

Inverness Rowing Club,
126 Culduthel Road,
Inverness,
IV2 4EE

The Highland Council,
Glenurquhart Road,
Inverness,
IV3 5NX

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE 17th OF SEPTEMBER – AGREED

Dear David,

This Decision Notice relates to the asset transfer request made by **Inverness Rowing Club**, on the 5th of December 2019, in relation to land at the former Torvean Golf Course, Inverness, IV3 8JL.

The Highland Council has decided to **agree** the request.

Terms and Conditions

The request is agreed under the following terms and conditions:

- Ownership is transferred to Inverness Rowing Club for £1, if asked.
- In recognition of the disruption faced by the Inverness Rowing Club as part of the West Link Development, the Council will cover its property and legal costs associated with the asset transfer process. The group will meet its own costs.
- An 'Economic Development Burden' (EDB) will be applied: in the event the land is sold, or otherwise disposed of, or should IRC cease to be a Community Transfer Body, as defined by the Community Empowerment (Scotland) Act 2015, the Council will seek reimbursement of the level of discount awarded on market value of the asset, as valued at the time of the relevant event.
- Should the Club seek to sell the property, HC reserves a right of pre-emption for £1.
- HC reserves a right of access across the site to form vehicular access to adjacent land and / or flood mitigation works for the wider Torvean site.
- Any transfer will be subject to existing burdens / conditions in the Council's title to the property (e.g. 3rd Party access rights, etc.). The Council may also impose further burdens / conditions if they consider this expedient (e.g. economic development burdens, etc). The Council will only transfer property for which it has title to do so.

To proceed with the process, Inverness Rowing Club must submit an offer to the Highland Council within **six months**. The deadline for an offer to be made is: **17th of March 2021**.

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may **apply to The Council to review this decision**.

Any **application for review** must be made in writing to Pablo Mascarenhas, Community and Democratic Engagement Manager, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX **by 15th of October 2020**, which is twenty working days from the date of this notice.

Should you have any questions please do not hesitate to get in touch.

Kind regards,

Pablo Mascarenhas

Community and Democratic Engagement Manager