



Asset Transfer under the Community Empowerment (Scotland) Act 2015

DECISION NOTICE – REFUSED

**South Seeds
(Charity Number SCO42244)**

To: [REDACTED]

Address: [REDACTED]

Date: 22 March 2019

This Decision Notice relates to the asset transfer request made by **South Seeds** validated on **23 February 2018** in relation to “**The Old Changing Rooms**”, **Queen’s Park Recreation Ground, Queen’s Park, Glasgow**.

Glasgow City Council has decided to **refuse** the request.

This decision was made after a thorough evaluation process against pre-determined criteria outlined in the Council report of [November 2017](#).

The reasons for this decision are as follows:

1. Whilst South Seeds has committed significant time and effort to produce supporting documents, including an outline business case and pre-planning assessment, these are not considered to be of sufficient depth – e.g. outline the feasibility of the project, the plans to make it happen, the skills required etc. The outline business case does however provide an insight into the types of issues that would require to be considered in more depth at a later stage. At this time, the request has not identified adequate resources or their sources to deliver the project. South Seeds has however indicated that a feasibility study would be conducted if the asset was transferred.
2. Whilst South Seeds has a track record of service delivery, it has not managed an asset or undertaken a project of this magnitude. The plans, whilst not sufficiently developed, are particularly ambitious and could be improved by outlining how elements of the project could be phased thereby delivering the benefits on an incremental basis.
3. There are significant assumptions related to implementation and delivery of the project. For example, it assumes significant uptake of space and opportunities by local organisations and communities however does not provide sufficient

information on who would use the space, relocate, take up the offer of leases, short term rentals etc.

4. Whilst South Seeds has undertaken community engagement and gained support for its ideas, there is insufficient evidence of the gaps or needs for the services/accommodation that would be delivered through the project.
5. In the absence of technical documentation including architect drawings, building design, exploring planning permissions, phasing of construction etc and an overall cost for the project, it is not possible, at this stage, to determine whether initial plans including funding sources are appropriate and realistic.
6. Whilst there is an acknowledgement that the asset is in a public park and that there may be access issues, South Seeds has not outlined sufficiently the considerations in relation to the works required which may include civil engineering, traffic management measures etc.

Right to review

You have a right to apply to the Council to review this decision.

Any application for review must be made in writing to the **Committee Services Manager** (details below) within 20 working days from the date of this notice.

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Committee Services Manager
Glasgow City Council
Chief Executive's Department
40 John Street
Glasgow, G1 1JL

Email: █

Guidance on making an application for review is available within the [Guidance for Community Transfer Bodies](#) (Section 17 and 18).