[redacted]

Please ask for:	*Erin Coltman*
Reference:	*CAT2627/01*
Email:	*communityengagement@scotborders.gov.uk*
Date:	*8 October 2026*

Dear [redacted]

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

This Decision Notice relates to the asset transfer request made by St Ronan's Wells Support Group SCIO on 30 April 2026 in relation to St Ronan's Wells Museum and House, together with the surrounding gardens and associated access rights, at Wells Brae, Innerleithen. The request is being treated as a single asset transfer request covering the properties recorded on the Council's asset register as UPRNs IN012/01 and IN012/03.

On 29 September 2026, Scottish Borders Council decided to agree to the request for transfer of ownership.

The Council considers that the proposal presents a strong community benefit case and offers an appropriate future use for an important local heritage asset. In particular, the proposal would:

- secure the future of a Category B listed building and its surrounding gardens through community ownership
- restore and bring the currently closed buildings back into use
- support continued public access to, and volunteer involvement in, the community gardens
- create opportunities for community activity, heritage interpretation, learning, volunteering, health and wellbeing, and visitor engagement
- contribute to local regeneration, tourism and the wider Innerleithen economy, and
- transfer responsibility for the future repair, maintenance, management and operation of the asset to the community transfer body.

The Council has also taken account of the substantial repair and refurbishment requirements identified through the professional building survey and quantity surveyor's cost estimate. Following consideration of that additional information, the independent valuer revised the market value of the asset from £210,000 to £1.00. The transfer is therefore agreed at the independently assessed market value of £1.00 (one pound sterling).

The attached draft Heads of Terms specifies the principal terms and conditions on which the Council is prepared to transfer ownership of the asset. These include a purchase price of £1.00 and the recovery of the Council's reasonable legal and surveyor costs associated with the transfer.

The final amounts payable for those costs will be confirmed by the Council's Estate Management and Legal teams before missives are concluded.

If you wish to proceed, you must submit a formal offer to the Council by 8 April 2027. The offer must reflect the terms and conditions set out in the attached draft Heads of Terms and may include any other reasonable terms and conditions considered necessary or expedient to secure the transfer within a reasonable period.

Right to Review

If you consider that the terms and conditions set out in this Decision Notice and attached draft Heads of Terms differ to a significant extent from those specified in your asset transfer request, you may apply to Scottish Borders Council for a review of this decision.

Any application for review must be made in writing by 5 November 2026 to:

Communities and Partnerships Team
Community Asset Transfer
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

The application should identify the decision to be reviewed, explain the reasons for seeking a review and include the information and documents on which the Community Transfer Body intends to rely. Guidance on making an application for review is available at: https://www.gov.scot/publications/asset-transfer-under-community-empowerment-scotland-act-2015-guidance-community-9781786527509/pages/18/

Yours sincerely



JOHN CURRY
DIRECTOR – INFRASTRUCTURE & ENVIRONMENT