



COMMUNITY ASSET TRANSFER: ASSET TRANSFER REQUEST

IMPORTANT NOTES

Eligible Community Transfer Bodies have a right to submit an Asset Transfer Request under Part 5 of the Community Empowerment (Scotland) Act 2015 (the Act). However, there is no legal requirement that all requests must go through the process set out in the legislation where both parties are able to reach an agreement.

If you wish to make a request under the Act then you must state this clearly in the box at the bottom of this page. If you are in any doubt then please discuss this with the council's Asset Transfer Team before making your request.

You are strongly advised to contact the council's Asset Transfer Team by telephone on 01343 563915 or by email to CAT@moray.gov.uk to discuss your proposal prior to making a request.

All community bodies intending to make an Asset Transfer Request to Moray Council are encouraged to take advantage of our pre-application advice service beforehand. This can help improve outcomes and ensure that your request can be processed as quickly as possible through the most appropriate route.

Please complete all sections of this form as fully as possible (if a question is not applicable please mark with N/A) and, where possible, submit the form electronically to CAT@moray.gov.uk.

This form and ALL supporting documents will be made available online for any interested person to read and comment on. Personal information will be blacked out before the form is made available.

Do you wish your Asset Transfer Request to be considered under Part 5 of the Community Empowerment (Scotland) Act 2015?

(Please tick the relevant box)

Yes

✓

No

An Asset Transfer Request can only be considered under the Act if it is made by an eligible Community Transfer Body as defined by the Act. Ticking 'No' will mean that your request will be considered outside of the Act.

**Section A:
Information about the community organisation making the request**

1. Details of community organisation	
Name of organisation	Morayvia
Registered address	North Road Kinloss Moray
Postcode	IV36 3YA

2. Organisation contact Information	
Contact name	Mark Mair
Position in organisation	Chairperson
Postal address (inc postcode) <i>If different from above</i>	
Contact telephone no.	07790 932018
Contact email address	mark.mair@morayvia.org.uk

We agree that correspondence in relation to this advice request may be sent by email to the address given above. (tick to indicate agreement)	✓
<i>You can ask us to stop sending correspondence by email, or change the email address, by telling us at any time; please give 5 working days' notice.</i>	

3. Please tick the corresponding box(es) below to confirm the type of organisation and its official number(s), where applicable:		
Company and its company number...	✓	SC404186
If the company is a registered charity, please also tick this box and provide its charity number...	✓	SC042895
Scottish Charitable Incorporated Organisation (SCIO) and its charity number...		
Community Benefit Society (BenCom) and its registered number...		
Unincorporated organisation (no number)		LEAVE BLANK

4. Please tick the corresponding box below to confirm which documents accompany this advice request:

Constitution	
Articles of Association	✓
Registered Rules	
If the organisation does not have a written constitution, please tick this box.	
<i>Please note that a formal asset transfer request will only be considered from those community controlled bodies with a written constitution.</i>	

5. Has the organisation been individually designated as a Community Transfer Body by Scottish Ministers?

Yes		Please note that this question relates only to those bodies referred to in section 77(2)(a) of the Community Empowerment (Scotland) Act 2015.
No	✓	
Don't know		

If yes, please give the title and date of the designation order:

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6. Does the organisation fall within a class of bodies which has been designated as Community Transfer Bodies by Scottish Ministers?

Yes	✓	Please note that this question relates only to those bodies referred to in section 77(2)(b) of the Community Empowerment (Scotland) Act 2015.
No		
Don't know		

If yes, please give the class of bodies it falls within together with the title and date of the designation order:

<p>Company Limited by Guarantee July 2011</p> <p>Registered Charity January 2012</p>
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**Section B:
Information about the land and rights in which you are interested**

1. You should provide a street address and/or grid reference and any name by which the land or building is known as. If you have identified the land via the Council's register of land, please enter the details we have listed.

Name of Asset	Abbeylands School
Name Asset otherwise known by	Morayvia Aerospace Centre
Asset Address	North Road Kinloss IV36 3YA
Grid Reference of Asset	NJ 072616. OS Grid East 307138 North 861561(from Council register of assets)
Asset UPRN (Unique Property Reference) as listed on Council Register	000133001415

2. Please provide a sketch or drawing showing the boundaries of the land or building in which you are interested. If you are interested in part of a piece of land or building, please explain clearly your requirements in your answer to question 3 below.

Sketch/drawing attached	<input checked="" type="checkbox"/>
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3. Please provide a description of the asset you are interested in. Your description should give enough information to clearly identify your requirements.

The buildings and land associated with the former Abbeylands School in Kinloss. Site area 1.38 ha (from Council register of assets).

Section C:
Type of Request

1. Please indicate below what type of request you intend making:

Ownership (section 79(2)(a) of the Act) – go to question 2	✓
Lease (section 79(2)(b)(i) of the Act) – go to question 3	
Other rights (section 79(2)(b)(ii) of the Act) – go to question 4	

2. Request for Ownership

What price are you prepared to pay for the asset?	£0.00
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Go to question 5.

