

Maryburgh Men's Shed,
34 Seaforth Place,
Maryburgh,
IV7 8DR

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

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE 1st of April 2021– AGREED

Dear Alec,

This Decision Notice relates to the asset transfer request made by **Maryburgh Men's Shed**, on the 18th of September 2020, in relation to the former Maryburgh Primary School.

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

The request is agreed under the following terms and conditions:

- Sale of the former Maryburgh Primary School to Maryburgh Men's Shed (MMS) for £1.
- Transfer will be subject to confirmation of an approved Planning request for change of use.
- Transfer will be subject to conclusion of housing development in the former school grounds. This determination will be at the discretion of Highland Council's Property and Estates Team, in consultation with Housing and Policy & Reform. Entry to the site will not be permitted until such time as this approval is in place.
- MMS covers all reasonably incurred property and legal costs associated with the asset transfer process – both the Council's and its own.
- An 'Economic Development Burden' (EDB) will be applied in consultation with the Chair of Communities and Place and Executive Chief Officer Communities and Place: in the event the building or land is sold, or otherwise disposed of, or should MMS 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.
- 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, **Maryburgh Men's Shed** must submit an offer to the Highland Council within **six months**. The deadline for an offer to be made is: **1st of October 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 30th of April 2021**, 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