



**Asset Transfer under the Community Empowerment (Scotland) Act 2015  
DECISION NOTICE - following a Review by Glasgow City Council's City  
Administration Committee on 21 May 2020.**

**Beatroute Arts (Charity Number SC036099)**

To: The Project Manager

Address Beatroute Arts, 285 Wallacewell Road, Glasgow, G21 3RP

Date: 29th May 2020

This Decision Notice is issued following a request for a review of the original Decision Notice dated 9th August 2019 relating to the asset transfer request by Beatroute Arts validated on 2nd August 2018 in relation to 285 Wallacewell Road G21 3RP.

The review was considered at a meeting of Glasgow City Council's City Administration Committee on 21st May 2020.

This Decision Notice supersedes the original Decision Notice of 9th August 2019.

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Glasgow City Council has decided to agree to the request to transfer 285 Wallacewell Road G21 3RP to Beatroute Arts subject to the conditions set out in Appendix 1.

If you wish to proceed, you must submit an offer to us by 29th November 2020 (6 months). The offer must reflect the terms and conditions attached and may include other such reasonable terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

The offer must be prepared by a firm of solicitors and should be addressed to:

The Head of Legal and Administration,  
Chief Executive's Department,  
Glasgow City Council,  
City Chambers East,  
40 John Street,  
Glasgow, G1 1JL

The offer also must contain the following:

**OFFICIAL - SENSITIVE: Commercial**

1. The name of the subjects on which the offer is made
2. The name of the Community Transfer Body
3. The date of the Decision Notice
4. Confirmation that the specific terms and conditions under which the Decision Notice was issued are acceptable.

Following receipt of the formal offer it is expected that the asset transfer will be concluded within 6 months. If the transfer is not made within 6 months then a request for an extension should be made as soon as possible.

**Right to request an appeal**

If you are unhappy with the Decision, you may appeal to Scottish Ministers. Any request for a review must be made in writing by 26th June 2020, which is 20 working days from the date of this notice.

Guidance on requesting an appeal by Scottish Ministers is available within the [Guidance for Community Transfer Bodies](#) (Section 20).

## Terms and Conditions

### 1. Price

The price will be £45,000. This is discounted from £65,000 (restricted use value assessed by the District Valuer).

**Reason:** The Council considers that it requires to balance its support for community organisations with its duty to secure best value. The discount also takes recognition of the established relationship over 10 years between Beatroute Arts and the Council.

### 2. Use restriction

The use of the property will be restricted to :-

“The provision or organisation of recreational activities; the advancement of education; the promotion of social inclusion and mental health and wellbeing; and the advancement of the arts; primarily within the Balornock and Barmulloch area.” The restriction will be contained in an economic development burden on the title of the property.

**Reason:** to ensure that the asset continues to be used for the benefit of the community as set out in the asset transfer request.

### 3. Pre-emption

In the event that the property is to be sold, the Council will have a right of pre-emption. The price to be paid by the Council will be the market value of the property at the date of the offer, on the basis of the use restriction to be imposed (set by a joint valuation). The right will not be exercisable where the property is being sold to a voluntary or community body for use in terms of the use restriction or a similar use, approved by the Council.

The right will only be available to the Council, as owner of the adjacent Wallacewell Day Centre, and not to any successor in ownership of the centre and will last for a period of 25 years.

