

**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND)  
ACT 2015**

**DECISION NOTICE - AGREED**

To: The Inverclyde Shed



18 May 2020

This Decision Notice relates to the asset transfer request made by **the Inverclyde Shed** on **15 November 2019** in relation to the vacant industrial unit **14 East Blackhall Street, Greenock**.

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

The reasons for this decision are as follows:

- The proposed use by the Inverclyde Shed is likely to promote or improve the following purposes:
  - Economic development;
  - Regeneration;
  - Health;
  - Social well-being; or
  - Environmental well-being.
- The beneficial outcomes anticipated are as follows:
  - Creating, developing and maintaining workshop facilities.
  - Offering opportunities for people in the Inverclyde area to meet and undertake creative, physical, purposeful and recreational activities of their choice.
  - Reducing isolation of people in the area thus contributing to their physical and mental wellbeing.
  - Developing the capacity of people in the Inverclyde area to share their skills and knowledge with others in the community.
  - The advancement of citizenship and community development.
  - The advancement of the arts, heritage, culture and science.
  - The advancement of environmental protection and improvement.
- The justification for this proposal may be summarised as follows:

- Assist the regeneration of the community and promote social, environmental and economic regeneration, including the further development of a community enterprise.
- Encourage the involvement of local people in shaping and regenerating their community, promote local volunteering and increase community cohesion.
- Help to increase the income stream for the Inverclyde Shed.
- Encourage people to develop and innovate where they live.
- Provide opportunities for learning and community capacity building.
- The grant of this lease will:
  - bring a currently unused Council asset into beneficial use;
  - allow the Inverclyde Shed to vacate their current premises, giving them a saving as to running costs;
  - bring the Inverclyde Shed into a more central location.
- The grant of a 25 year lease will allow the Inverclyde Shed to seek necessary funding for their proposed works.
- The Inverclyde Shed's proposed works will:
  - result in a property refurbished to modern standards;
  - address identified issues in relation to the condition of the property; and
  - benefit both the Inverclyde Shed as occupier and the Council as owner.
- Officers would not at this time recommend the Council itself undertaking the refurbishment of this property, as the anticipated costs of such works cannot be justified in light of the District Valuer confirmed value of the property.

The attached Draft Heads of Terms document specifies the terms and conditions subject to which we would be prepared to lease the property to you. If you wish to proceed, you must submit an offer to us at the address above by 22 November 2020. The offer must reflect the terms and conditions attached, and may include such other reasonable terms and conditions as are necessary or expedient to secure the lease within a reasonable time.

### Right to Review

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 Inverclyde Council, Municipal Buildings, Clyde Square, Greenock, marked for the attention of the Head of Legal and Property Services by 15 June 2020 which is 20 working days from the date of this notice.

Guidance on making an application for review is available at [www.inverclyde.gov.uk/assettransfer](http://www.inverclyde.gov.uk/assettransfer) .