduce inequalities?

Economic Development – the Crail Community Partnership do not anticipate any immediate economic contribution to the community on acquisition of the Pinkerton Triangle, except as an indirect consequence of increased visitor numbers passing through Crail. Tourism is a major economic activity of the town and most visitors are here to walk the coastal path or to stay (or play golf) in an area of natural environmental beauty. The Pinkerton Triangle as part of an extended Roome Bay wildlife area will add a further to Crail's nature-based tourism. In the long-term Local Area Plan we intend to develop a circular network of inland nature walks around Crail – the Wild Crail Walks Network to link with the coastal path, with the Pinkerton Triangle being a link in this network. This should enhance Crail as a tourist destination. But the real economic value of such initiatives are hard to measure: it is hard to value the indirect effects of ecosystem services. For example, contact with nature and regular exercise has clear mental and physical health benefits. These are likely to arise because opportunities to have enjoyable, rewarding nature walks exist. But how do we accurately quantify the reduction in costs to Scotland's health service per hectare of natural habitat or length of wildlife path? Similarly, how do we quantify the benefit to the economy of locals with a deep love and respect for their environment, giving up their time for positive environmental management and social enterprise, because they are surrounded by an environment that promotes this?

Regeneration – The Pinkerton Triangle is a small area of largely neglected rough grassland and brambles with almost no management by Fife Council. The community however values it as a wildlife area and it has several bird species of conservation concern nesting there or using it for foraging. By transferring the site to community ownership, by letting the community know that this now belongs to them, by having volunteers managing habitat there regularly and by subsequent stewardship of the area, the area can be regenerated. The Wild Crail Walks Network of community owned sites and pathways will link wildlife sites back into the heart of the community, and the Pinkerton Triangle as a permanent part of the Roome Bay wildlife area is a key part of this regeneration plan.

Public Health – Nature deficit has been identified as a major component to poor mental health. General wellbeing is also enhanced through regular contact with the natural environment. Many people rely on the natural world for their relaxation and leisure time (walkers, bird watchers). Regular exercise through walking and activities like cycling has been identified as a major contributor to public health: the Pinkerton Triangle is part of a larger Wild Crail Walks Network of paths and cycleways that the CCP will be creating in response to the Crail Charrette Local Action Plan. Creating and enhancing natural areas around Crail will therefore improve public health.

Social Well-being –The CCP is aware of the need to identify opportunities open to members of the broader Crail community to meet their needs and is keen to engage with agencies (both statutory and voluntary) that can contribute to that. The Crail Community Partnership are alert to the need to not simply to meet *Objective* indices of wellbeing (such as economic and material development) but also *Subjective* indices of wellbeing, such as happiness and social engagement. The provision of an accessible, natural areas for engagement with nature are part of social well-being, being tightly linked into mental health and mindfulness. We plan to involve all ages of the Crail community with a particular emphasis on Crail Primary School, Waid Secondary School and the local youth groups such as the Scouts to engender a life-long sense of environmental responsibility and engagement.

Environmental Well-being – the main purpose of the CCP is '*...The advancement of community development (including the advancement of urban/rural regeneration), principally within the community*

*but only to the extent that this is consistent with furthering the achievement of sustainable development.*¹ Core to any sustainable development, and ultimate environmental well-being, is conservation of biodiversity. Biodiversity provides us with ecosystem services and quality of life. Rewilding of areas around Crail will increase biodiversity, the number of trees and foster a positive community attitude: as we face the climate emergency, communities must feel inspired to do positive things, rather than to sink into apathy that nothing can be done. The Wild Crail Walk Network initiative is entirely to do with environmental well-being: increasing biodiversity and positive human contact with biodiversity.