3. Request for a Lease

What length of lease are you proposing?			
How much rent are you prepared to pay?	£	per	

Go to question 5.

4. Request for Other Rights

What rights do you intend requesting?			
Do you propose paying for these rights? (tick box)	Yes	No	
If yes, how much are you prepared to pay?	£	per	

5. Please set out any other terms and conditions that you wish to apply to your proposals.

(This should include details of any responsibilities that you would wish the Council to retain, e.g. responsibilities under a proposed lease arrangement.)

Commitment to long term non domestic rates relief.

Section D: Reasons for Request

1. Community Proposal

Please set out the reasons for seeking an asset transfer and describe how the land or building is intended to be used.

(This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the asset, and any activities that will take place there.)

Morayvia is an interactive aerospace centre located in Kinloss. Run entirely by volunteers it delivers a unique tourist experience, found nowhere else in Moray, relating to Aviation, Astronomy, Science and Technology, Engineering and the Arts.

Moray's association with the military has long been recognised and celebrated. The link with aviation has been particularly strong and successful in Moray, transforming and impacting upon the lives of its people and strengthening the economy of the local area. After the closure of RAF Kinloss in July 2012 a group of likeminded people with a dream, realised that Moray's rich and lengthy aviation history was in danger of disappearing. It was essential that this legacy was retained in the area for historic and heritage reasons. The group's aims in establishing a signature visitor facility were also firmly rooted and focussed on providing solutions to some of the economic and social issues which exist within Moray.

Morayvia formed as a company in July 2011, and gained charitable status in January 2012. The company's objects are:

- The advancement of Arts, Heritage, Culture and Science.
- The advancement of citizenship and community development within the Kinloss, Forres and wider Moray communities.
- The advancement of primary, secondary and higher education.

We are seeking full community asset transfer at full discount, ie No cost.

A feasibility study carried out by Dunira Strategy in February 2013, using funding from Project Leader and HIE, recommended the establishment of a visitor centre at the former Abbeylands Primary School site at Kinloss, describing the concept as compelling and adding "the likely impact on the wider visitor economy in Moray to be substantial".

The Board also undertook facilitated sessions with the Community Support Unit and HIE on planning for the future; the top priority for Morayvia was identified as securing ownership of the current site. The site is currently leased from The Moray Council on the basis of 100% Rental Relief Grant whilst a Community Asset Transfer is progressed. The current lease is in place until 30 November 2018.

The Morayvia Aerospace Centre officially opened on Saturday 10th October 2015.

Morayvia opens to the public on two days per week, Saturday and Sunday, from April to

October each year and for three days per week during any school holiday period. The centre closes at the end of each October for maintenance and upgrading of exhibits. As well as catering for numerous group visits during operational periods, Morayvia also offers additional openings outwith normal operating times for groups requesting visits. The centre also opened at Christmas 2015, offering families a Santa's Grotto in a Sea King helicopter and in 2016, a traditional Santa's grotto. Morayvia also made use of vacant retail space in Elgin town centre at Christmas 2015 and 2016, by establishing a pop up shop. This generated an income of almost £6,000 as well as increasing footfall to the town.

Since opening in October 2015 we have seen a year on year increase in visitor numbers to the Centre. In the first year of operation, 2015-2016, Morayvia had in the region of 5,600 visitors and generated an income of £30,000. During the second year of operation, 2016-2017, we grew these figures by 11% with visitor numbers reaching 6,214 and the income generated increasing to £43,000.

Alongside the significantly growing volume of visitors to Morayvia, the number of people joining Morayvia as members and supporters has also escalated rapidly, with our current membership standing at 187 people, the majority of whom live locally with a small proportion living in various towns and cities throughout Scotland.

Within the membership numbers we have an ever expanding core of volunteers, currently numbering 60. This group is made up of mainly but not exclusively retired RAF personnel. The work they carry out is varied and includes designing and building display areas, maintaining and repairing aircraft, upkeep of the building and grounds, acting as guides, retail and administrative tasks. We estimate our volunteer hours in any given month to be in the region of 1,440 hours.

Our volunteers' passion, knowledge and technical expertise as well as the overall visitor experience, have been praised by comments in our Visitors' Book, TripAdvisor, Facebook and Google sites. The comments reflect a consistently recurring theme – Morayvia's volunteer guides are quite exceptional in that they are willing to engage with visitors, tell their stories and share their passion and enthusiasm. Comments also reflect the fact that many of our visitors visit similar tourist attractions in Scotland and throughout the UK and their feedback informs us that Morayvia is offering tourists an experience which is refreshingly different from the traditional concept of an aviation museum.

Morayvia is unique in terms of what it offers tourists to Moray. There is no other comparable visitor centre in the region, the nearest similar centres are the Montrose Air Station Heritage Centre and the Dumfries and Galloway Aviation Museum.

Since opening in 2015 we have continued to improve our infrastructure and expand our range of exhibits. Morayvia has recently applied for and was successful in gaining planning permission to erect a storage shed with workshop area on site.

