

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE - AGREED

To: Gracemount Mansion Development Trust
c/o 47 Gracemount House Drive
Edinburgh, EH16 6ED

1 February 2024

This Decision Notice relates to the asset transfer request made by Scottish Registered Charity **Gracemount Mansion Development Trust** on **19 September 2023** in relation to **Gracemount Mansion, 47 Gracemount House Drive, Edinburgh, EH16 6ED**

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 property from Council responsibility and the associated liability of holding costs and repairs & maintenance costs.
- 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 asset to you. If you wish to proceed, you must submit an offer to us at the address below by **30 July 2024**. 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.

Brian Paton, Senior Surveyor

Property & Facilities Management, Resources, Waverley Court Level 1.5, 4 East Market Street, Edinburgh EH8 8BG
Tel 0131 469 5228 Fax 0131 529 6209 brian.paton@edinburgh.gov.uk

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 **29 February 2024**, 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](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 Gracemount Mansion, 47 Gracemount House Drive, Edinburgh, EH16 6ED to Gracemount Mansion Development Trust is:

1. Purchase price is to be £100 exclusive of any fees or taxes.
2. Each party will meet their own fees and costs incurred in concluding the sale.
3. The Walled Garden and Stable Block are excluded from the CAT
4. An elected member sits as an observer on the board of trustees
5. Regular programme updates are provided to Finance and Resources Committee through the Business Bulletin
6. The Council retains step in rights from the date of the sale for a period of five years in the case of non achievement of agreed programme milestones
7. A forum of elected members, trustees and community council representatives meet regularly to provide oversight of the strategic benefits arising from the programme

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 30 July 2024.

Under Scots law the offer must be prepared by a solicitor 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

Guidance on making an appeal is available at

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

Any appeal must be made in writing by 29 February 2024 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 Gracemount Mansion Development Trust cannot conclude the transfer within 6 months then a request for an extension should be made as soon as possible.