

DECISION NOTICE**ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

To: Uphall Community Trust with Kings Church West Lothian
Strathbrock Place
Uphall
Broxburn
EH52 6BN

13 May 2026

This Decision Notice relates to the asset transfer request made by Uphall Community Trust with Kings Church West Lothian (UCTKCWL) on 14 November 2025 in relation to Uphall Community Centre at Strathbrock Pl, Uphall, Broxburn.

West Lothian Council has decided to agree to the request, subject to the terms and condition set out below.

The reasons for this decision are as follows:

Having taken cognisance of the statutory criteria for determining community asset transfer requests as set out in Section 82 of the Community Empowerment (Scotland) Act 2015, the asset transfer request submitted by UCTKCWL is considered to represent the best available option for the use of this property. There are considered to be no reasonable grounds for refusing that request.

The following sets out the terms and conditions upon which we would be prepared to transfer ownership of the property to you.

1. In recognition of the community benefits that the project will deliver, UCTKCWL will pay the council £1 for the purchase of the subjects.
2. UCTKCWL will accept the property in the condition recorded in the schedule of condition attached to the existing lease and the council shall not be required to undertake any repairs or improvements prior to the date of completion of the transfer.
3. The transfer of the property will be subject to a title check and any existing title burdens affecting the property.
4. The existing lease will be terminated on the date of completion of the transfer.
5. It shall be a condition of any transfer of ownership that UCTKCWL will, to the

council's satisfaction, demonstrate the delivery of community benefit to the value of £280,000 (the VOA's stated £280,000 market value). UCTKCWL will be required to deliver the full value of that community benefit within three years from the date of completion of the transfer of the property to UCTKCWL. A Standard Security will be granted over the property in favour of the council until such time as that full community benefit has been shown to have been delivered. The council will discharge the Standard Security once it is satisfied that the full value of the community benefit has been delivered.

6. The area to be transferred will be reduced to include the building and ground to the west of the building as shown cross hatched on the Revised Location Plan.

If you wish to proceed, you must submit an offer to us at the following address above by 14 November 2026:

Scott Hughes (Strategic Property Asset Manager)
Property Services
West Lothian Council
Howden South Road
Livingston
EH54 6FF
Email: scott.hughes@westlothian.gov.uk

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 and then transfer of ownership within a reasonable time.

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 the following address by 10 June 2026, which is 20 working days from the date of this notice.

Scott Hughes (Strategic Property Asset Manager)
Property Services
West Lothian Council
Howden South Road
Livingston
EH54 6FF
Email: scott.hughes@westlothian.gov.uk

Guidance on making an application for review is available from Scott Hughes (Strategic Property Asset Manager, contact details above) or online at:

<https://www.westlothian.gov.uk/media/18378/Community-Asset-Transfer-Policy-Guidance-Notes-for->

[Applicants/pdf/Community Asset Transfer Policy Guidance Notes for Applicants.pdf?m=636487586254470000](#)