**Public Consultation on proposed sale/lease of Invergordon Town Hall**



Proposal

Invergordon Town Hall which is located at 63-65 High Street, Invergordon, IV18 0ET (UPRN: 130113876) was built in 1871 and forms part of Invergordon Common Good Fund.

The Town Hall requires significant refurbishment. Efforts over a number of years to increase usage and source funding for improvements have proved unsuccessful. Income currently received is not enough to meet the repairs required and as there is not enough capital funding to upgrade and improve the building, the viability of its continued use is at risk.

The Council is proposing to dispose of Invergordon Town Hall by way of sale or long lease.

Any surplus proceeds from any sale or lease of the Town Hall will be credited to Invergordon Common Good Fund.

Consultation

The Council must have regard to the interests of the residents of the former Burgh of Invergordon when dealing with its Common Good assets. Therefore, before taking any decision, and to inform the decision making process, we are keen to hear the views of the community on this proposal, in particular:

* What are your views on the proposed disposal of this common good asset?
* Do you have any views on potential benefits of the proposal?
* Do you have any issues or concerns arising from the proposal?
* Do you have any additional comments?

The Council will take all representations received into account in reaching a decision.

Additional information

There are specific regulations governing the management of Common Good. This is to ensure protection for assets held. One such area is where property is considered ‘inalienable’. This means that there is a restriction regarding the property or its purpose is clearly stated in the deed or gift to the Common Good Fund. Often this states it has been specifically dedicated for public use or it has to be used in a certain beneficial way for a lengthy period of time (time immemorial).

There is no clear evidence that the Town Hall is inalienable but its use as a town hall means that it could be considered to be so. It is therefore our intention to treat the property as inalienable and follow the proper processes. This means that if there is agreement to dispose of the property then the Council will also seek the consent of the Sheriff Court to proceed. Any application to the Court will include information about this consultation and the responses received.

If you want to know more about the Community Empowerment (Scotland) Act 2015 and the consultation framework set out you can find this at: <https://www.highland.gov.uk/info/20010/community_planning/830/disposal_of_or_change_of_use_of_a_common_good_asset>

Anticipated timescales

If a decision is made to proceed with the proposal then an application as detailed above will be made to the Court. How long this will take to be dealt with will be dependent on how busy the Court is but could take up to 6 months. The property cannot be marketed until this decision has been made by the Court.

**Please submit written responses either by:**

**Email:** [commongood@highland.gov.uk](mailto:commongood@highland.gov.uk)

**Post:** Sara Murdoch, The Highland Council HQ, Glenurquhart Road, Inverness, IV3 5NX

**Consultation closing date: 22 March 2019**