How will the proposal reduce inequality? – a fundamental quality underlying this proposal is that as a community Crail will benefit from improved access by all social groups to the natural environment. Whilst Crail has an image of a well-to-do community (which in part it is), there are pockets of economic disadvantage, and much larger pockets of social disadvantage particularly amongst the elderly and youth. The relative physical isolation and poor transport links of Crail from the broader East Neuk community exacerbates this. For many Crailers, the environment here is the only one available. We also hope that the process of organising the community to work to improve the environment through projects such as further habitat creation at the Pinkerton Triangle, we will create a more cohesive, confident and self-supportive community. We expect that isolation and loneliness will be reduced, and mental health and well-being improved. Involvement in activities such as shrub planting, meadow management and biodiversity monitoring will contribute to increased intergenerational contact, which will reduce fear and increase mutual understanding, to both participants and to volunteers, who will gain confidence, skills and experience. One consequence of increased engagement is that friendships will be formed, and people will have an increased sense of self-worth, purpose and belonging. As the Crail Charrette has demonstrated, the process of consulting and organising a community helps to reduce inequality: if everyone is talking to one another then differences are identified and compromises made. Projects – particularly ones where locals take something relatively poor and create something undeniably better for the long term benefit of all – are a proven means for establishing happy, democratic communities.

Section D – Organisational Viability

(see Section D in the Scoring Matrix)

Demonstrate any previous experience your organisation has in managing an asset, including awareness of relevant legislation.

Several Trustees have direct previous experience of managing property assets both professionally and through involvement with other charities. This includes work on nature reserves and other countryside sites.

Crail Community Partnership (CCP) is new but is composed of experienced trustees involved in care of community assets. For example, Crail Church which involves the church building and the church hall. Crail Preservation Society (CPS) owns the two properties which host Crail Museum and has parkland and woodlands, and takes responsibility for the care of historical elements of Crail. The recently restored Dooct is owned by CPS and is managed for safe public access. CPS is currently working on restoration projects for the Crail Mercat Cross and 17th Century monuments in Crail Kirkyard. CPS is fully involved in the programs for management of these assets, risk assessment, public access and liability insurance. The CCP Trustee representing Crail Golfing Society is responsible for the golf course estate and dealing with all the relevant legislation such as H&S and Access Rights.

A CCP Trustee is involved in Crail's major volunteering challenge, Crail Putting Green. Crail Festival has for 9 years organised a major programme of works and staffing to ensure that the Crail Putting Green is open to the public for over two months each summer. This involves liaison with Crail Golfing Society for

green treatments and preparation, and organising over 50 volunteers, for mowing duties and starter hut operation.

Demonstrate any previous experience your organisation has in delivering the community benefit.

Crail Preservation Society (a key component represented in Crail Community Partnership) is an organisation that has owned green space in Crail for over 60 years. Properties that have been left as bequests or gifted include; Denburn Wood, Denburn Park, Triangle Park and Doocot Park. In particular Denburn Wood represents the best of CPS delivering this type of community benefit by providing a woodland walk, with maintained paths and bridges, tree and wildflower planting. As part of the Crail Local Place Plan CPS is also planning to develop Denburn Park (currently a sheep field) as a wild flower meadow with shrubbery and a footpath to improve the opportunities for wildlife. These works are primarily done by local volunteers (The Denburn Diggers) with the occasional use of contractors for tree felling, heavy works or construction.

Crail Community Partnership has only been in existence for less than a year but has already delivered directly and indirectly in achieving several community benefits during that time.

After many years, a glass recycling facility has now been established in the middle of Crail.

A team of volunteers have resurfaced the pathways at Crail Church and cemetery and at Victoria gardens. New gravel will be spread in Marketgate, this month.

We have been successful in obtaining 2 tranches of funding to reopen the Monday Club, a weekly facility for Crail seniors, that had closed due to lack of organisation and support. It is now thriving.

We assisted the Wee Crailers group who provide a lunchtime meeting and play facility for toddlers, to obtain grant funding to assist with delivery of this importance service.

We are in the middle of completing a business plan to enable us to complete stage 2 of a proposed asset transfer of Crail Community Hall from Fife Council. This is to enable continued use and expansion of community usage.


We have been involved in initiatives to promote and encourage the use of Crail shops and businesses to help improve viability and sustainability. Grant funding has now been obtained to create a Crail Food trail.

We are actively engaged with our fishing community, who have now formed a Fishermen's Group, and are formulating plans to improve Crail Harbour.

