

My Ref: RCCAT/DN-A/SI/CCS
Contact: Sandra Inrig
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Email: sandra.inrig@renfrewshire.gov.uk
Date: 07/09/2026



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

Mr Bill McKay
Calderglen Community SCIO



Sent by Email
Date of notice: 07/09/2026

Dear Billy

This Decision Notice relates to the asset transfer request made by **Calderglen Community SCIO** on **09/06/2026** in relation to the Lease of **Calderglen Football Pitch and Changing Facility, Lochwinnoch Park, Lochwinnoch PA12 4AE** (UPRN (part): 123095582).

I am delighted to inform you that the Community Asset Transfer Subcommittee of Renfrewshire Council met on **26/08/2026** and has decided to **agree to** the request.

The reasons for this decision are as follows:

There being no reasonable grounds for refusal

Approval is for a lease of 50 years

The attached document specifies the terms and conditions subject to which we would be prepared to **lease** the asset (land/property) to you. If you wish to proceed, you must submit an offer to us at the address above by **05/03/2027**, being a date not more than 6 months from the date of this notice. 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 period.

You may request an extension to this date. To do so, please submit a request in writing stating your reasons for seeking an extension to communityassettransfer@renfrewshire.gov.uk not less than 4 weeks prior to the deadline for submission of your formal offer as aforementioned. Renfrewshire



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



Council may determine whether or not to grant such a request for an extension, and its decision in this respect will be final, but without prejudice to your statutory rights in terms of the relevant legislation.

You are strongly advised to seek independent property advice and 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.

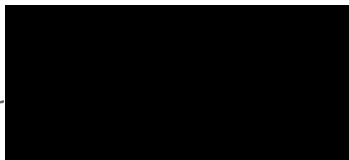
Right to a Review

If you consider that the terms and conditions attached differ to a significant extent from those specified in your request, you may **apply to Renfrewshire 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 or by email to mark.conaghan@renfrewshire.gov.uk by **02/10/2026**, which is 20 working days starting from the date of this Decision Notice.

If the outcome of the review does not resolve the issue, or if no decision is made within the required period, being six months from the date of the request, 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

Community Asset Transfer

Long Lease of: name and address of property/land

Heads of Terms

Below are the core Terms and Conditions under which Renfrewshire Council agrees to **lease** the above asset to you

1.	PROPERTY	Calderglen Football Pitch and site of New Changing Facilities, Lochwinnoch Park, Lochlip Road, Lochwinnoch PA12 4AE Overall size: 7848 sqm or thereabouts Location Map ref: E3568b attached UPRN:123095582 (Part)
2.	LANDLORD/OWNER Solicitor name, contact details Landlord Contact	Renfrewshire Council Cotton Street, Paisley, PA1 1TT [REDACTED] [REDACTED] [REDACTED] [REDACTED]
3.	TENANT Contact Details Solicitor name, address, contact details	Calderglen Community SCIO (SC052056) Billy McKay, Trustee [REDACTED] [REDACTED] Holmes Mackillop [REDACTED] 109 Douglas Street, Blythswood Square, Glasgow G2 4HB [REDACTED] [REDACTED]
4.	TERM	50 years Break clause at 25 years can be invoked by either party
5.	RENT	£1.00 per annum
6.	USE	Property is leased to the tenant for all time for the playing, development and training of football and supporting local events and for associated changing provision
7.	REPAIR	The Tenant shall be responsible for all repair and maintenance of the Property together with any and all boundary fences from the date of entry.

8.	ALTERATIONS	Any alterations or additions to the property will require landlord's approval which approval is not to be unreasonably withheld.
9.	ALIENATION	No assignation permitted. No sub lease of whole or part permitted except with landlords approval.
10.	PLANNING & OTHER STATUTORY CONSENT	The tenant to ensure that the property has the correct planning consent for their proposed use and for securing the correct planning or other statutory consents as may be required for any alterations to the property, land or perimeter fencing, including installation or change to lighting, change of use or outdoor events outwith the agreed use from the date of entry.
11.	INSURANCE	Where appropriate the landlord will insure the property and recharge the premium to the tenant. It is noted that the landlord does not have any buildings on the property. Temporary buildings on site for changing and storage wre to be the sole responsibility of the tenant, The tenant is responsible for all other insurance including, but not limited to, public liability and contents.
12.	RATES	The tenant to be responsible for all local authority charges on the property from the date of entry and application for exemptions if eligible.
13.	UTILITIES	The tenant to be responsible for all utility costs relating to the property from the date of entry.
14.	TENANT CONDITIONS	Tenant has access rights over the park between the site of the changing facility and the football pitch.
15.	LANDLORD CONDITIONS	a) Lease granted subject to the landlord being fully satisfied as to its title to the whole of the land. b) Lease granted subject to renunciation of the property by OneRen and permission of the Carnegie Trust and Fields in Trust. The lease to follow shall contain such other terms and conditions as may be considered appropriate by the Council, acting reasonably, and having due regard to your rights under the Community Empowerment (Scotland) Act 2015
16.	OTHER CONDITIONS	Tenant agrees to the pedestrian gates giving access to the football pitch area to remain unlocked at all times other than when the pitch is in active use for a football match or training.
17.	COSTS	Each party will be responsible for their own legal costs. The purchaser is responsible for any LBTT, VAT and registration dues payable.
19.	DATE OF ENTRY	To be agreed

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.

Decision notice relates solely to the land detailed on the attached plan E3568b