Our major attractions now include Westland Sea King and Westland Wessex HC2 helicopters, a Sepecat Jaguar, an Antonov AN2 Russian bi-plane, an MBA Tiger Cub, a Nimrod MR2 aircraft section, plus other aircraft cockpits including an HP Herald, a Jet

Provost, a Hawker Hunter, a DH Vampire T11, a Canberra TT18 and a Vickers Valiant. Further aircraft currently being prepared for exhibition during 2018 include three helicopters; a Westland Whirlwind, a Royal Navy Wessex HU5, a Westland Dragonfly HR3 and Lightning and Buccaneer cockpits. We have been donated a Sea Prince which is currently awaiting transportation from Canada. Other exhibits include a Puma Flight Simulator, a Green Goddess fire engine, two airfield Rapid Intervention fire engines and a Commer fire engine. Our large internal display area features aviation exhibits including a working wind tunnel, Rolls Royce engines on loan from the Rolls Royce Heritage Trust, an Interactive Maritime Crew Area, a replica Search and Rescue squadron crewroom and operations centre, three flight system simulator games consoles plus authentic Nimrod and Tornado Pennant training consoles.

Morayvia also has a seven metre diameter mobile planetarium. The planetarium is a unique attraction in its own right with shows giving visitors an exciting wrap around audio-visual experience from Moray's night sky, to a solar system tour plus many other science-based film options.

2016 also saw the construction of a twenty nine seat cinema within the centre, with a grant from the Scottish Government funded Money for Moray initiative. A presentation /exhibition facility with seating for two hundred people has recently been completed as well as the refurbishment of office space, creating an office suite with computer conferencing facilities.

Morayvia boasts a modern, well stocked shop selling a range of quality products such as paintings, prints, slates, mugs and a substantial selection of Airfix and Hornby models. Within the shop area we have created a small activity centre for children with seating, drawing materials and toy models for play.

In addition, our large number of skilled volunteers has made considerable improvements to the building and grounds. Further cosmetic improvements are planned for the building, including cladding and modernising the exterior. We are currently extending the car parking area.

Though open to the public for just over two years, Morayvia is currently rated No 1 of 128 "Things to do" in Moray. (TripAdvisor, April 27 2018). Some of the most recent reviews posted on TripAdvisor since opening in April include; "Excellent family day out" "Fascinating, history comes alive with the people" "Outstanding" "Beyond what you could imagine".

We are working towards museum accreditation; this process is now 70% complete. Morayvia gained Visit Scotland recognition when the centre was awarded a four star visitor attraction rating by the tourism body in April 2016, only 6 months after opening. The award was presented to the Lord Lieutenant of Moray, on behalf of Morayvia on 5 December 2016 by Jo Robinson, Regional Director at Visit Scotland.

Morayvia was awarded a Community Tourism Commendation at the 2016 Moray Chamber of Commerce awards.

OUR FUTURE PLANS (DEPENDING ON A SUCCESSFUL CAT APPLICATION)
INCLUDE:

Upgrade the heating system

Explore renewable energy options

Erect a store – planning permission has been granted

Replace all windows

Improve and modernise the appearance of the frontage of the centre

Improve disabled access throughout the centre

Upgrade visitor toilets

Install showers for volunteers

Superfast broadband

Further develop educational links with schools

Increase number of interactive exhibits

Extend to accommodate a kitchen and café

Upgrade and install more cycle racks

Multilingual electronic headsets for self- guided tours

Extend out of season activities – dark sky tourism

Extend use of our conference hall/presentation suite eg hiring out to groups for meetings, training courses and events

Accreditation – this will facilitate Morayvia borrowing exhibits from other centres/museums

Attend local and national events with mobile exhibits

Develop hands on children's exhibits

Create a working restoration area for public viewing

Plan special attraction days

Further extend parking area

Benefits of the Proposal

Please set out the benefits that you consider would arise if the proposed request were to be agreed.

(This should explain how the project would benefit your community and others.

Please refer to the Scottish Government Guidance document on how the Council will consider the benefits of the request.)

ECONOMIC DEVELOPMENT

Morayvia directly contributes to the economy by providing a tourist attraction bringing local, national and international visitors to the facility. By analysing comments from our 2017 visitors' comment book we found that 76% of our visitors originated from Scotland, 18% from the rest of the UK and the remaining 6% from the EU and other countries. These visitors not only spend money at our facility but at local shops, restaurants, cafes and also on accommodation throughout Moray. We currently direct a significant number of our visitors, in particular families with children looking for something to eat, to nearby eateries and pubs in Kinloss, Findhorn and Forres. Morayvia currently offers hot and cold drinks and pre-packaged snacks which are all purchased locally.

Morayvia also continues to support and grow the Moray economy by purchasing from local suppliers wherever possible, for example materials for repair and maintenance of the centre and its exhibits, administration supplies, gardening and landscaping materials, foodstuff and advertising. We demonstrate partnership working by proactively establishing good relationships with the businesses we deal with and in turn we have had a huge level of support from them including Limehillock Quarries, Keith Builders Merchants, LAS Plant Hire, Billy Miller Contractor & Plant Hire, David Paterson Engineers, Signcrafts, AJ Engineering, Ace Winches, Patsy Ship Painters and Barnie Group.