Many of the members in our organisation are actively involved as volunteers in looking after Denburn Wood and the floral tubs provided and maintained by Crail in Bloom

Please state the names, skills and experience of the individuals who intend to deliver the proposal.

The CCP management consists of a wide range of people and skills, with sufficient expertise to manage pieces of land with public access. The Pinkerton Triangle will be part of a larger portfolio of community assets being managed, and as such represents a more modest challenge than the expertise needed to run other assets like the Crail Community Hall. Nevertheless, there is a large pool of expertise available just in case.


The individual is a trainee teacher and has a Bachelor of Science in Food, Nutrition and Health and is currently completing a Postgraduate Diploma in Education. Taught in several schools in various demographics, including deprived areas and high attaining areas. Have had a lot of experience

working with people with additional support needs and have an interest in working with those with additional needs.

Strong planner, organiser and resource maker, good skills with technology, good communication and presentation skills.

Strong links with local press and organisations within community and surrounding area as well as with primary and secondary school.

Approved REHIS Food Hygiene Trainer

Currently:

- Crail Community Partnership – Membership Secretary
- Crail Community Councillor

A local Justice of the Peace for Crail and Session Clerk for Crail Parish Church. Started her career in Computing at St Andrews University.

Retired Museum Curator from Fife Folk Museum and volunteer at Crail Museum since its inception in 1978. Member of the Crail Preservation Society and past Chairman and Secretary.

Very involved in the church. Currently:

- Crail Church Session Clerk
- Crail Community Partnership Trustee

After studying physical education and history at St Luke's College, University of Exeter I taught PE in schools in Edinburgh for several years.

I left teaching to move into the financial services sector and progressed in management in the private health sector, housing and tour operating.

I worked with Scottish Enterprise assisting young businesses with their growth ambitions and after a spell in management consultancy I moved into the civil engineering construction industry managing client relationships.

In my voluntary roles I have been a Director of the Civil Engineering Contractors Association (CECA), Boroughmuir RFC Ltd, and serve on the Management Committee of Crail Golfing Society.

Currently:

- Crail Community Partnership – Trustee
- Craig Golfing Society – Management Committee

A Professor of Biology at St Andrews University and has been studying how humans effect ecosystems and how ecosystems can be managed for both wildlife and humans for the last 25 years. He has skills in communicating effectively and writing professionally for a scientific and general audience; he has managed research teams all over the world, collecting, analysing and presenting information to allow the best environmental and social practice to be enacted in the relevant local communities. He has been educating and inspiring Crailers about local wildlife for the last 10 years through his regular community talks, his blog Wild Crail and weekly articles in About Crail and now Crail Matters. He was Chair of Crail Primary School Parent Council for 4 years and Vice-Chair of Waid Secondary School Parent Council for 5 years. He organised Crail Cubs and Beavers for 10 years.

Currently:

- Crail Community Partnership – Trustee
- Crail Community Partnership – Chair of Environment sub-committee
- Web secretary for Waid Secondary School Parent Council

A retired manager with 30 years' experience in the Oil & Gas sector. Initially qualified as Radio Officer in the Merchant Navy, serving for 7 years with sole responsibility for shipboard navigation and communication systems. Started in the Oil & Gas sector as Electronic Technician and progressed through to Quality and HSE Manager, OD Director, E-Business Director and for the last 10 years as International HR Manager. Always with budget responsibilities, and at various stages responsibility for maintenance and training facilities.

Currently:

- Crail Community Partnership – Secretary
- Crail Preservation Society – Chairman
- Crail Festival – Technical Team lead
- Crail Folk Club – Technical Support

Was a partner in a National firm of chartered surveyors for 25 years and was latterly responsible for Asset and property management division comprising over 90 surveyors and support staff in 8 offices through the UK. Highly experienced in supporting and managing staff.

Owned and managed an art gallery for 10 years. Good marketing and sales experience. Served 6 years on the board of Irvine Development Corporation. Good understanding of the running and management of a local authority.

Former Chairman of Crail Preservation Society and Crail Rowing Club. Good understanding and knowledge of local issues.

Experience in risk assessment, planned maintenance and health and safety. Attended DTAS 2-day Facilities Management refresher course in 2019.

