

Executive Manager: Vaila Simpson
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New Life Shetland SCIO

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If calling please ask for:
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Your Ref:
Our Ref: LD/PC/KA/RS/PS

Date: 9 February 2021

Dear

Shetland Islands Council Community Asset Transfer – Decision Notice

Application from New Life Shetland SCIO – RECEIVED 3 June 2020

This Decision Notice relates to the asset transfer request made by New Life Shetland SCIO (NLS) on 3 June 2020 in relation to the building referred to as the Old Anderson High School Science Block.

Decision

Shetland Islands Council has decided to agree to the request.

The reasons for this decision are as follows:

- NLS have a strong track record of delivering benefits to the Shetland community through their work. They have good working relationships with a number of local and national organisations, and their work contributes to the overall objectives of the Shetland Partnership Plan. Their occupancy of the Old Anderson High School Science Block would allow them to continue to develop and expand their programme of work further.
- Analysis of Best Value indicates that the proposed transfer can be justified, as this asset is not high value. Although the proposed offer for the asset is very small, the benefits that could be delivered by NLS as a result of their occupancy are significant. The proposals also demonstrate excellent partnership working between NLS and a number of Community Planning Partners and help to demonstrate SIC and partner commitment to the ideals of the Islands (Scotland) Act 2018.

The attached document specifies the terms and conditions subject to which we would be prepared to transfer ownership of the property to you. If you wish to proceed, you must submit an offer to us at the address above by **27 July 2021**. 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 transfer within a reasonable time.

Please note that in addition to the attached terms and conditions, it is an essential condition of the transaction proceeding that prior to making the offer NLS submit to the Council evidence satisfactory to the Council of the viability of the project outlined in NLS's business plan in the form of:

- (a) A sensitivity analysis assessing the impact on the viability of the project of the income anticipated in the business plan not being achieved; and
- (b) A detailed breakdown of the amount of volunteer or free labour required to bridge the gap between anticipated income and the costs of the project and thus enable the project to proceed.

Right to review

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 Community Planning and Development by **10 March 2021**, which is 20 working days from the date of this notice.

Guidance on making an application for review is available at <https://www.shetland.gov.uk/downloads/file/1127/community-asset-transfer-reviews-and-appeals>

Yours sincerely,

Vaila Simpson
Executive Manager – Community Planning and Development