



Ulva Buyout shared The Boathouse Ulva's post.



22 December 2017 at 19:25 · 🌐



The Boathouse Ulva

22 December 2017 at 19:11 · 🌐

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All residents of North West Mull and Ulva should by now have received their ballot papers regarding the Ulva Buyout.

We would like to thank everyone for their ongoing support during what has been an uncertain time for us all.

To secure the future of Ulva for current and future residents and businesses, as well as making sure it remains accessible to all our visitors, we would please, please ask that you return a yes vote on your ballot paper.

We know that this isn't the best time of year for it to be happening, but as the deadline for voting papers to be received is the 8th of January, we would urge you to complete and send your ballots back as soon as possible.

From our family to yours-

Please support the community purchase of Ulva with a yes vote on your ballot, and a very Merry Christmas to you all.



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Ulva Buyout



20 December 2017 at 17:28 · 🌐

Scottish Land Fund Stage One Success!

Great news just in from the Scottish Land Fund and another very positive step forward for the Ulva Buyout. Our "Stage 1" Application has been approved by the SLF Management Committee.

This confirms:

- eligibility of the Ulva Buyout project i.e it is a good fit with SLF outcomes.
- eligibility of NWMCWC to move on to submit a Stage 2 application, (which is where we shall be actually applying for funds.)

We will also receive detailed feedback from SLF including suggestions for any additional information we should provide to give our Stage 2 application the best chance of success.

It is hoped that the Stage 2 application will be submitted in time for consideration in February/ March time.

Please stay tuned to FB and Twitter for ongoing updates!



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Ulva Buyout is with Helen MacDonald.



28 December 2017 at 12:06 · 🌐

Helen, the Ulva Ferry Local Development Officer, supports [#ulvabuyout](#)



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Ulva Buyout

4 January at 21:57 · 🌐



Statement from Michael Russell MSP

"Community purchase gives a new opportunity for Ulva. It is simply a fact that the current owners do not have the resources to invest in it and can only preside over continued decline. I have no doubt their intentions are good but they themselves recognise that the time for change has come.

The question is whether that change should be driven by those who live locally in order to serve the needs of the community or whether it should be dictated by an as yet unknown other party from outside the island whose sole qualification to do so will be the possession of a great deal of money and whose motivation will be primarily about their own financial investment.

In other words this is about the age old question – is it better to do things for ourselves, or have them done to us ?

There is a huge amount of goodwill on Mull, in Argyll, across Scotland and even more widely towards the proposed community buyout. Moreover it would give an exciting new start for an island that has great potential which will include plans for re-population which this area desperately needs.

I am a strong supporter of community land purchase and of this particular bid. I had not intended to speak out in this way before the ballot but the fact that the Howards have chosen to do so and used my name in their statement means I must make my position clear."





Ulva Buyout



4 January at 14:44 · 🌐

Ballot Deadline!

The deadline for posting your ballot paper is fast approaching. Ballots should be in the post by Friday evening to ensure they catch the 1st Saturday morning collection.

Please support our bid to purchase Ulva for the Community with a "Yes" vote.

Many thanks,

The Buyout Team



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North West Mull Community Woodland Company shared **Ulva Buyout's** post.

4 January at 21:59 · 🌐



Ulva Buyout

4 January at 21:57 · 🌐

Statement from Michael Russell MSP

"Community purchase gives a new opportunity for Ulva. It is simply a fact that the current owners do not have the resources..."

[See more](#)



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North West Mull Community Woodland Company shared Ulva Buyout's post. ...

21 December 2017 at 15:30 ·



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A. N. Other
1 Any Street
Any town
Isle of Mull

Ulva Buyout

17 December 2017 at 15:33 ·

Ballot papers have started appearing today! (21/12/17). Please look out for yours and make sure you vote and send it back in the prepaid envelope! Obviously we are campaigning for a huge vote in favour.

The alternative to our community purchase is almost certainly sale to the highest bidder and the loss of all the potential outlined in the feasibility study.



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From: NWMCWC [mailto:admin@nw Mullwoodland.co.uk]

Sent: 04 January 2018 14:00

To: 'NWMCWC' <admin@nw Mullwoodland.co.uk>

Subject: ULVA BALLOT - LAST CHANCE TO VOTE

Dear Members,

The deadline for posting your ballot paper is fast approaching. Ballots should be in the post by Friday evening to ensure they catch the 1st Saturday morning collection.