Currently:

- Crail Community Partnership – Chairman
- Crail Food Festival – Chairman
- Crail Wine Club – Chairman
- Crail Community Council – Vice Chairman

A retired Chartered Architect and Town Planner. A Fellow of the Royal Incorporation of Architects in Scotland, he qualified from Strathclyde University in 1962 and 1980 respectively.

He was, inter alia, Chief Housing Architect at East Kilbride Development Corporation, Chief Architect at Scottish Development Agency and Head of Design Services at Scottish Enterprise. Later he became Executive Director (Design) at Locate in Scotland.

He has considerable experience in leading multi-disciplinary teams, both in-house and with private consultants, project management, client liaison, design brief preparation and facilitation, presentation of design proposals, design competition administration and marketing design services.

Volunteering work includes NTS Kellie Castle, Crail Museum, Crail Festival and Crail Food Festival.

Currently:

- Crail Community Partnership – Trustee
- Crail Preservation Society – Honorary President

A Marine Biologist at the University of St Andrews, specialising in marine mammal ecology and Individual based modelling. Currently he is Deputy Director of the Sea Mammal Research Unit (SMRU) at the Scottish Oceans Institute and in on the executive Committee of the International Bio-logging Society. He is also Head of the SMRU Instrumentation Group which designs and sells marine mammal telemetry equipment worldwide. He is an MCA certified work boat Skipper. He is vice chair of the Scottish Fisheries Museum's Boats Club and is secretary of the Crail Harbour Inshore Fisheries Association.

Currently:

- Crail Community Partnership – Trustee
- Crail Harbour Inshore Fisheries Association – Secretary
- Scottish Fisheries Museum Boats Club – Vice Chairman

Over 40 years experience in finance mainly commercial/corporate banking. Also treasurer for Moffat Town Hall Redevelopment Trust when the Trust took over the town hall from D & G Council on 20 year lease. The Trust undertook a £600k (including VAT which was reclaimed) external refurbishment of the building. The Trust was responsible for all hall bookings, ensuring payments were received and general management of hall.

Currently:

- Crail Community Partnership - Treasurer
- Crail Museum - Treasurer
- Crail In Bloom - Treasurer
- Crail Community Councillor

has a background in Forensic and Legal Psychology. After 23 years as Professor of Applied Psychology in Cork, Ireland, moved to St Andrews University as Professor in International Relations in 2006, retiring in 2013; currently Visiting Professor in the Department of Security and Crime Sciences, University College London. Acted in a consultancy role and held committee memberships with UNICEF, Europol, various UK and Irish Government Agencies. Wide experience of managing personnel and projects in Academic, Government and International Agencies. Extensive experience in the development of professional training programmes in Psychology, Security, Psychiatric Care and Community Work, including distance learning initiatives.

Currently:

- Crail Community Council – Chairman
- Crail Community Trust - Trustee

Have you identified the number of employees or volunteers available to run/maintain the asset? Please state the names, skills and experiences of those individuals.

Crail Community Partnership has formed an Environmental Sub-committee to oversee the environmental objectives in the Local Place Plan, including South Kilminning. Members include people with a wide range of skills. Below is a sample list of the over 25 people currently who have volunteered to help with the Crail Community Partnership Environmental sub-committee.

- Organising biodiversity survey
- Teaching volunteers survey techniques
- Habitat management (strimming, tree cutting and planting, scrub clearance, pond digging and creation)
- Public communication – author of the Wild Crail blog with an average daily readership of over 50, mostly local, people. Author of Wild Crail and other environmental articles in Crail Matters with a weekly readership of over 500.

