

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE - AGREED

To: Blackhall Community Trust
Address: Ravelston Park Pavilion, Craigcrook Road, Edinburgh, EH4 3RU

7 March 2019

This Decision Notice relates to the asset transfer request made by Blackhall Community Trust on **21 November 2018** in relation to the **Ravelston Park Pavilion, Craigcrook Rd, Edinburgh EH4 3RU**

The City of Edinburgh Council has decided to **agree** to the request.

The reasons for this decision are as follows:

- The community benefit is substantial compared to the value of the asset.
- The disposal will remove the building from Council responsibility and the associated liability of maintenance.
- The property will be refurbished and used for beneficial economic and community use.
- A capital receipt will be achieved on a property that is surplus to council requirements
- The request will make a significant positive contribution to The City of Edinburgh Councils aspirations and values.

The attached document specifies the terms and conditions subject to which we would be prepared to **transfer ownership** of the land to you. If you wish to proceed, you must submit an offer to us at the address below by **8 September 2018**. The offer must reflect the terms and conditions attached, and may include such other reasonable terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

Right to appeal

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may appeal to the **Scottish Ministers**.

Any appeal must be made in writing by **4 April 2019**, which is 20 working days from the date of this notice, to:

Community Land Team

D Spur

Saughton House, Broomhouse Drive, Edinburgh, EH11 3XD

Email: CRTB@gov.scot

Guidance on making an **appeal** is available at
:<http://www.gov.scot/Topics/People/engage/AssetTransfer>

TERMS AND CONDITIONS

The terms and conditions subject to which we would be prepared to transfer ownership of the building at Ravelston Park Pavilion, Craigcrook Road, Edinburgh, EH4 3RU to Blackhall Community Trust are:

1. Purchase price is to be £11,750 exclusive of any fees or taxes.
2. The offer is conditional upon removal of inalienable common good status (Blackhall Community Trust to fund Council legal fees and Court costs)
3. The purchaser to meet the City of Edinburgh Council's (CEC) reasonable legal fees incurred in concluding the sale.
4. Corporate Property Fee of £500 to CEC is applicable to this sale

Making a Legal Offer Under the Community Asset Transfer Scheme

If you wish to proceed, you must submit an offer via Registered Post to us by 8 September 2019.

Under Scots law the offer must be prepared by a firm of solicitors, and the offer should be addressed to:

Brian Paton, Senior Surveyor, The City of Edinburgh Council, Estates Services, Waverley Court, Level 1:5, 4 East Market Street, Edinburgh, EH8 8BG

The offer must contain the following:

1. The name of the subjects on which the offer is made
2. The name of the Community Transfer Body
3. The date of the Decision Notice
4. Confirmation that available funding will be in place at point of transfer
5. Confirmation of permissions (planning, environmental etc) in place and any that remain outstanding at the time of offer
6. Confirmation that the specific terms and conditions under which the Decision Notice was issued are acceptable.

An appeal process to the Scottish Ministers is available for any request to extend the deadline for an offer to be received or completion dates and further details on this may be found at:

www.gov.scot/Topics/People/engage/AssetTransfer.

Any appeal must be made in writing by 4 April 2019 to the address given in the Decision Notice above.

Following receipt of the formal offer it is expected that the asset transfer will be concluded within 6 months. If Blackhall Community Trust cannot conclude the transfer within 6 months then a request for an extension should be made as soon as possible.

Brian Paton, Senior Surveyor, Property & Facilities Management, Resources

1:5 Waverley Court, 4 East Market Street, Edinburgh EH8 8BG Tel 0131 429 5228 Fax 0131 529 6209
brian.paton@edinburgh.gov.uk

