

Tony Perriam,  
Community Development Officer  
Spean Bridge, Roy Bridge and Achnacarry SCIO

27<sup>th</sup> March 2025

**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT**  
**DECISION NOTICE 27<sup>th</sup> January - AGREED.**

This Decision Notice relates to the asset transfer request made by **Spean Bridge, Roy Bridge and Achnacarry SCIO** on the 3<sup>rd</sup> of July 2024, in relation to the establishment of a community garden with allotments, a polytunnel, a sensory garden and open amenity space as well as a riverside walk – on circa 2.3 acres of land adjacent to the Spean Bridge Community Centre for £1. The Highland Council has decided to **agree** the request.

**Terms and Conditions**

The request is agreed under the following terms and conditions:

- Spean Bridge, Roy Bridge and Achnacarry SCIO covers all reasonably incurred property and legal costs associated with the asset transfer process – both the Council's and its own.
- Any transfer will be subject to existing burdens/conditions in the Council's title to the property (e.g., third party access rights, etc.).
- Spean Bridge, Roy Bridge and Achnacarry SCIO will cover costs associated with any surveys it requires to be undertaken related to the asset transfer process (e.g. hazard tree survey).
- Community access to the use of the facility must be maintained.
- Any transfer will be subject to existing burdens/conditions in the Council's title to the property (e.g., third party access rights, etc.). The Council may also impose further burdens/conditions if they consider this expedient (e.g., economic development burdens, etc).
- A right of pre-emption is proposed on the property to ensure that in the event the property is sold or otherwise disposed of, or should Spean Bridge, Roy Bridge and Achnacarry SCIO cease to be a Community Transfer Body as defined by the Community Empowerment (Scotland) Act 2015, the Council will seek the option of re-purchasing the asset for the value of £1.

To proceed with the process, Spean Bridge, Roy Bridge and Achnacarry SCIO must have a solicitor submit a formal legal offer to the Highland Council within **six months**. The deadline for an offer to be made is: **27<sup>th</sup> September 2025**.

If you consider that the terms and conditions above 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 Kirsty Ellen, Community Support Officer, [kirsty.ellen@highland.gov.uk](mailto:kirsty.ellen@highland.gov.uk) The Highland Council, Glenurquhart Road, Inverness, IV3 5NX **by 25<sup>th</sup> April 2025**, 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,

**Lynn Bauermeister**

**Community Development Manager**