Please support our bid to purchase Ulva with a "Yes" vote.

Regards

Helen

**Helen Murray
Administrator**



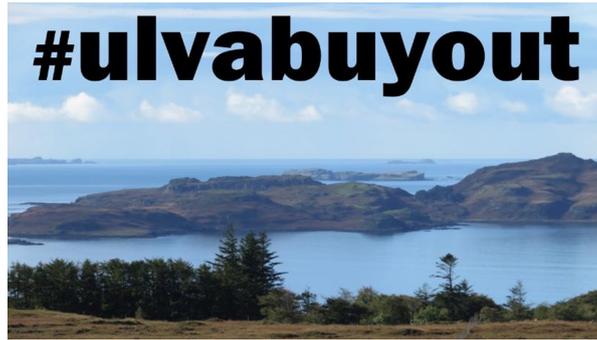
North West Mull Community Woodland Company

Find us on [facebook](#) and [twitter](#)

Penmore Mill, Dervaig, Isle of Mull, Argyll, Scotland. PA75 6QS
Tel: 01688 400600

Company No: 287343 Charity No: SCO37336

Some questions and answers ahead of the postal ballot



Why try to buy the Island of Ulva and associated holdings at Ulva Ferry on the mainland of The Isle of Mull?

To reverse social and economic decline: First and foremost, we believe that under community ownership it will be possible to reverse the decline which has taken place over the past few decades. This positive vision is a transformational one - reinvigorating Ulva and stimulating its social and economic development including repopulation whilst protecting its outstanding natural and cultural heritage. This will also have a highly positive impact on the Ulva Ferry and wider North West Mull areas where development opportunities, affordable housing and access to land for agriculture are limited.

Do nothing and we lose the island: Another reason for our action is much less positive, and is born out of a fear that if we do nothing, there would be every chance that Ulva would get a disengaged, absentee landlord. This would likely result in the community having no influence or input into the island, or any guarantee that the best interests of Ulva or wider Mull would be represented. The selling agents are explicitly marketing Ulva internationally as an opportunity for someone with plenty of money to buy it as a private island. There would be nothing to stop a new owner from emptying the island, stopping the ferry and preventing use of the piers and slipways on Ulva and at Ulva Ferry. This would have far reaching consequences for the people and businesses of Ulva and North West Mull.

How much will it cost?

An independent valuation by the District Valuer ordered by the Scottish Government has determined the value of the estate as £4,241,000. This figure excludes Ardalum House which is held under a separate title from the bulk of the estate. Ideally we would like to buy Ardalum too, and we will seek to negotiate its inclusion in the overall purchase.

Where will the money come from and what happens if we can't raise enough?

Increased Community ownership of land is central to Land Reform in Scotland. As such, the government set up the Scottish Land Fund (SLF) to assist with Community purchases. We are in discussion with the SLF and their substantial support will be essential. We will also be required to raise a significant portion of the total price ourselves and we are speaking to a number of potential partners and sponsors in the private and public sector. Our crowdfunding appeal via Just Giving will run on right up to June, and last but by no means least we will be organising various fundraising events in the coming months.

In putting the funding package together, we will ensure there is no risk to our Company or to the Community in the event of the purchase not going ahead. If we are unable to raise the necessary funds to complete the purchase, we will have to withdraw from the process and the property can again be available for sale on the open market to the highest bidder.

Buying Ulva is one thing, but can we afford to develop it?

Yes we can: We have been told the estate is currently operating at a loss but we believe this may be due to certain non-commercial costs being accounted for through the estate. Under community ownership, priorities for expenditure will be different. We believe that by refocusing the priorities and approach to managing the island we could keep it ticking over with its present population without running up any significant debt. But of course we do not intend to simply carry on as before - we have an ambitious range of proposed developments and the key will be to move forward in a carefully phased programme over many years or decades. Having said that, we are confident that even in the first year or two we will be able to demonstrate real change in our priority areas - for example, housing, agriculture, forestry and tourism.

An independent Feasibility Study has concluded that this approach and our proposals are entirely feasible.

Other factors to bear in mind are that we are a not for profit Company and all income will be reinvested. Secondly, as a Community Company and a registered Rural Housing Body, we are able to access funds not available to private landlords. Finally, we will be able to access development funding to help in the early years. In addition, as we are not a commercial enterprise, we will be able to focus on social projects rather than ones that just give the greatest return

What happens next?

