

Highland and Islands Skills (HI-Skills) CIC

Kintail House, Beechwood Park

Inverness, IV2 3BW

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE 24th June 2026 – REFUSED

UPDATED: 10th July 2026

This Decision Notice relates to the asset transfer request made by **Highland and Islands Skills (HI-Skills) CIC** on the **9th of September 2025**, in relation to **the Former Torvean Quarry, Inverness IV3 8JN**

Highland Council has decided to refuse the request.

The request is refused based on the following reasons:

- Concerns around the CIC eligibility, governance arrangements and ability to demonstrate sufficient community benefit in accordance with the CAT process.
- Project has not secured Capital Funding and is fully dependent on this to enable any delivery on the securing of the site with an asset discount.
- No evidence to show the ability to pay for the site. Overall, it doesn't demonstrate a robust financial model without funding.
- Delivery relies on partnerships and external stakeholders. While there is evidence of discussions having taken place there is very little agreed at this point.
- Not enough evidence to suggest the group could deliver the scale of this project and that the community benefits could be realised.
- The request doesn't represent best value to the Council or community.
- Loss of a strategic site with opportunities for wider community benefit outcomes

If you don't agree with the reasons for refusal set out above, you may **apply to The Council to review this decision**.

Any **application for review** must be made in writing to David Haas, Senior Community Development Manager, The Highland Council, Glenurquhart Road, Inverness, IV3 5NX by **7th August 2026**, 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,

David Haas

Senior Community Development Manager
Housing and Communities
Highland Council