

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE - REFUSED

To:

[REDACTED]
[REDACTED]
Support for Families
36 St John Street
Stirling
FK8 1EA

Scottish Prison Service
1 Lochside Avenue
Edinburgh
EH12 9DJ

09 April 2024

This Decision Notice relates to the asset transfer request made by Support for Families (S4F) on 27 October 2023 in relation to the former Family Hub at Cornton Vale, Stirling together with the garden ground, garages and parking area.

The Scottish Ministers acting through its executive agency Scottish Prison Service has decided to refuse the request.

It is considered that there are reasonable grounds to refuse the asset transfer request from Support for Families. These are as follows:

- An alternative proposal was received from PLUS (Forth Valley) Ltd to provide a facility to support children and young people with disabilities in Stirling. This alternative asset transfer request was considered to be more robust in terms of the applicant's ability to deliver the project and maintain the building in the long term.
- Both applicants demonstrated extensive experience and expertise in their particular charitable field, and presented a strong submission in terms of the community benefits associated with their project. This was reflected in similar scores being achieved in these sections. Both applicants also were able to justify the discount from market value that they are seeking.
- There were some concerns around the robustness of the financial plan submitted by S4F. The majority of funding is via grants and the rest is made up from income which the applicant plans to generate.
- The cost allowances for initial remedial works and ongoing operating costs appear insufficient.

- The allowance for repairs and maintenance at £100 per month seems very low, particularly considering the very minimal investment in refurbishing the building at the outset.
- In addition to the purchase cost and associated fees, the applicant has allowed £5,000 for renovation and upgrade, which they have based on the Building Condition survey. The allowance of £5,000 seems an insufficient allowance to cover the planned works.
- In terms of funding, the majority of the applicant's funding is via grants. The cashflow forecast shows that the grant income will account for approx. 90% of the total income.
- The skills/ability to deliver the project refurb etc have not been adequately demonstrated.
- The applicant has a small but experienced core team but long term succession planning is not mentioned in the application.

Right to Appeal

You have a right to appeal this decision to the Scottish Ministers.

Any appeal must be made in writing to **the Scottish Ministers** by **7 May 2024**, which is 20 working days from the date of this notice.

Guidance on making an appeal is available within the Scottish Government's publication "Asset Transfer under the Community Empowerment (Scotland) Act 2015 – Guidance for Community Transfer Bodies." (<http://www.gov.scot/policies/community-empowerment/asset-transfer/>)