You should be receiving postal ballot papers any day now and we urge you to vote as early as possible to avoid the inevitable Christmas postal delays. The results should be known on January 9th. Also in January we need to submit our draft Business Plan, backed up by the Feasibility Study. The Government will then assess the ballot result and the viability of our business plan and decide whether we can go ahead. If we get that green light we will have until 9th June 2018 to put a funding package together and complete the purchase. It will still be possible at any time during this process for the present owners and ourselves to enter into direct negotiations if both sides so wish.

Millions of pounds for only 6 people?

We are buying Ulva for the generations to come - not just for the few people currently living there and the new residents we hope to attract. It will be owned on behalf of the whole community of North West Mull, Ulva Ferry and Ulva itself.

The aim of the community buyout is to revitalise the Island. As a Community Landlord, one of our highest priorities will be housing provision, whether to buy, rent, or by releasing self build plots which will help to alleviate the current high demand for affordable housing in the area. Though in each case there will be safeguards built-in to protect the long term interests of the community. We could envisage the number of residents rising to as many as 50 or more after 20 years. Sustainable development of agriculture, forestry and tourism will also be a priority, whilst remaining committed to protecting Ulva's outstanding natural environment and rich cultural heritage.

Purchase of Ulva is an investment in the community which will help sustain the social and economic fabric of Ulva Ferry, Northwest Mull and more widely throughout Mull as a whole. Ulva Ferry school, tenure for existing residents and businesses, commercial use of the piers and slipways, and visitor access to the island will all be safeguarded.

Will MICT and other organisations be involved?

We welcome the MICT Board's "support for the principle of community ownership of land and assets to further the interests of the local community". We are also encouraged by their acknowledgment of "the potential to collaborate with NWMWC on projects including housing on Ulva"

We will also be seeking partnerships with other organisations at home and abroad and we are in discussion with a number already. Looking further ahead, as Ulva's population grows, the residents will naturally take an increasing role in managing the island's development. Long term it is entirely possible to envisage a new Community Body taking full responsibility.

How much community support is there?

The petition carried out in July showed strong support for us to start the application process. But we now need to demonstrate substantial community support in a formal postal ballot.

PLEASE USE YOUR VOTE

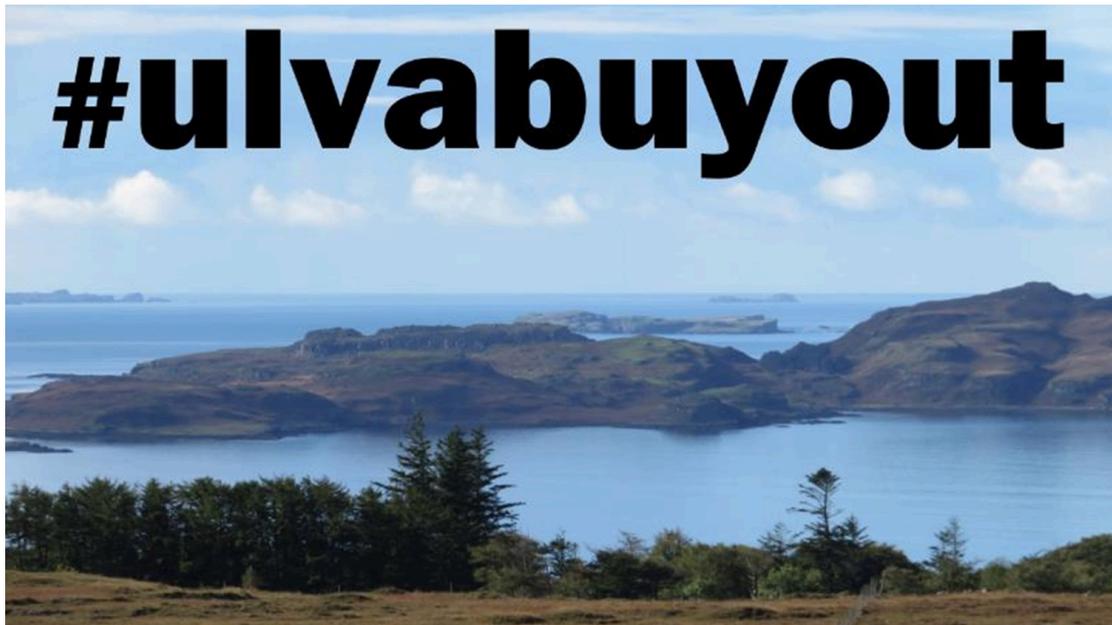
**There are only two options:
Either we buy Ulva for the community or it will be sold to the highest bidder.**

If you have any queries please contact any of the committee members named below, or get in touch with our office via: admin@nwmullwoodland.co.uk or phone: 01688 400600.