- practical experience and skills in:
 - working with small hand tools, tractors, trailers and other machinery;
 - field survey work and recording;
 - site management plan development
 - delivery of outdoor and environmental education sessions;
 - leading volunteers

- Centre Manager of the East Neuk Centre Trust
 - Co-Founder of Footprint East Neuk
 - Community cleanup and tree planting activist
 - Organised youth conservation groups in the USA
 - Organiser of East Neuk Science & Nature Festival
-
- Personnel management and civil servant
 - Botanist
 - Tree nursery worker with experience of reforestation and rewilding areas
 - Denburn Woods volunteer and recruiter
-
- Current director of operation and visitor experience at the V&A Dundee.
 - Previously Deputy director of the Children museum in Mexico City where he imagined and realised a 4000 m² learning garden to show to children the fauna and flora of the valley of Mexico. More than 3000 Endemic trees and plants were introduced, and a pedagogical path was created. The children (4-12 years old) were invited to touch, play and learn.
-
- Worked as a field ecologist and data analyst for Scottish Natural Heritage
 - Carried out volunteer work with Crail primary school children, running a wildlife club and a gardening club
 - Currently survey breeding corn buntings as a volunteer
-
- Former purchasing manager for international textile and musical instrument companies
 - Personnel management
 - Treasurer of Crail Bloom (retired)
 - Volunteer for Crail Putting Green (grass management)
 - Organiser of Denburn Woods volunteers
 - Editor Crail Matters
 - Organiser Crail Festival

Provide evidence of your governance and decision making processes in relation to the asset and delivery of the services including finance, book keeping, emergencies, compliance with legal and safety issues. Evidence that you have a clear process for decision making including room/hall bookings, dealing with problems, compliance with legal issues e.g. health & safety.

Ultimate governance will be with Crail Community Partnership while operational compliance will lie with the Environment sub-committee.

Initially CCP plan to adopt and apply prior Fife Council policies and procedures with respect to their management of the Pinkerton Triangle. As we understand it, this is currently minimal.

CCP is aware of the key legislation as it relates to public access to the countryside (Land Reform (Scotland) Act 2003) and those aspects of health and safety legislation as would apply to volunteers working on the site and to visitors to the site.

Demonstrate that you understand what is required in relation to managing an asset e.g. insurances, ongoing maintenance, budgeting for major repairs, health & safety, electrical testing, firefighting, legionella testing.

The Pinkerton Triangle is an existing semi-rural site with public access, including a path and fences. It is intended to enhance and build upon the sites existing natural assets and that site management, once the natural habitats and visitor infrastructure are established, will require to be mostly minimal and low key. CCP will develop and implement an appropriate site management plan. The plan will cover elements such as:

- Vision & Purpose
- Aims and objectives
- Management Structures
- Legal Commitments & Obligations (HASAW 1974; Land Reform (Scotland) Act 2003 etc)
- Funding
- Day to day reserve Management
- Access & Visitor management
- Volunteers
- Interpretation and community education
- Managing key issues and potential conflicts on a multiuse reserve

Provide evidence of your monitoring arrangements to monitor the success of the proposal and delivery of its likely objectives.

The board of Trustees meet monthly and would receive a monthly report from the Environmental sub-committee responsible for Bow Butts park and the other pieces of wildlife habitat we will be managing around Crail, including regular benchmarking and evaluation of specified objectives.

Objectives are straightforward and easy to monitor:

1. Visitors to Crail and residents are aware of the Pinkerton Triangle (or Roome Bay wildlife area) as part of the Wild Crail Path Network – annual questionnaires via Crail Matters.
2. Visitors use the Pinkerton Triangle and Roome Bay – regular timed counts of people at the site
3. Biodiversity increases – regular volunteer (also local school and University students) monitoring of bird, mammal, butterfly, plant and moth species as general indicators.
4. Engagement increases – records of volunteer numbers and help kept

Section E - Financial Information

(see Section E in the Scoring Matrix)

You need to identify all the resources required to deliver and sustain the proposal.

Business plan and cash flow forecast - Please provide a full business plan and cash flow forecast for the next 5 years showing both capital and revenue income and expenditure. If the organisation has a separate business plan, this can be attached to the application and a summary of the details provided here.

We are not proposing a business – in short, we propose keeping natural land in trust in perpetuity for locals and visitors to Crail. But we also intend to manage these areas to enhance biodiversity and also to have public access through maintaining pedestrian paths through them, with financial and management responsibilities. Our overall strategy and how we intend to manage the financial and ownership implications are detailed in the accompanying document:
“**Wild Crail Walks Network:** A strategic plan for connecting people and wildlife around Crail”

What funding has the organisation obtained so far?

