

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE - AGREED

To:



PLUS (Forth Valley) Ltd
7 Broadleys Road
Springkerse Industrial Estate
Stirling
FK7 7ST

Scottish Prison Service
1 Lochside Avenue
Edinburgh
EH12 9DJ

09 April 2024

This Decision Notice relates to the asset transfer request made by PLUS (Forth Valley) Ltd ("the Community Transfer Body") on 27 October 2023 in relation to the subjects comprising (i) the subjects known as the Family Hub at Cornton Vale, Stirling with adjoining ground shown outlined in red and hatched red on the plan named Image 1 in the Schedule attached to this Decision Notice ("Schedule"), (ii) part of the car park adjacent to the Family Hub shown coloured in orange on the plan named Image 2 in the Schedule and (iii) the four block garages at Castle Vale, Stirling shown marked x on the plan named Image 3 in the Schedule ("the Property").

The Scottish Ministers acting through its executive agency Scottish Prison Service ("**SPS**") has decided to **agree to** the request.

The main reasons for agreeing to the request are;

- It is very clear from the application that there is a strong community demand and need for the services which would be provided by this project.
- The asset transfer request is repurposing a building which was otherwise due to be demolished by SPS.
- Evidence of a strong governance structure in place, with a clear strategy to help ensure success in the longer-term.
- Well set out Board structure and evidence of strong management team with broad skill set and clear succession planning.
- Accounts history available with evidence of growth and reserves in place.
- The Community Transfer Body did not factor grants into the cash flow demonstrating the project can be sustainable without external subsidy.

- The Community Transfer Body obtained a quotation for undertaking renovations and allowances provided for ongoing costs appear to be robust and comprehensive.
- The Community Transfer Body has presented a strong submission in terms of community benefits associated with the project justifying the discount from market value that they are seeking.
- A detailed and robust financial submission has been provided, with revenue based on a combination of income from services provided and grant funding. They have demonstrated a good track record of securing funding.
- In summary this was a detailed and robust submission.

The attached document specifies the terms and conditions subject to which SPS would be prepared to transfer ownership of the Property to you.

If you wish to proceed, you must submit an offer to SPS in accordance with the terms set out in the attached document by **09 October 2024**. The offer must reflect the terms and conditions attached, and may include such other reasonable terms and conditions as are necessary to conclude the contract for the title transfer within a reasonable time.

Right to Review Terms and Conditions

If you consider that the attached terms and conditions differ to a significant extent from those specified in your request, you may appeal to the Scottish Ministers. The procedures for such an appeal are set out in the Asset Transfer Request (Appeals) (Scotland) Regulations 2016.

An appeal must be made in writing to the Scottish Ministers by **07 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/>)