John Addy, Ian Hepburn, Andy Mayo, Emma McKie, Colin Morrison, Rebecca Munro, Rhuri Munro,



North West Mull Community Woodland Company Ltd



WOULD YOU LIKE TO LIVE ON ULVA?

The main aim of the proposed community buyout of Ulva is to give the island a new lease of life and ensure its sustainable future for generations to come.

A key part of that will involve increasing the resident population. Not up to the pre-clearance levels of around 600, but hopefully up to the 50 or more prior to the decline of the past few decades.

To help us with our plans for social and economic development we need to gauge the potential demand for housing on the island and also assess the range of the economic opportunities which may exist.

If you think you might like to join us in this venture, we would welcome your expression of interest. Clearly as we haven't yet purchased the island, this exercise can only be indicative at this stage. But we hope it will help us establish the viability of our plans and perhaps open up new opportunities for us to consider.

Demand will probably exceed capacity and at some point we will need to set up a formal application and allocation policy.

In the meantime if you'd like to get in touch, please could you email us at admin@nwmullwoodland.co.uk with **Ulva Housing** in the subject line.

Please tell us a little bit about yourself, your family and your intended occupation. It would also be helpful if you could let us know roughly where you live at present – Mull and Iona, Scottish Islands, Scottish mainland, UK or overseas.

APPENDIX 5

Summary of expressions of interest in living on Ulva

- Plot for eco house as a second home. Reliant on wind and solar
- Would like to rent a croft. Currently largely self sufficient in Mid Argyll
- Would like to become part of the community on Ulva
- Ancestors from Ulva. Keen to get involved. Renovate ruins, runs adventure flying and seaplanes. Would like to bring some of that to Ulva
- Rural retreat for a qualified psychotherapist
- Would like to pledge to buy a plot of land and/or resurrect a derelict building
- Looking for a plot big enough to develop a retirement community with communal facilities
- Would like to buy piece of Ulva
- Would like to bring “upcycling” business to Ulva – using old pvc banners etc to create handbags etc. Existing project in Africa as model
- Would like to run a B & B and horse trail riding business
- Would like to buy a plot to build a small family home
- Would like to live on Ulva
- Can US citizens buy property on Ulva? My ancestors are Macquaries
- I’m a former resident of Ulva and would like to set up a residential recording studio on the island
- Would like to live on a woodland croft on Ulva or Mull
- Would like to move to Ulva (Teacher and Public Affairs officer)
- Would like to live on Ulva and help build thriving sustainable community
- Would like to take up residence on Ulva. (land management, wildlife surveying, marketing and technology/software development)
- Would like to set up market garden and later a micro dairy. Also experienced in path work, drystone dyking, drainage etc.
- Would like to buy property on Ulva for use as an artists retreat

From: John Addy [REDACTED]
Sent: 25 January 2018 09:35
To: [REDACTED]
Subject: Article and Letter in Todays Oban Times

Follow Up Flag: Follow up
Flag Status: Flagged



Letter 25.1.18.pdf

Article 25.1.
18.pdf

Private funds needed to support Ulva

Sir,

There is something very sad about watching any rural community fall out, but none more so than a close-knit island one. I am, of course, referring to Mull, which has moved with the times without losing its traditional values and, more importantly, been at peace with itself for generations.

The recent announcement that Cabinet Secretary for Land Reform Roseanna Cunningham may take the unprecedented step of supporting a small, unelected group in north Mull to launch a bid to buy the Island of Ulva and back it financially thereafter, is set to create deep divisions which will not be easily healed.

If this is what the Scottish Government desires, and I don't believe it is, it runs contrary to a ballot recently taken by Mull's democratically elected community council, which voted 7:1 against the proposal.

Argyll's MSP and MP should recognise the island's local voice and relay this information to the cabinet secretary.

There are good and bad bosses, as there are in any business. Holyrood, in setting a target of one million acres of land into community ownership by 2020, has already made its point but Ulva is not Eigg and popular resident owner Jamie Howard is no Marlin Eckhard-Maruma.

Anyone on Mull with livestock knows there is no money to be made in farming these days, even with the EU subsidy