Funding source: Paths for All – support for construction of a footpath in Denburn Park
Date of application: July 2019
Amount received: £1,500
Capital funding and/or Revenue funding

What funding has been applied for but a decision has not yet been received?

Funding source: Crail Common Good Fund – support for construction of a footpath in Denburn Park
Date of application: February 2020
Amount received: £3,500
Capital funding and/or Revenue funding

Other sources of funding the organisation has access to (e.g. voluntary donations, borrowing).

Scottish Land Fund
Crail Common Good Fund
Ribbonfield Trust
Fife Environmental Trust
EDF Windfarm Community Fund
Helen Main Trust – for enhancing amenities in Crail
Volunteer time
Crowdfunding – for smaller improvement projects.

Identify resources for long term sustainability of the proposal and the future maintenance of the asset eg future funding and self-financing arrangements.

- Community Shares Scotland
- Climate Action Fund
- Aviva Community Fund
- Fife Environmental Trust
- British Ecological Society – Outreach Grant
- National Lottery Community Fund
- Esmee Fairbairn Foundation
- Triodos Crowdfunding
- Postcode Lottery Green Challenge
- Scottish Forestry
- Harbinson Charitable Trust

Section F – Property

(see Section F in the Scoring Matrix)

Please specify if you wish to: Lease [] or Purchase [X] the asset.
Value – Have you sought an independent financial assessment of the value of the building / land? If so, please identify the source and the estimated value.
No.
Purchase price – State the price your organisation is willing to pay to acquire the asset.
<p>£1</p> <p>The Pinkerton Triangle is an area of 0.8 ha of public park with a footpath running through it. As such it has no direct financial value except in terms of what the local community would pay to stop it being developed. As development on this site has been ruled out due to its proximity to the crumbling cliffs of Roome Bay, the Pinkerton Triangle should be transferred at a nominal sum.</p>
Annual Rental
<p>Please state the:</p> <p>N/A</p> <p>Proposal annual rental:</p> <p>Duration of the lease:</p> <p>Any other special lease terms required:</p>

If you are requesting a discount please demonstrate why the asset should be transferred at less than best consideration. Attempt to quantify in financial terms the benefit to the community as a result of the acquisition.

The Pinkerton Triangle is an area of only 0.8 hectares. It already has a public footpath through it.

A common scenario is that apparently minor bits of green space under Council ownership are sold off because their value as natural environment to local people is not appreciated – this has just happened at North Kilminning when Fife Council sold off an equivalently valuable wildlife area without consultation with the local community. But Bow Butts park has a large but diffuse value that accrues to everyone living in Crail – a small value to each individual multiplied up by the many people living there. In short – the land has no value to Fife Council unless it disposes of it for infrastructure or housing development – and this was explicitly ruled out by the Crail community during the charrette (see the Crail Local Action Plan). Only with a long-term view of retaining green spaces can the full value of the land as a provider of ecosystem services be realised. Fife Council lacks the resources and has other priorities: apart from unnecessary grass-cutting and occasional remedial clearing of rubbish, the Pinkerton Triangle is neglected. But as part of Roome Bay wildlife area, owned and run by a community enthusiastic for environmental improvements and creating wildlife areas, it becomes valuable.

Is the asset currently used or occupied by the Council or another party? Please state whether you have made any investigations to current use/occupation.

The site is not used by Fife Council or any other party except for recreational use by local Crail people, or tourists walking through the area.

Section G - Local and National Outcomes

(see Section G in the Scoring Matrix)

How will the proposed benefits of the asset transfer request contribute to achieving the Council's outcomes? See Plan for Fife.

Elements of this proposal address all of the Priority Themes in the 'Plan for Fife'. Overall an important long-term objective of the Crail Community Partnership is to contribute to the improvement of health and wellbeing of the community, initially through the acquisition and development of suitable physical capacity and subsequently by enabling existing and facilitating new community initiatives to make use of that capacity.