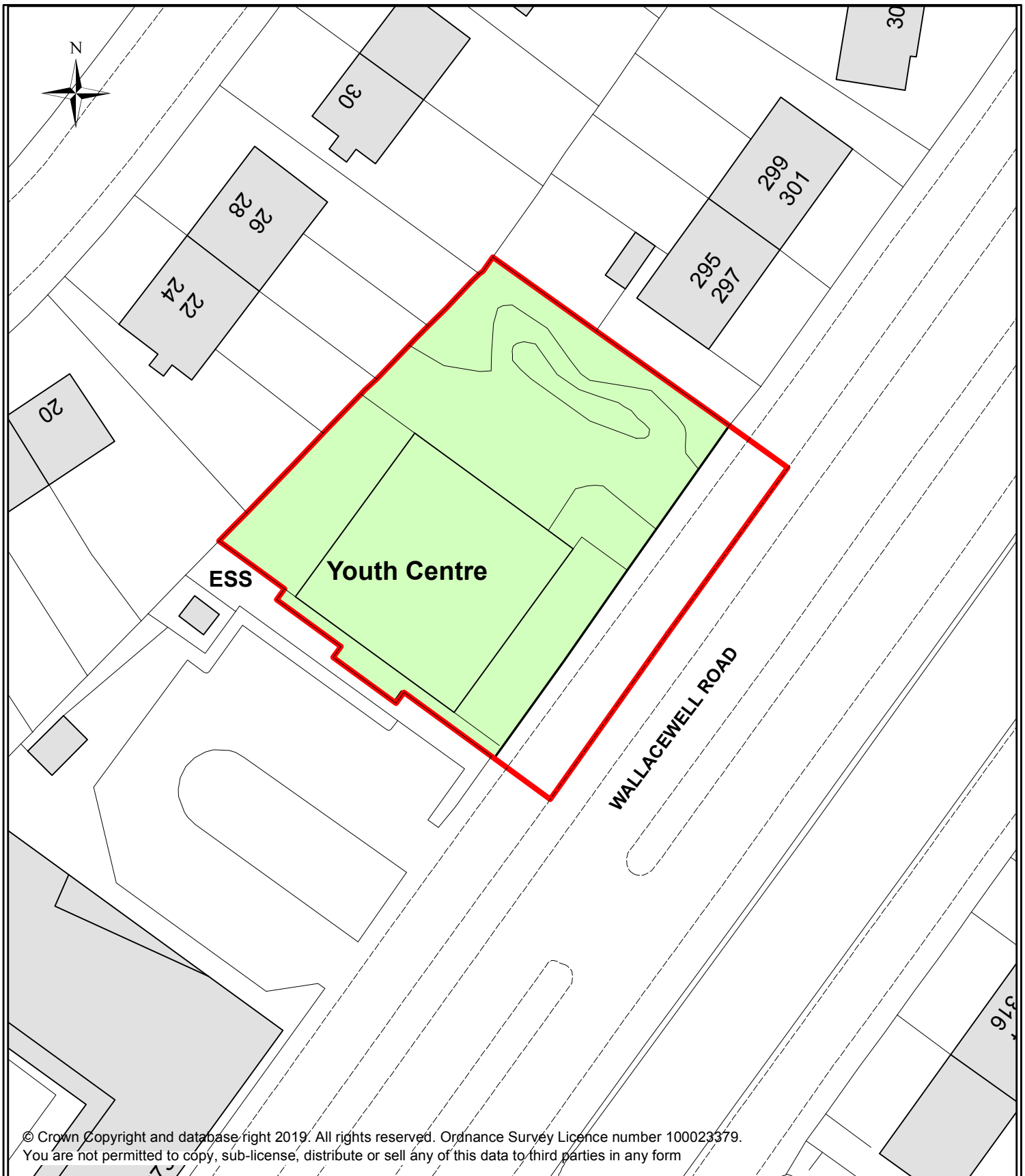
**Reason:** The Council considers that it requires to balance its support for community organisations with its duty to secure best value and take responsible decisions, with a key driver for the Council being to protect former Council assets for future community and public use.

It also considers that the price will be market value of the property which will properly reflect the condition of the property and any works carried out to it, and the pre-emption right should apply in any circumstances where the property is to be sold, whether voluntarily or at the instance of a funder, or on the dissolution of Beatroute Arts.

The period of 25 years represents a period during which the council may reasonably expect to own the Wallacewell Day Care Centre and may therefore have an interest in reacquiring the property if it was being sold.

**4. Area to be disposed**

The area to be disposed is set out in the Plan attached at Appendix 2.



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**GLASGOW CITY COUNCIL**  
**DEVELOPMENT AND**  
**REGENERATION SERVICES**  
 231 GEORGE STREET, GLASGOW G1 1RX  
 Executive Director  
 Richard Brown

Date:	22/02/2019
By:	warkj
Ref No:	J90681
Scale:	1:500 @A4

**285 WALLACEWELL ROAD**



Glasgow City Council  
 CORPSES Record ID 1897  
 Town Clerks Bundle - HSG 306  
 Disposition by Trustees of the late Douglas Beresford Malise Ronald, Duke of Montrose in  
 favour of The Corporation of the City of Glasgow  
 (part of 117.547 acres)  
 1487 square metres or thereby



Lease by Glasgow City Council to Beat-Route Balornock Music Group  
 1219 square metres or thereby