

Joyce Moss

From: Jenny Reeve [REDACTED]
Sent: 25 July 2019 12:22
To: Henderson, Jackie (FS)
Cc: Joyce Moss; Kelly, Richard; Daniella Kidd
Subject: Re: Asset Transfer Request - Beatroute Arts
Attachments: Letter To CPP July 2019.pdf

Categories: Saved to Lawpro BEA82/1

Hi Jackie,

Thanks for this. I have discussed the requested meeting at length with both our solicitor and Board and have attached a response.

Please do give me a call if you wish to discuss any of this.

Kind regards,

Jenny

Jenny Reeve
Director
Beatroute Arts Centre
285 Wallacewell Road
Glasgow
G21 3RP

Tel: 0141-558-1387

Scottish Charity No. SC036099



**Please Note [REDACTED] email address is no longer active please contact me on [REDACTED]

Beatroute Art Centre
285 Wallacewell Road
Balornock
Glasgow, G21 3RP
Tel – 0141 558 1387



Dear Jackie,

Thank you for your email of 18th July. As you note, one of the points it addresses is regarding the price. We are keen to move this matter on and would therefore propose that as the property is valued at £65,000 with its restricted use, we would be prepared to pay £45,000 in light of the considerable amount of work we have carried out on the property during our tenure. If the Council are willing to accept this price (which is not subject to a discount in our opinion) then can we please progress this matter on the basis that £45,000 is the best value obtainable for the property with no discount requiring to be protected. If the Council propose treating the £20,000 difference as a discount, please let us know which one of the methods set out in the letter from our solicitor dated 3rd of June needs to be adopted and your reasoning, given the requirement for proportionality in the Act.

We do not think that a multi-party meeting at this stage, when no substantive response has yet been received to our solicitor's letter addressing the points we believe are critical to this matter, would be the most productive way forward. We would however be happy to meet (if strictly necessary) to iron out any points that can't be resolved between us after you have had whatever internal meeting you need to discuss between the Executive, Legal and Property departments and have responded in detail to our solicitor's letter. Can you please let me know just now the aspects for discussion you refer to in your email?

We respectfully request that the Community Planning Partnership commits to the following timescales:

A full response to our solicitor's letter by Friday 31st July with an ultimate extension to the decision date to 30th September 2019. We simply cannot push this matter back any longer, as it has now been dragging on for well over the 6 months within which a decision must be reached, as per the Act guidance. There is a real risk therefore that the Scottish Land Fund (to whom we are waiting to make a Stage 2 application to purchase the asset) or the Big Lottery Fund (to whom we must apply with note of interest regarding capital costs by the 3rd October) may take the view that the matter is simply not going ahead and withdraw/decline support, or that after 3rd October 2019 the funding position changes dramatically. This would mean the ability of the Council to realise a fair price for this asset could be severely jeopardised.

Our view in summary is: we are offering £45,000 for the property we have occupied and improved over a period of years. If the Council are treating the £20K difference between the offer price and the restricted use valuation as a discount and need to protect this – we need to know the reasons for the Council's choice of protection and these need to be proportional and reasonable based on the discount.

I hope the above can be agreed in early course and would be grateful if you could make whatever arrangements within the Council you consider necessary to ensure a full response to our solicitor's letter is received on or before 31st July.

Please call if you wish to discuss.

Kind regards,

Jenny Reeve

Director, Beatroute Arts

From: "Henderson, Jackie (FS)" [REDACTED]

Date: Thursday, 25 July 2019 at 10:01

To: [REDACTED]

Cc: Jenny Reeve [REDACTED], Joyce Moss [REDACTED]
"Kelly, Richard" [REDACTED]

Subject: RE: Asset Transfer Request - Beatroute Arts

Hi Jenny,

Thanks for your email.

I've had a look at dairies and am able to reschedule the meeting to **11am on Wednesday 14 August 2019**. Please confirm if this new date and time suits you and I can make the necessary arrangement.

Kind regards,

Jackie

Jackie Henderson
Grants & Initiatives Office

Glasgow City Council
Chief Executive's Department
Community Empowerment Services
City Chambers East Building
40 John Street
Glasgow
G1 1JL

Phone: 0141 287 9961 (ext. 79961)

Mobile: [REDACTED]

Email: [REDACTED]

Web: www.glasgow.gov.uk

-----Original Message-----

From: [REDACTED]

Sent: 23 July 2019 15:01

To: Community Asset Transfer [REDACTED]

Cc: Jenny Reeve [REDACTED], Joyce Moss [REDACTED], Kelly,
Richard [REDACTED]

Subject: Re: Asset Transfer Request - Beatroute Arts

Hi Jackie,

Thanks for your response. Beatroute will of course discuss this with all involved and respond accordingly, either directly or through Joyce.

However, I cannot attend the proposed meeting on the 15th August, and am also unavailable on the 16th. Could you meantime please suggest an alternative date or dates in this week, or w/c Monday 19th August? Joyce will then advise whether she thinks a meeting is the best course of action at this stage, given no agreement has been reached and GCC have not submitted re-drafted Terms or given comment upon the points raised in Joyce's correspondence

as requested. We will also consider the extension of the decision date, as we are now well outside of the six month time frame outlined in the Transfer guidance.

Kind regards,

Jenny

On 2019-07-18 10:10, Community Asset Transfer wrote:

> Dear Joyce / Jenny,
>
> Please accept our apologies for the delay in coming back to you.
> There are a number of aspects within the letter of 3 June which it
> would make sense to discuss and we would propose that an informal
> meeting is arranged involving myself, Richard Kelly, Pauline Bradshaw
> (Legal) and Tom Fleming (Property and Land Services) and
> yourselves/relevant colleagues from Beatroute.
>
> One point we would respond to at this time is in relation to the
> proposed purchase price. The Act Guidance [1] requires Community
> Transfer Bodies to state how much they are prepared to pay, alongside
> the benefits the project will deliver, and the relevant authority has
> to decide whether to accept that price. We note that a proposed price
> of £1 for ownership was included in the Asset Transfer Request. We
> would ask if this remains the price being offered in view of the
> recent Valuation Report commissioned by Beatroute? You may also
> recall that a valuation of circa £80,000 was provided to you on 12
> February by the Council's Property and Land Services. On this point
> however, we would hope to continue our dialogue with you so that, as
> part of Heads of Terms, the price can be discussed and agreed.
>
> If acceptable to you, we would propose to meet on THURSDAY 15 AUGUST
> 2019 AT 10AM. Hopefully this date and time suits however please come
> back if not. On arrival, please report to reception at 40 John
> Street, Glasgow.
>
> In the meantime, we would propose an extension to the decision date to
> Friday 25 October. Please don't hesitate to get in touch if you wish
> to discuss.
>
> Kind regards,
>
> _JACKIE_
>
> JACKIE HENDERSON
>
> Community Asset Team
>
> Web: www.glasgow.gov.uk [2]
>
> Glasgow - UK Council of the Year 2015
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>
> Links:

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> [1]

> <https://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/>

> [2] <http://just142.justhost.com/www.glasgow.gov.uk>

> [3] <http://www.glasgow.gov.uk/privacy>