



ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

DECISION NOTICE

To: West Calder and Harburn Community Development Trust

West Calder Community Education Centre
Dickson Street
West Calder
EH55 8DX

24 February 2020

This Decision Notice relates to the asset transfer request made by West Calder and Harburn Community Development Trust (WCHCDT) on 19 June 2019 in relation to the former West Calder Workspace property at Society Place, West Calder, EH55 8SA.

West Lothian Council has decided to **refuse** the request.

The reasons for this decision are as follows:

1. WCHCDT have had in excess of six years to fully develop their proposals and to explore potential sources of funding. To date they have not secured any of the required £4.20 million needed to deliver their project.
2. The receipt of major funding from the Regeneration Capital Grant Fund is pivotal to the deliverability of this this project. An application in June 2019 to that fund for £1.40 million was rejected at stage one of the application process.
3. The former West Calder Workspace buildings are in poor condition and they continue to deteriorate with the passage of time. The council continues to incur significant holding costs and officers are concerned that if these buildings continue to remain empty with their future unresolved, they will present a tangible risk to public health and safety. It should be noted that these buildings sit immediately adjacent to a major, electrified, arterial railway line. A neighbouring residential property has already been adversely affected by the increasingly poor condition of these buildings, resulting in disruption, inconvenience and cost to the public purse.
4. The council has received offers to purchase this property from two separate commercial operators, with other interests noted on file. Those interests present an opportunity to see the area redeveloped, which is one of the WCHCDT's stated aims. Further delays in addressing WCHCDT's interest would put alternative redevelopment options for this property at risk.
5. The Community Asset Transfer Officer Board has fully assessed the asset transfer request in accordance with the criteria set out in Section 82 of the Community Empowerment (Scotland) Act 2015. A scorecard approach was taken and the resulting score placed the asset transfer proposal in the "Weak" category.

Right to Review

You have a right to apply to the council's Asset Transfer Review Body (ATRB) to review this decision and thereafter, should you wish to do so, to appeal to the Scottish Ministers.

Any application for review must be made in writing to Scott Hughes (Asset Manager), Property Management and Development, West Lothian Council, Howden South Road, Livingston, West Lothian, EH54 6FF or via email to scott.hughes@westlothian.gov.uk by 23 March 2020, which is 20 working days from the date of this notice.

Guidance on making an application for review is available at:

<https://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/pages/18/>