Although Morayvia does not currently employ any staff, it provides a high quality mentoring service to its volunteers which has resulted in one continuing into further education in aeronautical engineering and one who was long-term unemployed improving his confidence to a level where he was able to secure a full time job. This is an area Morayvia intends to develop, and as part of this has taken referrals from tsiMORAY.

We have identified the year 2020 in our business plan as the year Morayvia will start to grow direct employment opportunities. We will install a kitchen and café at Morayvia. This will generate paid employment as well as having a positive social impact on the Kinloss community by providing a venue for local residents to meet socially.

Morayvia has installed a twenty nine seat cinema and has recently completed the refurbishment of what was the school hall transforming it into a conference area with a stage and seating for two hundred people. The potential for this space to be utilised as a multi-purpose facility is enormous. Thus it will be developed for business, community and training use and has very recently hosted a five-day training event for a local construction company. The facility has also been used to

stage a well-attended musical concert and an evening lecture by a former Concorde pilot.

Morayvia's contribution to economic development in Moray links to several policies, including (further links to policies are included in our Business Plan):

1. Moray 10 Year Plan (Local Outcome Improvement Plan)

- Growing a diverse and sustainable economy
- Empowering and connecting communities

2. Moray Economic Strategy 2012 –Developing a high profile, high value tourism offer

- Signature Visitor Facilities
- Visitor Orientation

3. Scotland's Economic Strategy

- Investment
- Inclusive Growth

4. Highlands and Islands Enterprise Operational Plan

- Supporting businesses and social enterprises to shape and realise their growth aspirations
- Strengthening communities and fragile areas
- Developing growth sectors, particularly distinctive regional opportunities

We are rated number one of fifteen museums to visit in Moray on TripAdvisor and we are working towards museum accreditation; this process is now 70% complete and is dependent upon a successful Community Asset Transfer. Morayvia became a four star Visit Scotland Attraction in 2016.

EDUCATION

Morayvia is already attracting a following amongst young people through their presence at shows and other events from June 2012 to the present. These groups have included Air Training Corps (ATC) cadets whilst attending easter and summer camps at RAF Lossiemouth, Glasgow University Air Squadron, Elgin ATC Squadron, as well as Brownies and Cubs. During the year 2016 to 2017 we had a total of thirty two visiting groups to Morayvia, including local primary and secondary schools. The feedback from these groups has been exceptional with five star reviews, as well as numerous letters of appreciation for the exhibits, planetarium and volunteers.

We are committed to developing our links with local primary and secondary schools to support the delivery of the Experiences and Outcomes of the Curriculum for Excellence relating to Science, Technology, Engineering and Mathematics. (STEM). Six local primary schools visited Morayvia in 2016-2017 plus a visit from a group of pupils from Buckie High School. We plan to develop educational links by firstly

initiating and then extending our liaison with schools to identify how we can best meet their needs to ensure the outcomes of their association with Morayvia have a sound educational purpose, relate to the current curriculum and in particular, link directly to STEM subjects.

Morayvia promotes family engagement with learning by offering hands on, child friendly, interactive exhibits. We will continue to expand Morayvia's educational programme for families around STEM subjects, encouraging both family learning and the next generation into these subject areas. We were successful in our application to MONEY for MORAY in March 2018 for funding to purchase educational engine building kits. Successful pilot sessions with twenty youngsters have now taken place, with very good feedback from both children and parents. They have learned about engines, electronics and electricals; practical exercises have included wiring a plug, creating a circuit board and building an engine. Engaging and interesting activities such as these will help to encourage and build the STEM students of the future.

Morayvia was keen to establish a link with the University of the Highlands this year. As part of the upgrading of our interactive exhibitions prior to opening in April 2018, a new area was created, "The Interactive Maritime Crew Area". Although the area was designed "in-house" it would include computing, media and video editing, areas in which some of our volunteers may have had little experience. The project presented a UHI student with a meaningful task which he fulfilled and the area was fully operative in time for our opening.

We also have a proven track record of engaging with communities to promote Science, Technology, Engineering and Mathematics. We have transported mobile exhibits to air shows as far afield as RAF Waddington in Lincolnshire and RAF Leuchars in Fife. Nearer to home Morayvia has attended numerous shows and fairs throughout the North East of Scotland including Fyvie Castle, Lossiemouth Seafest, Gordonstoun School, Turriff Vintage Car Show, Castle Fraser Vintage Vehicle Show, Aberdeen Modellers Show, St Gerardine's Primary School Summer Fair and Gordon Castle.

As well as supporting town and village events by exhibiting our mobile cockpits, we also engage with community groups either by hosting private visits to Morayvia or by going out into the community to deliver presentations, our most recent being to the Women's High Church Group in Elgin.

SOCIAL WELLBEING

Morayvia is an engaged, supportive community of people.

The Morayvia project utilises the skills of predominantly, but not exclusively, former military personnel (as volunteers), whilst regenerating an area of a military base following the departure of the Royal Air Force in 2012. Morayvia has over 180 members, including 60 active local volunteers, with a diverse range of relevant skills and experience to take on the management and operation of the project. The group is led by a Board of Directors, comprising local businessmen, retired professional

personnel, civilian and company managers, a local Moray Councillor and ex-service members with aviation, engineering and management experience.

Morayvia promotes and improves social wellbeing by placing the highest value on its most valuable asset, its volunteers, the majority of whom are retired. In our organisation volunteers provide each other with a strong and valuable social network wherein they are physically active in retirement, empowered to work independently but collaborating in pursuit of an ultimate goal as opposed to potentially being isolated and on the fringe of the community in which they reside. Many of the volunteers are ex-military, some of whom have faced challenges adapting to civilian life - the project has evolved into a sort of "men's shed" with members finding a common purpose and a meeting place. After a working lifetime in the services, these volunteers are familiar with a structured working environment with supportive colleagues and training opportunities which Morayvia provides. As well as being involved with engineering tasks which demand a high level of skill our volunteers carry out mentoring of younger volunteers, passing on their skills and knowledge through demonstrating good practice, telling stories and sharing memories. They are generous with their time and encouragement.

In addition, volunteers provide support for those amongst them with long term health conditions including cancer and Post Traumatic Stress Disorder (PTSD). We nurture and mentor more vulnerable volunteers with, for example, learning difficulties or physical impairment. This has led to one long term unemployed person gaining the confidence to re-enter the workplace.

Another example of Morayvia's opportunities; one young volunteer not only became an expert guide on two of our major exhibits but also learned basic engineering and aircraft husbandry. He is now in his second year of aeronautical engineering studies with his aim being to join the RAF.

Morayvia is fully committed to promoting Equality and Diversity. We are aware of examples of barriers to access, for example, insufficient disabled parking spaces. Though many of the aircraft exhibits are by function not designed for easy accessibility, Morayvia has had ease of access very much in mind when planning the layout of the shop and internal exhibits, its reworked accessible toilet and baby changing area, to its planetarium with its specially purchased accessible door. Further improvements, particularly for the aircraft exhibits that can be modified has been identified as a priority over the next one to two years. Morayvia has a mobility scooter and a wheelchair for visitor use. The Morayvia centre will eventually have a café/restaurant with ample parking facilities and disabled access.

Morayvia is aware that volunteer organisations have life cycles which present important implications for sustainability. By encouraging and supporting younger volunteers, continuing to reach out to the community, forging links with other organisations, keeping our profile high through media sources we aim to regenerate as we go along.

Morayvia holds an annual dinner and social evening for all volunteers and their partners plus supporters and invited guests.

We support the annual STV Children's Appeal. In December 2016 Morayvia joined forces with STV to host a lavish dinner and auction at Innes House. This event raised £7500. This year we are supporting "Logan's Fund", a children's cancer charity which assists families and children who are affected by childhood cancer. At Christmas 2017, Morayvia donated a selection of quality toys to the children's ward in Dr Gray's hospital. Since our opening we have also made donations to the RAF Benevolent Fund, The Fishermen's Mission, The Archie Foundation and the RNLI.

Morayvia was one of the local bodies to sponsor the 2016 and 2017 Elgin Ice Festival.

REGENERATION

When Morayvia took over the short term lease of the building in 2013, it was fully kitted out as a nursery school. The north part of the building was also being used to store surplus Moray Council furniture. The gardens were overgrown and unkempt. The building had been subject to considerable vandalism and as a result both the exterior and interior of the former school were in a state of abandonment, much in need of extensive repair work and painting. The plumbing and heating systems were unreliable and temperamental. Whilst the interior of the building was suitable for our purposes in terms of space, a complete clear out and redesign of the layout was necessary, including erecting interior walls to create defined exhibition areas.

Through an enormous volunteer effort and contribution in kind, of both materials and labour, work began to make the building fit for purpose, to turn it into a visitor centre of excellence.

The improvements made to the building prior to our opening in October 2015 included painting, making good areas that had been vandalised, installing disabled toilets, creating a snack area, installing LED lighting, upgrading wi-fi and computer facilities, plumbing and mains water supply made good, windows and roof made watertight, installing CCTV, creating a picnic and play-park area, increasing storage facilities and installing security fencing and lighting. The external grounds were replanted and tended to a very high standard. Professional signage was erected on the front of the building and car parking bays marked out, including disabled parking bays. Defined display areas were created and exhibits put in place. We designed, furnished and stocked a visitors' shop, selling high quality products.

Furthermore since opening in 2015 we have continued to upgrade and improve the facility. We have installed a twenty nine seat cinema, converted the school kitchens and dining area into a professionally equipped workshop area with quality tools and machinery needed by the volunteers, extended the hardstanding to accommodate our ever growing range of external exhibits, installed a roller door to allow movement of exhibits from indoors to outdoors, converted the school hall into a conference suite with staging, created an office suite and re-carpeted the shop area and conference facility. We have revamped the centre shop for our 2018 season by upgrading the shop fittings, painting the area and increasing the range of merchandise we sell.

The estimated minimum monetary value of the changes we have made to the building stand at £100,000.

This once neglected and vandalised site, an eyesore in the Kinloss area, has been totally transformed into a well-cared for, impressive and welcoming visitor facility.

Restrictions on use of the land

If there are any restrictions on the use or development of the land, please explain how your project would comply with these.

(Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.)

The area surrounding Morayvia has been identified by SEPA as at risk from flooding due to the Kinloss burn that flows nearby. The risk has been categorised as a 1 in 200-year event.

2. Negative consequences

What negative consequences (if any) may occur if your request were to be agreed?
How would you propose to minimise these?

(You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.)

We are not aware of any major negative consequences should we be successful with the Community Asset Transfer.

However some concern has been raised about the implications for maintenance of North Road, leading to Morayvia. Although daily traffic volume is less than when the building operated as a school, the road is no longer maintained by Moray Council.

The road is not adopted and any repairs are the responsibility of the Southside estate residents. We are in discussion with the Chair of the Southside Residents' Association around Morayvia's role, regarding the future upkeep of the road.

We can identify negative consequences if we are unsuccessful in our application.

Our visitor centre would not be able to continue operating in its current position. The building would cease to be both a valuable asset and a prized attraction in the local environment and community.

Morayvia would have to try to find another suitable site, something that has been

explored in the past and proved to be difficult and challenging.

If our application is unsuccessful, we will have to put our future plans on hold. This would have negative implications for tourism in Moray, the local economy and the social wellbeing and educational benefits (particularly in STEM subjects) we are currently delivering and will develop in the future.

Capacity to deliver

Please show how your organisation would be able to manage the project and achieve your objectives.

(This could include the skills and experience of organisation members, any track record of previous projects, whether you intend to use professional advisers, etc.)

Mr Mark John Mair - Chairman

[Redacted]

Mr Stanford Bernard John Barber - CEO

[Redacted]

Mr Robert Pountney - Director

[Redacted]

Mr Marc James Robert Macrae – Director

[Redacted]

Mr Norman McIntyre – Director

[Redacted]

Mrs Lynne Herbert - Director

[Redacted]

[REDACTED]

Mrs Margaret Yates – Director

[REDACTED]

Mr Nigel Anthony Twyford Hagggar - Director

[REDACTED]

Mr Richard Murray - Director

[REDACTED]

The following businesses, agencies and individual persons have provided support:

The firm of Johnston Carmichael provides accountancy services.

Paul Barton Solicitor, Inverness, provides legal services.

The Lord Lieutenant of Moray, Lieutenant Colonel Grenville Shaw Johnston, OBE, OSt TD, KCSG has been a patron of Morayvia since July 2017.

Moray Council Community Support Unit has supported us through the CAT process.

HIE, through account management of Morayvia, has assisted us with funding and locating a business planning consultant, in particular to assist with financial projections.

Microsoft - we recently became one of their charities. They provide all office equipment, software and stationery.

Kenneth Ward - permanent loan of 8 cockpits.

Kinloss Thrift Shop - £500 donation in 2015

Historic Wheels Moray - £500 donation in 2017

Section E: Level and nature of support

Please provide details of the level and nature of any existing support from your community and describe any consultations carried out.

(This could include information on the proportion of your community who are involved with the project, how you have engaged with your community beyond the members of your organisation. You should also show how you have engaged with any other communities that may be affected by your proposals.)

Morayvia has various methods of consultation and feedback.

We regularly attend community events and use comment cards to monitor feedback.

We have a website and a Facebook page with over 6776 likes.

Morayvia consistently receives overwhelmingly positive feedback from visitors' comments on TripAdvisor and we are currently rated Number 1 of 128 "Top Things to do in Moray (TripAdvisor April 27th 2018).

We actively encourage our visitors to give us feedback about their visit by inviting them to leave comments in our visitors' book. Responses are outstandingly positive with 1200 favourable comments received since April 2016.

A proud moment for Morayvia occurred in April 2016 when we were awarded a four star rated attraction by Visit Scotland.

In addition we undertake regular community visits delivering talks on our project to, amongst others, local Community Councils, Rotary and Business clubs, the Oaks Hospice, plus visits from a number of organisations from primary and secondary schools, to cubs and brownies, to cadet forces, to model-making and heritage clubs, men's church groups, and other special interest groups including those specifically for retired people. We also regularly take part in community events and festivals across Moray, including Piping Forres, Seafest, as well as a raft of galas and smaller events. Morayvia is supporting the Covesea Community Lighthouse Company Ltd by providing merchandise for its new visitor centre. We have kept our local councillors updated with our developments and initiatives.

Although Morayvia is based on a community of interest, rather than a geographical community, we continue to engage with the Kinloss community.

When we initially leased the building in 2013 we met with residents of the local Kinloss community to explain our plans and what we were working to achieve. This was partly to minimise any concerns with regards to a change of traffic flow.

We held a Kinloss Residents Community Engagement event on 10th October 2017 where a total of thirty three residents, fourteen adults and nineteen children, from Southside and Kinloss village attended. Feedback was overwhelmingly positive.

