

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE - AGREED

To: Pentland Community Space,
9 Baberton Mains Row
Edinburgh
EH14 3EH

15 May 2020

This Decision Notice relates to the asset transfer request made by Pentland Community Space on **26 February 2020** in relation to the **Former Public Convenience, 531 Lanark Road, Juniper Green EH14 5DE**.

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.
- A capital receipt will be obtained for a property that is surplus to Council's requirements

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 **14 November 2020**. 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 **12 June 2020**, 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 Former Public Convenience 531 Lanark Road to Pentland Community Space are:

1. Purchase price is to be £23,000 exclusive of any fees or taxes.
2. The purchaser to meet the City of Edinburgh Council's (CEC) reasonable legal fees and costs incurred in concluding the sale.
3. The purchaser will meet the City of Edinburgh Council's Property and Facilities Management administration fee of £250

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 14 November 2020.

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

Guidance on making an appeal is available at

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

Any appeal must be made in writing by 10 April 2020 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 Pentland Community Space cannot conclude the transfer within 6 months then a request for an extension should be made as soon as possible.