

**1.4** Please mark an "X" confirming whether there have been any changes to the CB's governing document (i.e. memorandum, articles of association, constitution or registered rules) in the last year.

YES  NO

If "yes" please explain.

**1.5** Please mark an "X" confirming that the CB has also:

- Submitted its current governing document as part of this form.
- Submitted its membership details (i.e. names address and membership type of CB's members) as part of this form.

## SECTION 2 – SUSTAINABLE DEVELOPMENT

**NOTE – In order for Scottish Ministers to consent to the exercise of the right to buy they must be satisfied that what the CB proposes to do with the land is compatible with furthering the achievement of sustainable development.**

**2.1** A CB can submit additional supporting evidence in support of the answers provided on this form. Please mark an "X" in the relevant box, indicating what additional supporting documentation, if any, is being supplied.

Business Plan  Feasibility Study  None

Other  If other, please say

Letters of support for the application and the community's purchase of Ulva

**2.2** Please explain how the CB's proposals for the land to which this form relates are compatible with furthering the achievement of sustainable development.

The analysis contained in the Feasibility Study Report and Business Plan accompanying this application illustrates that the case for community ownership of the Isle of Ulva fits closely with the Scottish Government's strategic land reform objective of making 'stronger, more resilient, and independent communities which have an even greater stake in their development' and reflects the underpinning purposes of community ownership to further sustainable development. The overall objective of community ownership of Ulva and associated holdings on the adjacent mainland of Mull is "to provide sustainable benefits for the community in the short to medium term and in the longer term for future generations, including the repopulation of the area". Consequently, the underpinning rationale for a community buyout of the island is that owning the land and built assets will enable Ulva to be increasingly populated and managed in ways that contribute to the economic development, social

wellbeing and environmental sustainability of Ulva, Ulva Ferry and the wider community of North West Mull as a whole.

For further details please see : Part 2 of the Feasibility Study attached, and Parts 1 (2), 1 (5) and Part 7 of the Business Plan attached.

### 2.3 Please explain why the CB's proposed purchase of the land to which this form relates is in the public interest.

Safeguarding and promoting the sustainable development of fragile rural and island communities are among the core policy directions of the Scottish Government. The opportunities now available to communities under the Land Reform Act have a major part to play in delivering on those policy commitments. There is a very significant public interest in community ownership of Ulva to deliver a transformation of its social, environmental and economic direction of travel and future prospects.

**SOCIAL DEVELOPMENT** The population of Ulva, its housing stock and agriculture have been in continuing decline for many years. Under community management, the island could be repopulated and the farm brought back into productive management. The major tourism potential of the island would be tapped to provide employment and additional affordable housing. With this approach a sustainable future for the island and the community will be delivered. The piers and slipways will be maintained and the ferry secured as a permanent service with no possibility of future obstruction of access to the island. The availability of the piers to local fishing vessels will be assured. At present around 6 local fishing boats regularly use the pier at Ulva Ferry. Without the use of the pier, boats would be faced with such long journey times to alternative landing places that a decline in the local fleet would seem to be inevitable. The community-owned pontoons recently installed at Ulva Ferry adjacent to the pier are an excellent development but they impractical for landing catches or servicing fishing gear. Fishing vessels still require access to the pier to keep operating out of Ulva Ferry.

Phase 2 of the pontoon developments envisages establishment of shore facilities which will benefit both leisure and commercial marine activity. Community ownership of the land and buildings on Mull will enable an integrated, co-operative approach to maximise the benefit to all users.

The benefits shown in this application in respect of Ulva will also have direct positive impacts on the Mull side. For example, a growing population on Ulva will help sustain the primary school. Increased visitor numbers will support further marine tourism, local restaurants and other small businesses. Seasonal and permanent employment opportunities will increase on Mull as well as on Ulva, thus helping to ensure that a fragile and remote rural community becomes self-sufficient and sustainable in the long term.

**ENVIRONMENTAL PROTECTION AND BIODIVERSITY** One of the key objectives is to continue to maintain and improve the biodiverse natural habitats on the island which will help to conserve endangered species such as the Slender Scotch Burnett moth and the Marsh Fritillary butterfly both of which are on the UK BAP priority species list. With community ownership the future habitats for these species can be guaranteed as well as allowing and indeed encouraging access for scientific research. A better developed and maintained footpath network with associated signage and interpretive information will improve awareness of the rich natural environment and will also help demonstrate to the wider public the actions being undertaken on conservation management.

**ECONOMIC DEVELOPMENT** The two main areas of potential for increased economic activity are clearly Agriculture and Tourism. These two will be able to deliver real change and positive outcomes in the very short term. Forestry, aquaculture and marine activities also have potential though probably at a lower level and in the longer term.

It is very much in the public interest that Ulva becomes widely known as a welcoming destination for visitors who wish to appreciate the spectacular scenery, wildlife and rich cultural heritage. This is something which will be delivered quickly and then further developed under community ownership. Increasingly, visitors have expectations - whether for highly specified facilities such as high standard self-catering or bed and breakfast accommodation, and restaurants serving good quality local produce. Or, at the other end of the scale, low impact and wilderness trekking and camping opportunities. Ulva has the capacity in its landscape diversity and geographical size to accommodate and respond to this wide range of visitor expectations without

detriment to sustainable social, economic and environmental development of the island.

The strong public interest lies in giving the community the opportunity to put the provisions of the Land Reform Act into practice and secure a vibrant, sustainable future for Ulva and North-West Mull.

Further details of the public benefits that will accrue from community ownership can be found in the attached Feasibility Study and Business Plan.

**2.4** By marking an "X" in the below box, the CB is confirming that it considers there has not, since the date on which their interest was registered, been a change in any matters to the extent that, if the application to register the community interest was made afresh, Scottish Ministers would decide that the interest is not to be entered in the Register of Community Interests in Land.




**2.5** If any of the proposals have changed from when Scottish Ministers received the CB's application to register an interest in this land, please provide details of the changes and the reasons for these change(s).

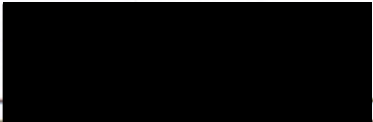
No substantive changes are proposed; however, the detail of the proposals have been further refined and developed, following consultation with the community and key stakeholders and the completion of the detailed Feasibility Study and Business Plan

## SECTION 3 - DECLARATION

- We the undersigned have been authorised by the community body to provide the information in this form, the proposals detailed within it and any supporting documents.
- The community body understands that, if it makes any inaccurate statements or provides inaccurate information (deliberate or accidental) at any stage during the right to buy process, or if it knowingly withholds any information, this could result in Scottish Ministers deciding not to consent to the exercise of the community body's right to buy.
- The community body has not altered or deleted the original wording of this form.
- The community body understands that you require each signatory (2 board members, charity trustees or committee members) to this form to provide his/her full names and home address for the purposes of prevention and detection of fraud.
- The community body confirms that it is still a community body in accordance with the requirements of subsection (1)(a), (1A)(b) or (1B)(c) of section 34 of the Land Reform (Scotland) Act 2003.
- The community body understands that this form and supporting documents may appear in the Register of Community Interests in Land.
- We the undersigned have read and understand the terms of this declaration.

We the undersigned on behalf of the community body as noted at section 1.1, provide this information pursuant to section 51B(2)(d) of the Land Reform (Scotland) Act 2003.

**Name** Colin Morrison  
**Address** Penmore Mill, Penmore, Tobermory, Argyll and Bute, PA75 6QS  
**Date** 8th January 2018  
**Position** Chair  
**Signature** 

**Name** John Moxon Addy  
**Address** Tarmachan, Derviag, Isle of Mull, Argyll and Bute PA75 6QW  
**Date** 8th January 2018  
**Position** Director  
**Signature** 

For more information and guidance on the community right to buy and on this form (including where to post this form) please visit [www.gov.scot](http://www.gov.scot) and search for "community right to buy".

You can also email the completed form and associated documents to [crtb@gov.scot](mailto:crtb@gov.scot)

THE COMPANIES ACT 2006

*Company limited by guarantee  
and not having a share capital*

ARTICLES of ASSOCIATION

of

**North West Mull  
Community Woodland  
Company Limited**