Some concern was raised about the possibility of increased volume of traffic. We are also aware of concerns around upkeep of the road, and are in discussion with the Chair of Southside Residents Association around Morayvia's role re upkeep of the road.

Other comments included "Great project for retirement", "I love it here and definitely want to come again", "We loved the stars and the planes"; "Good for Education" "Fantastic experience. I can't wait to bring family members along when they visit".

Previously Morayvia attended a meeting of the Findhorn & Kinloss Community Council. We are aware that they have since folded and reformed with new members. As a result we have recently extended an invitation to the members of the newly formed Community Council to attend an open evening at Morayvia.

We will continue to engage with local residents in the future to take account of feedback as the centre develops and grows.

We are members of the following organisations and partnerships: Moray Chamber of Commerce, SCVO, tsiMORAY, Moray Heritage Connections, Moray Coast Tourism group and Aviation Heritage UK.

We work closely with many other bodies including:

Perth Aviation College – help, support and advice on restoration

39 Engineer Regiment – provided manpower and forklift operation; permit current storage of Nimrod, XV244 on site

British Aviation Preservation Society – assistance with applying for museum accreditation and advice about loans once accredited

Highlands and Islands Airports – gifted fire engines

Flybe – gifted an interactive ground power unit

J.G.Williamson, Elgin – gifted Tornado components

Morayvia has received numerous letters of support including:

HRH The Prince Philip, who granted Morayvia the honour of naming its Nimrod, "Duke of Edinburgh"

The Lord Lieutenant of Moray, Lieutenant Colonel Grenville Shaw Johnston, OBE, OSt TD, KCSG

Mr Douglas Ross, MP for Moray

Her Majesty The Queen

The former convener of Moray Council - Mr Alan Wright

HRH The Prince Andrew, who visited Morayvia in June 2017

Moray Speyside Tourism

Morayvia has forged strong relationships with business communities and has received both in kind and monetary contributions to the value of £78,300 from over 30 businesses.

Morayvia is well supported by the local media. Events and developments feature regularly in the Press and Journal, the Northern Scot and the Forres Gazette. We have also received positive press coverage in UK wide publications, for example, Flypast and Air International.

STV coverage of our major developments, successes and special occasions has been extensive. We were a regular feature of news on Inside Moray before it closed in February 2018 and an interview with our chairperson was broadcast on Radio Scotland in March 2018.

Supporters of Morayvia include some familiar TV and sports personalities. Morayvia is well known to the cast of the ITV soap "Emmerdale". We are a charity that they support and as such some members of the cast, namely Chris Chittell and Anthony Quinlan have visited Morayvia on more than one occasion, signing memorabilia for Morayvia to sell. Other personalities who have supported Morayvia by attending events include Jonty Hearnden - antiques expert, Gary Anderson - darts player, Kirsty McCabe - Sky news and weather presenter, Sean Batty - STV weatherman and Nicola McAlley - STV reporter.

One exceptionally dedicated volunteer took it upon herself to distribute our advertising leaflets mainly across the North and North East of Scotland, to hotels, B&Bs and other organisations and charities.

We have invested in an electronic till for our shop this year. Not only will this reflect a more professional approach when carrying out monetary transactions with the public, it will as importantly supply us with reliable and accurate statistical and demographic data.

Section F: Funding

Please outline how you propose to fund the price or rent you are prepared to pay for the asset, and your proposed use of the asset.

(You should show your calculations of the costs associated with the proposed transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.)

Where a transfer at less than full market value is being sought, your business case should include a cash flow forecast covering the first full year of operation, together with an indicative budget for at least the following 2 years.)

TO DATE

The securing of a three-year short term lease from Moray Council allowed us to road test the operating model of a visitor centre and shop, from October 2015.

Our visitor numbers from October 2015 to October 2016 totalled 5922. Numbers in our second season, April to October 2017, totalled 6214. This has allowed us to generate a sustainable income over the past three years and establish a track record.

Our main source of income is our visitor centre and shop. In financial year 2015, income from the shop and visitor centre totalled £24,433. This increased to £33,042 and subsequently to £45,923 in financial year 2017. NB. Morayvia opens to the public on two days per week, Saturday and Sunday, from April to October and for three days per week during any school holiday period. The centre closes at the end of October for maintenance and upgrading of exhibits.

We can also demonstrate other income streams, including donated equipment (£2,000 financial year 2015; £42,557 financial year 2016) and the Sea King Crowd Funding Appeal in 2016 which raised £1600.