1. Opportunities for All By provision of an accessible natural green space where anyone can connect with nature.
2. Thriving Places Access to and involvement with management of a nature reserve – whether helping to dig a pond, plant trees or counting butterflies will contribute to the development of a robust, happy community, through shared experience, a common purpose and a clearly achieved goal for residents and their children. The project will also provide intergenerational support and activities, reflecting the different needs of various sectors of the community.
3. Inclusive Growth and Jobs Tourism is the life blood of East Fife and particularly important to Crail. Provision of further natural assets that encourage nature tourism will add to the income of Crail through accommodation and provisioning services.
4. Community Led Services This project is a perfect example of a community leading in the management of its own environmental services – not abnegating its responsibility to look after the environment, and so keeping a close contact on the consequences of its own environmental actions. The quality of the natural environment is not down to decisions in Fife House, but the outcome of a consultative, local process, utilising volunteer labour and enthusiasm.

The CCP strongly believe that we can through this acquisition increase community confidence and add to the sense of place already strongly developed in Crail. In realising this we believe we can help to build a stronger and more supportive community and so contribute to community wellbeing, reducing isolation and loneliness – all of which are essential aspirations of the Plan for Fife. The research undertaken as part of the Charrette and in the development of the Business Plan, has shown an appetite in the community to extend existing responsibility for service delivery thereby improving the range of accessible services and opportunities which are open to all within the community, including the most vulnerable. Community ownership of the South Kilminning will give an opportunity for self-help and to improving the quality of life for its residents

How will the proposal impact on the Council's own delivery of services?

The acquisition of the Pinkerton Triangle and other sites as part of the Wild Crail Walks Network will facilitate the emergence of self-supporting community environmental services, reducing demand for Fife Council services. A significant aspiration is to increase provision of generationally appropriate initiatives that will contribute to community wellbeing particularly in areas related to youth involvement and physical and mental health. The proposal will also allow Fife Council to save money and so to allocate its scarce resources to other areas.

Demonstrate how the proposal will contribute to national priorities (refer to National Priorities).

An explicit aim of the Scottish Government is to empower communities '...to tackle poverty, inequality and rural disadvantage on their own terms, in turn supporting inclusive growth...' and "... promotes a more responsive, community-led, place-based approach'.

This initiative will meet many of the Government objectives by:

- a. building community capacity
- b. increasing active inclusion and develop opportunities for enhanced engagement for a diverse range of groups – all ages and parts of the community respond positively to nature and their natural environment
- c. creation of local plans and proposals
- d. developing local assets, services and projects that respond to the needs of the people in their communities
- e. delivering community-led solutions that tackle priorities that matter most to communities
- f. developing local interventions which offer opportunities and pathways for social and community integration.

Section H – Other Information

(see Section H in the Scoring Matrix)

Additional information in support of your application (see sections 6 & 7 in the Guidance Notes) – Include information on how you have kept the community updated about the proposal and other stakeholders who have been approached who could work in partnership with your organisation.

The Crail community is updated about the proposal primarily by the weekly Crail newspaper "Crail Matters". The digital newspaper (with some hard copies also printed) has over 500 downloads every Monday when it is published. The lead person on this proposal writes a weekly column called "Wild Crail" that covers the local natural environment and opportunities to improve it. The newspaper features regular articles about specific environmental initiatives that arose from the Crail charrette including the one in this proposal.

The Crail Community Partnership (CCP) keeps in contact with its 140 members through regular email updates. Members of other Crail groups such as the Crail Preservation Society, Crail Kirk and Crail Golfing Society are sent information to publish in their own newsletters or emails. The CCP has regular (every 2 months at least) drop in sessions at the Town Hall on a Saturday morning (occasionally weekday evenings to attract business people working on Saturday) to provide information and to seek suggestions for and involvement in the various proposals that arose from the Crail charrette.

The CCP has set up a local website (<https://www.crail.info/>) to facilitate exchange of information about proposals like this, and other community initiatives arising from the Crail charrette process.

The CCP environmental sub-committee has been using all of the above and also has been having a series of site meetings with stake holders, where we walk people around Crail explaining the environmental plans and the Wild Crail Walks Network idea. To date we have had site meetings with planning, biodiversity and grassland management officers at Fife Council, the Fife Coast and Countryside Trust and the Scottish Wildlife Trust.