

Enquiries to: Strategic Property Review Team

Falkirk Stadium, Stadium Way

Falkirk, FK2 9EE

StrategicPropertyReview@falkirk.gov.uk

Asset Transfer under the Community Empowerment (Scotland) Act 2015
Interim Decision Notice – Provisionally Agreed
Grahamston Community Club
(Company Number CS006471, Charity Number SC052766)
31 August 2026

This Decision Notice relates to the asset transfer request made by:

Grahamston Community Club in relation to **Dawson Park Pavilion** as shown on the attached plan.

At its Executive Committee meeting on **20 August 2026**, **Falkirk Council** decided to **agree to** the request subject to the satisfactory conclusion of a Common Good Consultation exercise in terms of S104 of the Community Empowerment (Scotland) Act 2015, the property being held on the Common Good Account of Falkirk Council.

The reasons for this decision are as follows:

The Council is satisfied that the transfer of **Dawson Park Pavilion** will support community empowerment, enable future investment and deliver significant benefits including positive health and wellbeing outcomes.

Principal Heads of Terms

- (1) The Council will lease **Dawson Park Pavilion** to **Grahamston Community Club** for a period of **20 years**;
- (2) The annual rent under the lease will be **£1 per annum** (if asked) reflecting the benefits that will derive from the project;
- (3) The lease will be granted subject to;
 - (i) the extent of the Council's title to the property and
 - (ii) any existing burdens in the Council's title.
- (4) Each party will be responsible for their own legal expenses in connection with the transfer but the applicant will meet the costs of any necessary outlays incurred, for example copy deeds, property searches, plan reports, coal mining reports, property enquiry certificates and others;
- (5) The lease will be granted on a full repairing and insuring basis.
- (6) The Council shall be entitled to bring the lease to an end if the leased subjects are not used for the permitted use narrated in the lease for a period of one year or more; and
- (7) Should the group become insolvent and be wound up, the Office of the Scottish Charity Regulator (OSCR) requires that any surplus assets are transferred to an organisation with similar purposes thus providing some protection in respect of the risk of loss of the facility to the community. As the proposal involves a lease the Council may terminate the lease should there be no alternative charity to take over the tenant's part of the lease.

The Principal Heads of Terms above are not exhaustive terms and conditions of the prospective lease of Property and associated land to you. The said Principal Heads of Terms are not intended to form

part of any legally binding contract and are expressly subject to completion of formal legal missives in accordance with Scots Law.

Right to Review

If you consider that the terms and conditions in this decision notice are significantly different to those in your request, you may apply to the Council to review this decision.

Any application for review must be made in writing to:

Malcolm Bennie
Director, Place Services
Falkirk Council
Falkirk Stadium, 4 Stadium Way
Falkirk, FK2 9EE

by **28 September 2026**, which is 20 working days from the date of this notice.

Your application for review **must**: -

- specify the land to which the asset transfer request relates;
- and contain the following: -
- The name and contact address of the community transfer body;
 - A statement setting out your reasons for requiring the review, and all of the matters which you want to raise in the review; and
 - A list of documents and other evidence supporting your request for review (along with copies of any which have not already been submitted to the council).

Your application for review **may** also include a statement saying what procedure you consider the council should use to conduct the review, e.g. whether there should be a hearing or a site visit. For the avoidance of doubt, the Council is not bound to follow your preferred procedure.

Further guidance on making an application for review is available within the Sections 17 and 18 of the Scottish Government's Community Empowerment (Scotland) Act 2015: Community Transfer Bodies' Guidance, published on 23rd January 2017 and available online via this link [Guidance on Decision Notice Review Process](#)

Yours sincerely,



Paul Kettrick
Head of Investment, Assets and Climate