



**My Ref:** RCCAT/DN-A/SI/IDT  
**Contact:** Sandra Inrig  
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**Email:** sandra.inrig@renfrewshire.gov.uk  
**Date:** 8 August 2022

**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT  
DECISION NOTICE - AGREED**

To: Maggie Morrison  
Secretary,  
Inchinnan Development Trust Ltd.  
27 Ballater Drive  
Inchinnan  
PA4 9QD

**Date of notice: 16 June 2022**

This Decision Notice relates to the asset transfer request made by **Inchinnan Development Trust Ltd. (SC659896)** on **13 January 2022** in relation to **The India Tyres Playing Fields, Greenock Road, Inchinnan PA4 9LD.**

**Renfrewshire Council** has decided to **agree** to this request.

The reasons for this decision are as follows:

**No reasonable grounds for refusal**

The attached document specifies the terms and conditions subject to which we would be prepared to **Lease** the land to you. If you wish to proceed, you must submit an offer to us at the address below by **15 December 2022**. 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.

You are strongly advised to consult a conveyancing solicitor to review these terms and to act on your behalf in submitting your offer and in negotiations with Renfrewshire Council.

Please advise the name, address and contact details for your solicitor as soon as known.



Chief Executive Service  
Head of Economy & Development: Alasdair Morrison  
Renfrewshire House, Cotton Street, Paisley PA1 1JB  
[www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)



## **Right to Request a Review / Appeal**

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 **Mark Conaghan, Head of Corporate Governance**, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley PA1 1WB [mark.conaghan@renfrewshire.gov.uk](mailto:mark.conaghan@renfrewshire.gov.uk) by **Monday 5 September 2022**, which is 20 working days from the date of this notice.

If the outcome of the review does not resolve the issue, or if no decision is made within the required period, you can then Appeal to the Scottish Ministers under section 88 of the Community Empowerment (Scotland) Act 2015.

Guidance on making an application for review or appeal is available in the [Guidance for Community Transfer Bodies](#) and to download from the [Council Website](#).

Yours sincerely



Alasdair Morrison  
Head of Economy and Development

**Heads of Terms – CAT Transfer – Long Lease**  
**India Tyres Playing Fields, Greenock Road, Inchinnan, PA4 9LD**

<b>1.</b>	<b>PROPERTY</b>	Playing fields, Greenock Road, Inchinnan, extending to 4.5 hectares or thereby and shown on attached plan.
<b>2.</b>	<p style="text-align: center;"><b>Landlord</b></p> <p>Solicitor name, contact details</p> <p>Landlord Contact</p>	<p>Renfrewshire Council Cotton Street, Paisley, PA1 1WB</p> <p>Margaret Craig <a href="mailto:Margaret.craig@renfrewshire.gov.uk">Margaret.craig@renfrewshire.gov.uk</a></p> <p>Louise Le Good <a href="mailto:Louise.legood@renfrewshire.gov.uk">Louise.legood@renfrewshire.gov.uk</a></p>
<b>3.</b>	<p style="text-align: center;"><b>Tenant</b></p> <p>Solicitor name, address, contact details</p> <p>Tenant Contact</p>	<p>Inchinnan Community Development Trust Ltd (SC659896) 27 Ballater Drive, Inchinnan PA4 9QD</p> <p>To Be Confirmed</p> <p>Maggie Morrison, Secretary <a href="mailto:idtsecretary@hotmail.com">idtsecretary@hotmail.com</a> 07967 224 095</p>
<b>4.</b>	<b>TERM</b>	50 years
<b>5.</b>	<b>RENT</b>	£1 per annum if asked
<b>6.</b>	<b>USE</b>	The subjects to be used as grass pitches for football and ancillary purposes; community use and purposes
<b>7.</b>	<b>REPAIR</b>	Full Repairing and Insuring. The Tenant shall be responsible for all repair and maintenance of the Property together with any and all boundary fences.
<b>8.</b>	<b>ALTERATIONS</b>	Any alterations or additions to the property will require landlord's approval which approval is not to be unreasonably withheld.
<b>9.</b>	<b>ALIENATION</b>	No assignation permitted. No sub lease of whole or part permitted except with landlords approval. Proposal to be made by IDT to cover the basis of any occupation by St Mirren Youth Football Club and any hourly lets to third parties.
<b>10.</b>	<b>PLANNING &amp; OTHER STATUTORY CONSENT</b>	The tenant to ensure that the property has the correct planning consent for their proposed use.
<b>11.</b>	<b>INSURANCE</b>	The landlord will insure the property and recharge the premium to the tenant. (NB no buildings currently on 11.site). The tenant is responsible for all other insurance including, but not limited to, public liability and

		contents.
<b>12.</b>	<b>RATES</b>	The tenant to be responsible for all local authority charges on the property.
<b>13.</b>	<b>UTILITIES</b>	The tenant to be responsible for all utility costs relating to the property.
<b>14.</b>	<b>COSTS</b>	Each party will be responsible for their own legal costs. The purchaser is responsible for any LBTT, VAT and registration dues payable.
<b>14.</b>	<b>DATE OF ENTRY</b>	To be agreed subject to the conclusion of the Lease.