Morayvia also has a proven track record of success in applying for funding over the past six years. We have applied for and received grants/loans from:

- 2012 - BAe Systems - £5,000
- 2012 - Thales - £2,000
- 2012 - Ultra - £2,000
- 2012 - Rolls Royce heritage - £1,000

- 2013 - Moray LEADER - £8,000
- 2013 - HIE - £8,000
- 2015 - Money for Moray - £5,000
- 2015 -The Gordon and Ena Baxter Foundation - £10,000 grant and £15,000 loan. The loan was repaid in full in 2017.
- 2015 - Scottish Government Change Fund - £10,000
- 2017 - Beatrice Offshore Windfarm - £50,000
- 2017 - HIE - £34,000

Morayvia has also received an exceptional level of support from the local business community. Contributions in Kind to January 2018 total £78,300. Some examples include;

- Forres Paint Shop £600
- Gordon McPhail - £800
- AJ Engineering - £4,000
- Billy Miller Construction - £9,800
- Limehillock Quarries - £18,000

A conservative estimate of the value of the improvements Morayvia has made to the building since taking on the short term lease in 2015, is £100,000. Volunteer hours at Morayvia from April 2017 to October 2017 have been calculated at 1,440 hours per month; this has a minimum monetary value of £14,400 per month.

For further information on Financial Years 2015-2017, please see our Accounts and Business Plan.

FUTURE PLANS

We reopened for our 2018 season on Saturday 31st March, Easter weekend. The start to our new season has been unprecedented in terms of visitor numbers and income. As well as the Easter weekend opening we also opened for the following Thursday, as we do during holiday periods. The visitor numbers over the three day period totalled 230 with the income generated adding up to £2089. On the following weekend, our three day opening period saw a total of 422 visitors pass through the centre bringing in an income of £2933. These figures have greatly surpassed even our optimistic estimates; we have already had to order further stock for the shop (we had assumed this would not be required until the end of the season).

For the 2018 season we have expanded our shop range, particularly our popular aeroplane model kits. Unique to this year will be our extensive range of RAF100 memorabilia. We have also increased our array of exhibits to include a Wessex XR508 helicopter, a Valiant "V" bomber cockpit, a Puma helicopter cockpit and a mock-up of a Vulcan cockpit and we have added new, exciting interactive exhibits.

We have also supplied merchandise to the Covesea Community Lighthouse Co. Ltd. For their anticipated opening this season.

We anticipate the above measures will attract more visitors and result in an increased shop spend, as demonstrated in our financial projections. They are based on a 20% uptake on visitors (spending an average of £5 per head) and 30% of visitors paying an additional £2 for the planetarium.

We have anticipated a 10% annual growth in visitor numbers. From 2019 we plan to introduce a small café (this was the top medium term priority identified at our Directors' future planning session, held on 20/03/17, and one of the key areas we receive requests from visitors).

Turnover is forecast to increase annually to £88,328 by 31st July 2021. Surpluses are also forecast to increase to £37,449 by 31st July 2021 but will then reduce due to the introduction of salary costs. Projections include salaries for two part time posts by 2020, increasing to four part time posts by 2021. These posts will be for administration and the café. These posts will reduce the annual surplus but will create employment opportunities and as the organisation continues to grow, paid staff will increase capacity and support expansion.

We will be exploring other avenues of funding such as grants for the renovation of the property, including from Leader, Landfill Tax, Big Lottery, Heritage Lottery Fund, Robertson Trust, Foundation Scotland, Armed Forces Covenant Fund and other smaller trusts.

We will also continue to explore other types of funding including loans, Crowd Funding, corporate sponsorship, voucher schemes, eg in partnership with local Kinloss businesses.

A summary of recent funding research (April 2018) is included in our Business Plan, showing funders' criteria and how we match these.

Full details of our three year cash flow forecasts are included with our Business Plan.

Section G: Declarations

Two office bearers (board members, charity trustees or committee members) of the community organisation must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

We, the undersigned on behalf of the community organisation as noted at Section A, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name:	Mark John Mair		
Address:	[REDACTED] [REDACTED] [REDACTED]		
Position:	Chairman		
Signature:		Date:	30/4/18

Name:	Stanford Bernard John Barber		
Address:	[REDACTED] [REDACTED] [REDACTED]		
Position:	CEO		
Signature:		Date:	30/4/18

Please send the completed form, together with all accompanying plans and documentation, to:

By Post: **Asset Transfer Team**, Moray Council, High Street, Elgin IV30 1BX

By Email: CAT@moray.gov.uk

If you have any queries regarding the filling in of this form, please contact the Asset Transfer Team on telephone 01343 563915

Section G: Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this pre-application advice request: (please tick)

Constitution	
Articles of Association	√
Registered Rules	
Financial Statements	√
Business Case	√
Sketch / drawing of asset	√
Note of terms and conditions you wish to apply	

Please note any additional supporting documents not listed above:

Equality and Diversity Policy	√
Additional letter of support; Milne's Primary School	√

Useful Links

The following links provide sources of further information, advice or support for community bodies:

[Moray Council Community Asset Transfer](#)
[Moray Council Community Support Unit](#)
[Scottish Government Guidance for Community Transfer Bodies](#)
[Community Ownership Support Service \(COSS\)](#)
[Development Trust Association Scotland](#)
[Business Gateway Moray](#)
[Highlands and Islands Enterprise](#)
[tsiMoray](#)

Office Use only:

Reference:	020
Date Received:	01/05/18
Date Acknowledged:	Holding 08/05/xx18 Ineligible 11/05/18
Validation Date:	16/05/2018 – confirmation received from CTB to proceed outside of the Act