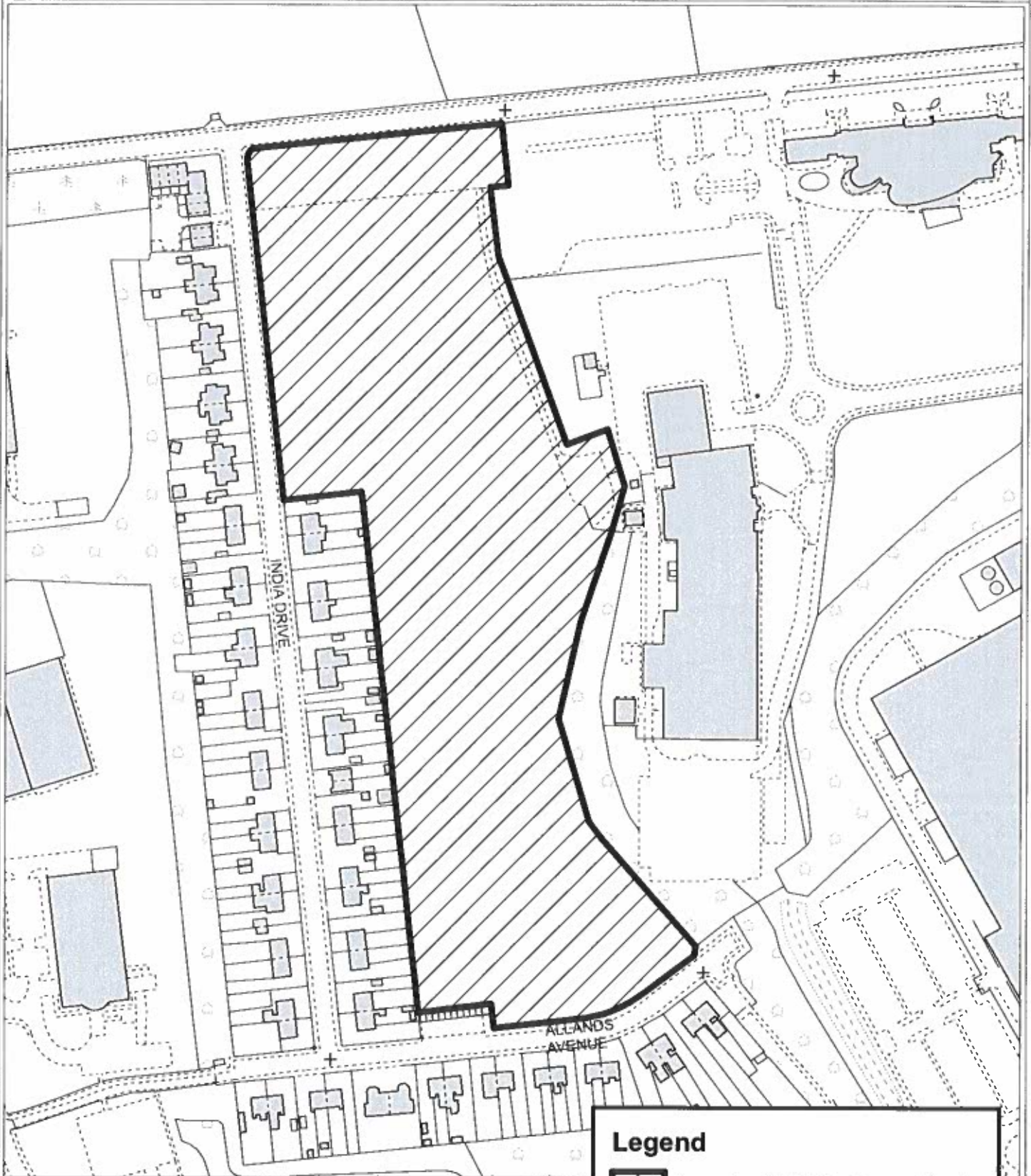
These terms are not intended to form part of a legally binding contract and the correspondence of which it is part is expressly subject to completion of formal legal missives.




E3235 site map.pdf

User hocraig1

Date 19/05/2022



**Legend**

 Area extends to 4.5 hectares or thereby

Notes:

