

Your Ref: DECISIONNOTICE/LSKCDT/04092026

East Dunbartonshire Council,

ASSETS & FACILITIES

Estates & Facilities Broomhill Depot Kilsyth

Road Kirkintilloch G66 1TF

EDC Community Planning

Partnership Board

**Lenzie & South Kirkintilloch Community
Development Trust (SC579236)**

2 Regent Square Lenzie

G66 5AE

30th September, 2026

**RE: ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT
DECISION NOTICE - REFUSED**

REQUEST FOR A REVIEW

Dear [REDACTED]
and Community Planning Partnership Board,

**REQUEST FOR REVIEW UNDER SECTION 86(2) OF THE COMMUNITY
EMPOWERMENT (SCOTLAND) ACT 2015: COMMUNITY ASSET
TRANSFER REQUEST – FORMER CAMPSIE VIEW SCHOOL SITE,
LENZIE (G66 4DR)**

On behalf of the Lenzie and South Kirkintilloch Community Development Trust (LaSKCDT), we are writing to submit our Request for Review under Section 86(2) of the Community Empowerment (Scotland) Act 2015 regarding our Community Asset Transfer request for the former Campsie View School site on Boghead Road, Lenzie. As local residents of a community organisation exercising our statutory rights, we bring forward this review to request a thorough, balanced, and fair comparison between our community-led proposal and the Council's alternative housing plan. Key considerations supporting this Request for Review include:

- **Addressing a Longstanding Community Need:** Since prior to 2016, local people have highlighted a severe imbalance in Lenzie's housing stock, specifically the acute shortage of 1 and 2-bedroom homes. This shortfall has

driven high under-occupancy, with 68% of older homeowners living in houses with at least two spare bedrooms.

- **Protecting Older Residents from Displacement:** Many older neighbours face painful choices: moving away from established social and faith networks after 30 to 50 years (causing isolation and worsening health), or struggling to maintain large family homes on reduced incomes. This also prevents younger families from moving into those larger homes.
- **A People-Centred Community Solution:** Our senior co-housing project offers a practical, human-centred alternative that allows neighbours to downsize and stay in Lenzie. Without co-housing on this site, we ask how the Council intends to support our older residents facing these structural challenges.
- **Strategic Alignment and Preventative Value:** Our model aligns directly with the Scottish Government's Programme for Government by prioritising prevention to reduce pressures on health and social care.
- **Sector Expertise and National Leadership:** Backed by Development Trusts Association Scotland (DTAS, where around 25% of members deliver housing projects) and South of Scotland Community Housing (SOSCH), our project represents an opportunity to deliver Scotland's first community-led senior co-housing development.
- **Core Proposal Details:**
 - A 22-home mixed-tenure neighborhood with 16 shared-equity and 6 social-rented homes.
 - Passivhaus-standard construction prioritising energy efficiency and environmental sustainability.
 - Community-led stewardship ensures the land remains a local asset in perpetuity.
 - A realistic development approach that reflects standard pre-acquisition project stages.

Our senior co-housing project seeks to develop a social community all of whose residents support, care for and facilitate activities for each other and this human centred alternative allows neighbours to downsize and stay in Lenzie.

We believe this review can be determined based on these written submissions, though we would welcome the opportunity to present our case directly if a hearing is held.

Thank you for your time and consideration of this review request,

Lenzie and South Kirkintilloch

Community Development Trust Board

Your Ref:
Our Ref: DECISIONNOTICE/LSKCDT/04092026
If phoning or calling ask for [REDACTED]
Ext. [REDACTED]
E-mail: [REDACTED]

ASSETS & FACILITIES

Estates & Facilities

Broomhill Depot
Kilsyth Road
Kirkintilloch
G66 1TF

[REDACTED]

4th September 2026

Lenzie & South Kirkintilloch Community Development
Trust
2 Regent Square
Lenzie
G66 5AE

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT ACT

DECISION NOTICE - REFUSED

This Decision Notice relates to the asset transfer request made by Lenzie & South Kirkintilloch Community Development Trust (the "Applicant") which was validated on 18 May 2026 in relation to the former Campsie View School site, Boghead Road, Lenzie (the "Site"). The Application was considered at a meeting of the Council's Place Neighbourhood & Corporate Assets Committee on 27th August 2026.

East Dunbartonshire Council ("the Council") has decided to refuse to the request. The reasons for this decision are as follows:

- The Site has not been declared surplus to the Council's operational requirements and has been included in the Council's Strategic Housing Investment Plan and Affordable Housing Investment Plan before being transferred to the Council's Housing Revenue Account. The provision of affordable housing is the alternative use for the Site.
- The transfer request contained insufficient detail in relation to the financial upfront costs associated with the acquisition of the Site and the significant development costs, given the reliance on future funding and grants and the challenges around securing funding. No real evidence of securing the necessary funding has been provided with the Stage 2 CAT application.
- There is concern around the size and scale of the proposed development given the perceived lack of experience and expertise within LKSCDT in terms of managing a multi-million-pound development through the design, planning, construction and asset management phases.
- Significant concerns exist with regards the development projection costs, given the known increase in construction materials, construction costs and fees. It is the Council's view that construction costs have not been accurately

reflected nor updated to take into account current costs, which impacted the Council's ability to measure the financial ability of this application.

- There are concerns around the phasing of the development and time taken to complete the project with impact on surrounding properties for a prolonged period.
- There are concerns around the management of the shared equity properties and the eligibility of interested parties once the proposed development has been completed.
- The transfer application lacks detail in relation to the management of service charges of communal areas.
- The Council is not satisfied that the proposed use by the Applicant would promote or improve the following when compared to the proposed alternative use:
 - **economic development:** the Application states, without quantified evidence, that there is the potential to generate employment opportunities during the construction phase and support increased expenditure within the local economy through the procurement of goods and services and workforce spending. In addition, the investment in new housing would contribute to residential development within the area, supporting wider economic activity and investment. However, there are genuine concerns about the financial and technical deliverability of this proposal whereas the alternative proposal for 27 social housing units is funded and has the real potential to support local economic activity, meet identified housing need, and deliver wider reaching and more impactful community benefits.
 - **regeneration:** the Application states, without sufficient evidence, that the proposal will facilitate the redevelopment of a Council-owned site, contributing to the delivery of a more sustainable and attractive place. The development would enhance placemaking by bringing the site into productive use and would provide an opportunity to increase residential occupation, supporting the creation of a vibrant and well-connected community. However, the alternative proposal is more likely to be deliverable and will support the regeneration of the area by bringing a vacant site into productive use, increasing residential occupation, and contributing to the creation of a sustainable and vibrant community.
 - **public health:** again, without sufficient evidence of potential outcomes, the Application states that the proposed development has the potential to promote community cohesion by fostering a supportive and inclusive living environment. The provision of shared community facilities would encourage social interaction and collaboration among residents, which may help to reduce social isolation. In turn, these features have the potential to contribute to positive health and wellbeing outcomes commonly associated with cohousing models. However, in

determining the Application, the Council was persuaded that the alternative proposal is more likely to be delivered with the real potential to support positive public health outcomes by providing high-quality, affordable homes that contribute to improved health, wellbeing and housing stability for the entire community and not just those residing within one development. The value of housing stability is substantial and the construction to Passivhaus standards will have a significant impact in alleviating fuel poverty.

- **social wellbeing:** the Application states, without strong evidence, that the delivery of cohousing has the potential to enhance social wellbeing by fostering social interaction, mutual support, and a stronger sense of community among residents. The alternative proposal has the potential to enhance social wellbeing by increasing access to affordable housing, combatting fuel poverty, supporting stable communities, and providing homes that meet evidenced local housing needs. This has the real potential to extend beyond a limited pool of future residents of the Applicant's proposal by helping to alleviate the significant housing demand within the wider community.
- **environmental wellbeing:** the Application states that the proposed development has the potential to contribute positively to the community through the application of sustainable development principles and the delivery of environmentally responsible housing. The anticipated carbon impact is estimated as a lifetime of CO₂ emissions of 1,900 tonnes over 60 years. The alternative proposal to deliver 27 social housing units, designed to Passive housing principles and current building standards, has the real potential to enhance environmental wellbeing through improved energy efficiency, reduced carbon emissions, and the provision of sustainable, high-quality homes.

Overall, there are significant concerns regarding whether the Applicant can deliver its proposal. The alternative proposal is part of the Council's Affordable Housing Investment Plan which is a key priority for the Council. The Council has both the resources and experience in delivering affordable housing. In addition, the Council is of the view that the creation of 27 high-quality, affordable social homes, the incorporation of well-designed public spaces and landscaping, and the enhancement of the local environment is the more deliverable option for the site. Delivery through a Council procurement process also provides opportunities to secure community benefits from the appointed contractor, including local employment, apprenticeships, training opportunities, support for local supply chains and community initiatives, contributing to wider social and economic outcomes. This therefore outweighs the potential community benefit of the Applicant to deliver 6 social housing units. Moreover, the alternative proposal of 27 high-quality social housing units has the greater potential to reduce inequalities of outcome which result from socio-economic disadvantage and outweighs the potential of the Applicant's proposal.

For these reasons, the Council is of the view that there are reasonable grounds to refuse the Community Asset Transfer request in favour of the alternative proposal.

Right to review

You have a right to apply to the Council for a review this decision. Any application for review must be made in writing and emailed to communityplanning@eastdunbarton.gov.uk by close of business on Friday 2 October 2026, which is 20 working days from the date of this Notice.

Guidance on making an application for review is available on the Scottish Government website [18. Local authority review - Community Empowerment \(Scotland\) Act 2015: community transfer bodies' guidance - gov.scot](https://www.gov.scot/publications/18-local-authority-review-community-empowerment-scotland-act-2015/community-transfer-bodies-guidance/pages/1-introduction.aspx).

In the event of the decision notice which is issued following your making an application to the Council to review this decision is to your dissatisfaction you are entitled to appeal to the Scottish Ministers. Guidance on making an application for review and appeal is available at [Community Empowerment \(Scotland\) Act 2015: community transfer bodies' guidance - gov.scot](https://www.gov.scot/publications/18-local-authority-review-community-empowerment-scotland-act-2015/community-transfer-bodies-guidance/pages/1-introduction.aspx)

If you require any additional information, please contact me directly.

Yours sincerely,

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Estates & Facilities Manager

REQUEST FOR REVIEW

REQUEST FOR REVIEW UNDER SECTION 86(2) OF THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

Community Asset Transfer Request – Former Campsie View School Site, Boghead Road, Lenzie G66 4DR

Applicant: Lenzie and South Kirkintilloch Community Development Trust (LaSKCDT) (SC579236)

2, Regent Square, Lenzie, G66 5AE

Project: Lenzie Clachan Co-Housing

Date: 30th September 2026

1. Request for Review

Lenzie and South Kirkintilloch Community Development Trust (LaSKCDT) requests, under section 86(2) of the Community Empowerment (Scotland) Act 2015, a review of East Dunbartonshire Council's decision, notified on 4 September 2026, to refuse LaSKCDT's Community Asset Transfer request for the former Campsie View School site, Boghead Road, Lenzie G66 4DR.

The request relates to LaSKCDT's proposal to acquire the site for the development of **Lenzie Clachan Co-Housing**, a 22-home mixed-tenure cohousing development comprising 16 shared-equity homes and six social-rented homes, together with shared communal facilities.

The proposal has been developed in response to identified housing needs affecting older residents, including a lack of appropriate downsizing opportunities, social isolation and loneliness, the need to support independent living and ageing in place, and the provision of highly energy-efficient housing.

LaSKCDT recognises the substantial community benefit that could arise from the Council's alternative proposal to develop 27 social-rented homes on the site. The purpose of this review is not to diminish the importance of meeting demand for social housing.

LaSKCDT's concern is that the Decision Notice does not appear to reflect the full nature of the proposal submitted or the evidence supporting it. In particular, the overall conclusion characterises the community benefit of LaSKCDT's proposal principally by reference to its delivery of six social-rented homes.

That does not represent the complete community-benefit proposition submitted by LaSKCDT.

The proposal combines housing provision with downsizing, housing mobility, preventative health, reduced loneliness and social isolation, support for independent living, environmental performance, regeneration and long-term community ownership.

LaSKCDT therefore requests that the application be reconsidered through a complete and proportionate assessment of the evidence submitted and a consistent comparison of the respective community benefits and deliverability of LaSKCDT's proposal and the Council's alternative proposal.

2. Grounds for Review

This Request for Review is made under section 86(2) of the Community Empowerment (Scotland) Act 2015.

Section 82(3)–(5) of the Act sets out the substantive requirements applying to the determination of an asset transfer request. These include consideration of the reasons for the request, supporting information, the likely benefits of the proposal, the reduction of inequalities of outcome resulting from socio-economic disadvantage, any alternative proposals and other matters considered relevant. Section 82(5) provides that the relevant authority must agree to the request unless there are reasonable grounds for refusing it.

By virtue of section 86(8), sections 82(3)–(5) apply to the determination of this review in the same way as they applied to the original decision. LaSKCDT therefore asks that the asset transfer request be reconsidered against those statutory requirements.

LaSKCDT accepts that deliverability, organisational capacity, funding and project risk are legitimate considerations. The review is not advanced on the basis that these matters should have been disregarded.

Rather, LaSKCDT considers that:

- aspects of the Decision Notice do not fully reflect information contained within the Asset Transfer Request (ATR) application;
- some concerns relate to matters which would necessarily be developed in greater detail following acquisition certainty and as the project proceeds through design, planning, procurement and financial close;
- the assessment does not consistently recognise the different but overlapping benefits of the two housing proposals; and
- the overall conclusion substantially reduces the community-benefit proposition of LaSKCDT's 22-home mixed-tenure cohousing development to its six social-rented homes.

LaSKCDT asks that the matters relating to deliverability be assessed proportionately to the stage reached by the project and alongside the complete evidence and community-benefit proposition contained within the ATR application.

3. Response to Reasons for Refusal

3.1 Alternative Use of the Site and Identified Housing Need

The Decision Notice states that the site is not considered surplus to the Council's operational requirements and has been included in the Council's Strategic Housing Investment Plan and the Council's Affordable Housing Investment Plan before being transferred to the Council's Housing Revenue Account. The provision of affordable housing is the alternative use for the site.

In **2016** the council received a **community—led Consultation with 405 signatories** supporting co-housing. In **2020 a council-led Consultation** conducted on behalf of the **Health and Social Care Partnership** by Consultants Arneil and Johnston similarly advocated serious consideration be given to co-housing. Its omission from the SHIP (Strategic Housing Investment Plan) therefore raises questions. The Co-housing proposal is also included in the local Place Plan for Lenzie and South Kirkintilloch.

However, both proposals seek to return the former Campsie View site to residential use. The relevant comparison is therefore not between housing and a non-housing use, **but between two different housing proposals responding to different but overlapping forms of housing need.**

LaSKCDT's proposal comprises 22 homes: 16 shared-equity homes and six social-rented homes. It is specifically intended to provide appropriate downsizing opportunities for older residents while supporting independent living, social connection and ageing in place.

This need is supported by EDC and the East Dunbartonshire Health and Social Care Partnership's own **Older People and Specialist Housing Research report 2020**. That research records longstanding local concern about the availability of suitable housing for older people in Lenzie, including concern that residents may have to move away or remain in unsuitable accommodation because appropriate alternatives are unavailable. It also records the 2016 petition concerning older-person housing and local cohousing, which attracted 405 supporters.

The research identifies limited choice in older-person housing and emphasises the importance of providing a range of housing options and tenures. It also recognises that there is no single housing and support model capable of meeting everyone's needs.

LaSKCDT therefore asks that the review compare the Council's proposed 27 social-rented homes with the **complete 22-home mixed-tenure cohousing proposal**, including its contribution to downsizing, housing mobility, ageing in place, social connection and preventative support.

3.2 Development Costs, Acquisition and Funding

The Decision Notice expresses concern regarding the level of detail provided on development costs, future funding and grants and the absence of evidence that the full funding required to deliver the project had been secured.

LaSKCDT acknowledges that a complete capital funding package had not been secured at the date of the Stage 2 application.

The application nevertheless provided an indicative development cost of approximately **£5.75 million**, based upon the earlier architectural feasibility estimate adjusted for subsequent cost changes. Together with the proposed acquisition price of £275,000, this produced an indicative overall project requirement of approximately **£6.025 million**.

The £275,000 proposed purchase price was supported by an independent RICS valuation undertaken specifically in relation to the site and proposed cohousing development.

LaSKCDT had also secured approximately £40,000 of early-stage project funding and identified a blended development-finance approach potentially involving Affordable Housing Supply Programme funding, Registered Social Landlord investment, shared-equity receipts, development finance and other eligible funding sources.

The Business Plan did not present those future sources as committed funding. It expressly recognised that the funding structure required further development and that the project should not proceed to substantive financial commitments or construction without the necessary capital package being confirmed.

LaSKCDT therefore accepts that the ATR application did not contain a fully committed construction-finance package or a current detailed quantity-surveyor cost plan.

The issue raised for review is one of **proportionality and project sequencing**.

At the point of the CAT application there was no certainty that LaSKCDT would acquire the land. Without that certainty there could be no final design, planning permission for LaSKCDT's scheme, detailed construction specification, tender exercise or definitive construction price.

LaSKCDT asks that the level of financial certainty reasonably achievable at this pre-acquisition and pre-planning stage be taken into account when reconsidering this ground of refusal.

3.3 Organisational Capacity and Professional Expertise

The Decision Notice raises concerns regarding the size and scale of the proposed development and the perceived lack of experience and expertise within the Trust to manage a multi-million-pound project through design, planning, construction and subsequent asset management.

LaSKCDT does not contend that its volunteer Board possesses every specialist skill required to deliver a development of this scale internally.

The delivery model was instead based upon engagement of appropriate external professional expertise.

At the ATR application stage, professional involvement included John Gilbert Architects in architectural and technical design and site layout; Fleming Build in construction feasibility and project-delivery advice; Hanover Scotland in relation to social-rented housing; South of Scotland Community Housing in cohousing governance and development; Imagine If in participatory design; and COSS and DTAS in relation to asset transfer, governance and legal structures.

The Business Plan also anticipated professional contract administration and project-management oversight during construction, together with delivery through an appointed contractor and specialist professional advisers.

LaSKCDT acknowledges that a final lead development-manager/project-management structure had not been appointed at the ATR stage.

However, the project had already begun assembling the external professional capability required to progress the proposal. LaSKCDT asks that the review distinguish between the internal experience of a volunteer community body and the professional delivery team that such a body would appoint and work with to undertake a complex development.

3.4 Phasing, Programme and Impact on Neighbouring Properties

The Decision Notice expresses concern regarding the proposed phasing and timescale of the project and the potential impact of construction upon surrounding properties.

The ATR submission did contain a development programme, extending broadly from September 2026 to March 2029, with construction then anticipated between approximately July 2027 and December 2028.

LaSKCDT therefore considers it important to distinguish between the absence of a programme and the absence of a **detailed construction-management plan**.

LaSKCDT accepts that the ATR application did not contain a detailed Construction Environmental Management Plan setting out matters such as working hours, contractor traffic, noise, dust, deliveries and site-specific mitigation measures.

Those matters would require further development alongside detailed design, planning, contractor appointment and construction methodology.

LaSKCDT asks that this ground be reconsidered on that basis: an indicative project programme had been provided, while detailed construction-management measures appropriate to the later planning and delivery stages remained to be developed.

3.5 Shared-Equity Management and Eligibility

The Decision Notice raises concerns regarding management of the 16 shared-equity homes and eligibility for participation in the scheme.

The ATR application identified the target community as principally older adults aged 55 and over from Lenzie and the surrounding area seeking a supportive, socially connected and environmentally sustainable housing option.

The application also identified the tenure structure of 16 shared-equity homes and six social-rented homes.

LaSKCDT acknowledges that the final legal and administrative framework governing shared-equity eligibility, allocation, resale and long-term management had not been finalised at the ATR stage.

Those arrangements would require further specialist legal and housing advice as the development and funding structure progressed.

LaSKCDT therefore accepts that further detail was required but asks that this be considered as a matter requiring subsequent development rather than evidence that the underlying 22-home proposal itself was undefined.

3.6 Service Charges and Communal Areas

The Decision Notice states that insufficient detail was provided regarding service charges and management of communal areas.

The ATR application and Business Plan nevertheless identified the intended structure.

A service charge was proposed to meet costs associated with common maintenance, landscaping and shared spaces, insurance and other communal services. Resident-led governance, LaSKCDT oversight and appropriate housing-management arrangements were also envisaged, together with provision for longer-term maintenance and a sinking fund.

LaSKCDT acknowledges that the final monetary level of the service charge, detailed annual budget, legal collection mechanism and enforcement arrangements had not been established.

These would depend upon final design, specification, operating costs and the eventual legal and governance structure.

LaSKCDT therefore asks that the review recognise that a substantive management framework had been identified while accepting that the detailed charging mechanism remained to be finalised.

4. Assessment of Community Benefits

4.1 Economic Development and Preventative Value

The Decision Notice states that the economic benefits identified by LaSKCDT were presented without quantified evidence. The application referred to construction employment, local procurement and expenditure, housing investment and wider economic activity.

LaSKCDT accepts that potential construction employment and local-procurement effects were not quantified.

However, the ATR application did identify the mechanisms through which economic benefit was expected to arise, including professional and construction activity, local supply chains, resident expenditure and increased housing mobility.

The Council's alternative proposal is itself credited in the Decision Notice with potential employment, apprenticeship, training and supply-chain benefits without equivalent quantification of those outcomes. LaSKCDT therefore asks that equivalent types of prospective economic benefit be assessed on a consistent evidential basis.

Importantly, the ATR application **did contain quantified evidence relevant to preventative public expenditure.**

It cited the Centre for Social Justice's Lonely Nation Report 2024, identifying an estimated public-sector cost associated with loneliness among older adults of approximately **£6,000 per person per year**, arising from increased healthcare, social-care and consequential pressures upon statutory services.

The application did not treat loneliness solely as a social issue. It expressly linked prevention of loneliness and stronger social connectedness with potential reductions in associated public costs.

This preventative economic dimension should therefore form part of the assessment of the proposal rather than being considered solely as an unquantified social benefit.

4.2 Regeneration

The Decision Notice acknowledges that LaSKCDT's proposal would enhance placemaking by bringing the site into productive use, increasing residential occupation and supporting a vibrant and well-connected community. It nevertheless concludes that the Council's alternative is more likely to be deliverable and would provide similar regeneration benefits.

LaSKCDT recognises that many basic regeneration benefits are common to both proposals. Either development would bring a cleared and vacant brownfield site back into residential use.

The ATR application, however, identified additional characteristics of the proposed regeneration, including a pedestrian-focused layout, communal space, long-term place-based stability and community ownership of the asset.

Community ownership is a distinct element of LaSKCDT's proposal because long-term stewardship of the site and its social objectives would remain with a community-controlled organisation.

The Decision Notice itself therefore acknowledges substantive regeneration benefits arising from LaSKCDT's proposal. The principal distinction subsequently drawn appears to concern the perceived likelihood of delivery.

LaSKCDT asks that the **nature and extent of the regeneration benefits** be assessed in their own right, while questions of delivery risk are considered separately and proportionately.

4.3 Public Health, Prevention and Potential Public-Sector Cost Avoidance

The Decision Notice states that LaSKCDT's public-health proposition was presented without sufficient evidence of potential outcomes. It nevertheless acknowledges that shared facilities and social interaction could reduce isolation and contribute to positive health and wellbeing outcomes associated with cohousing.

LaSKCDT recognises the important relationship between secure, affordable and energy-efficient social housing and public health and does not dispute the potential health benefits associated with the Council's alternative proposal.

However, **public health and prevention are not incidental benefits of LaSKCDT's proposal. They are among its principal purposes.**

The ATR application specifically identified:

- * reducing loneliness and social isolation;
- * improving mental health and wellbeing;
- * supporting active ageing;
- * enabling people to live independently for longer;

- * providing accessible, energy-efficient homes which support ageing in place; and
- * reducing pressure upon statutory health and social-care services.

The application also provided a quantified indication of the potential public cost associated with the problem the development is intended to address.

The Centre for Social Justice's Lonely Nation Report 2024 was cited as estimating the public-sector cost associated with loneliness among older adults at approximately **£6,000 per person per year**, arising from increased healthcare, social-care and related pressures upon statutory services.

The potential scale of this preventative benefit is significant.

Illustratively, if the 22 homes accommodated an average of 1.5 residents each — approximately 33 residents — application of the £6,000 figure cited in the original submission would equate to up to £198,000 per annum in associated public-sector costs.

LaSKCDT does not suggest that every future resident would otherwise experience loneliness, nor that £198,000 represents a guaranteed annual cash saving to East Dunbartonshire Council or any particular public body.

The calculation illustrates the **potential scale of the preventative public value** associated with a housing model deliberately designed to reduce social isolation, strengthen social connection and enable older residents to remain independent for longer.

This distinction is important. The relevant question is not whether LaSKCDT can guarantee a specific future cash saving, but whether the proposal contains credible mechanisms capable of preventing or reducing circumstances which carry identifiable costs for health, social-care and other statutory services.

The **preventative rationale** is also consistent with **EDC and the East Dunbartonshire Health and Social Care Partnership's own Older People and Specialist Housing Research 2020 report**.

That research recognises the contribution housing can make to independence, health and wellbeing and to reducing reliance upon more intensive forms of intervention. It identifies prevention and support for independent living as important principles and specifically considers cohousing and the longstanding local interest in such a model in Lenzie.

The research also recognises that there is **no single model of housing and support services that meets the needs of all** and identifies the need for a range of housing choices.

The Council's alternative would therefore provide a substantial direct housing benefit through 27 social-rented homes. LaSKCDT's proposal would provide 22 homes, including six social-rented homes, while additionally incorporating a housing model specifically designed around prevention, independence and social connection.

LaSKCDT asks that those different public-health mechanisms — and the potential scale of the preventative value identified in the evidence submitted — be fully reflected in the review.

4.4 Social Wellbeing

The Decision Notice states that LaSKCDT asserted without strong evidence that cohousing could enhance social wellbeing through interaction, mutual support and a stronger sense of community. It contrasts this with the wider potential benefits of the Council's proposal and refers to a **"limited pool of future residents"** of the CAT proposal.

LaSKCDT recognises the significant social benefits associated with secure and affordable social-rented housing.

However, the cohousing proposal is deliberately designed around social interaction rather than treating it as an incidental consequence of residential development.

The ATR application identified shared communal facilities, regular interaction, neighbourly support, mixed tenure, collective decision-making and opportunities for older residents to remain within their existing community.

The social benefit therefore includes preservation of existing family, friendship and neighbourhood networks as well as relationships created within the development.

EDC's own research supports the importance of this issue. It records local concern that older people could be forced either to move away from Lenzie or remain in unsuitable housing because appropriate alternatives were unavailable. It also records the 405 supporters of the earlier 2016 local cohousing proposal.

LaSKCDT accepts that residents of the 22 homes would be the immediate beneficiaries. However, the potential effects are not confined to those households.

Downsizing can release larger homes for other households. Supporting independence and social connection can have implications for families, carers and statutory services. Community ownership retains long-term stewardship of the asset locally.

The reference to a "limited pool of future residents" therefore does not, in LaSKCDT's view, capture the complete social-benefit proposition submitted.

4.5 Environmental Wellbeing

The Decision Notice acknowledges LaSKCDT's sustainable-development objectives and records an anticipated lifetime carbon impact of approximately **2,250 tonnes of CO₂ over 60 years**.

The ATR application identifies delivery of Passivhaus-standard homes as a principal objective, linked to reduced energy demand, fuel poverty and environmental impact.

The design also incorporated sustainable drainage principles, landscaping, pedestrian routes and a layout in which vehicular access and parking were positioned towards the edge of the development to prioritise pedestrian safety and social space within central green areas.

Monitoring of energy consumption and fuel-cost savings was identified as a means of assessing subsequent performance.

LaSKCDT recognises that the Council's proposed homes could also provide significant environmental benefits through improved energy efficiency and reduced carbon emissions.

The Decision Notice describes the Council's alternative as being designed to "**Passive housing principles and current building standards**", whereas LaSKCDT's submitted proposal identifies **Passivhaus-standard construction**.

LaSKCDT does not suggest that this distinction alone demonstrates that one proposal would necessarily perform better environmentally than the other.

However, the Decision Notice does not provide an equivalent quantified carbon assessment of the Council's proposal against which LaSKCDT's 2,250-tonne lifetime estimate can be compared.

LaSKCDT therefore asks that the environmental benefits of both proposals be assessed on a consistent evidential basis.

4.6 Reducing Inequalities of Outcome

The Decision Notice concludes that the Council's 27 social-rented homes have greater potential to reduce inequalities of outcome resulting from socio-economic disadvantage and ultimately contrasts those benefits with LaSKCDT's delivery of six social-rented homes.

LaSKCDT recognises that 27 social-rented homes would make a significant direct contribution towards meeting housing need and addressing socio-economic disadvantage.

However, the ATR application identified a wider range of mechanisms through which LaSKCDT's proposal was intended to address inequality.

These include the six social-rented homes within a mixed-tenure development; 16 shared-equity homes providing an additional tenure option; reduced energy requirements and potential protection against fuel poverty; preventative measures addressing loneliness and social isolation; accessible housing supporting independence and ageing in place; and housing mobility through the potential release of larger under-occupied homes.

EDC's 2020 research identified limited housing choice for older households in terms of tenure, location, size and affordability. It found that **86% of older people in East Dunbartonshire lived in owner-occupied housing and that 68% of older homeowners occupied homes with at least two spare bedrooms.**

The research also emphasised choice and a range of housing solutions across different tenures.

The Council's alternative and LaSKCDT's proposal therefore address different, although overlapping, forms of housing need.

A comparison framed principally as 27 social-rented homes against six social-rented homes omits the other 16 homes and the housing-choice, preventative-health, energy, independence and housing-mobility outcomes which form part of LaSKCDT's proposal.

LaSKCDT asks that the complete range of outcomes associated with both proposals be considered.

5. Overall Assessment and Grounds for Reconsideration

LaSKCDT recognises that East Dunbartonshire Council has identified a legitimate alternative use for the former Campsie View School site through its proposed development of 27 social-rented homes.

The purpose of this review is not to suggest that the Council's alternative has no community benefit. LaSKCDT recognises its potential contribution to housing need, housing stability, reduced fuel poverty, regeneration and wider social and economic outcomes.

LaSKCDT's concern is that the Decision Notice does not compare the **complete community-benefit proposition of the two alternatives on an equivalent basis.**

LaSKCDT's request is for a 22-home mixed-tenure cohousing development comprising six social-rented homes and 16 shared-equity homes, together with communal facilities and a housing model specifically designed around downsizing, social connection, independence, ageing in place and preventative health.

The six social-rented homes are an important component of that proposal, but they are not a proxy for its total community benefit.

The Council's proposal responds directly to demand for social-rented housing. LaSKCDT's proposal responds to a different but overlapping set of needs identified within EDC's own older-person housing research, including limited housing choice, under-occupation, the need for appropriate downsizing opportunities, independence and continued connection with existing communities.

Several of LaSKCDT's proposed benefits also arise from **how the housing would operate**, rather than simply from the number of dwellings constructed.

These include intentional social interaction, neighbourly support, active ageing, reduced loneliness and isolation, accessible housing supporting independence and resident participation.

The **preventative public-value** dimension is particularly relevant. The original application identified the substantial public-sector cost associated with loneliness and the potential for a community-based housing model to help reduce the circumstances which create those costs. The illustrative calculation set out above demonstrates that, even using the conservative £6,000 figure contained within the original application, the potential scale of associated public-sector costs across a development of this size could be significant.

LaSKCDT does not seek to convert that potential into a guaranteed financial saving. It does ask that **preventative value be recognised as a substantive community benefit**, alongside the direct provision of housing.

The ATR application also contained information addressing project design, governance, financial modelling, risk, environmental considerations, equality impacts, professional involvement, consultation and anticipated community benefits.

LaSKCDT accepts that elements of funding, detailed costing, management and delivery remained to be finalised. The project was, however, at the pre-acquisition and pre-planning stage. Detailed design, planning approval, final specification, procurement, tender pricing and financial close would necessarily follow further development.

LaSKCDT therefore asks that those unresolved matters be considered proportionately and separately from the question of whether the proposed community benefits themselves were substantive and supported by the information before the Council.

Taken as a whole, LaSKCDT considers that the Decision Notice places substantial weight upon the greater number of social-rented homes and the Council's greater current delivery certainty while giving insufficient weight to the **different and additional community benefits** inherent in LaSKCDT's mixed-tenure cohousing model.

6. Outcome Requested

For the reasons set out in this Review Request, LaSKCDT respectfully asks East Dunbartonshire Council to reconsider its decision of 4 September 2026 and to **substitute a decision agreeing to the Community Asset Transfer request** for the former Campsie View School site.

LaSKCDT recognises the substantial community benefit which could arise from the Council's alternative proposal to develop 27 social-rented homes and does not ask the review to disregard those benefits.

Rather, LaSKCDT asks that the review undertake a complete and consistent comparison of the respective benefits and deliverability of both proposals, giving appropriate weight to:

- the complete 22-home mixed-tenure proposal, comprising 16 shared-equity homes and six social-rented homes;
- identified need for greater housing choice and appropriate downsizing opportunities for older residents;
- the intentional cohousing model and its role in reducing loneliness and social isolation;
- preventative investment and the potential reduction or delay of demand upon health and social-care services;
- support for independence and ageing in place;
- housing mobility and the potential release of larger under-occupied homes;
- Passivhaus-standard construction, sustainable drainage and pedestrian-priority design;
- regeneration of a vacant brownfield site and long-term community ownership;

- the professional expertise already brought into the project; and
- the stage reached by the project when assessing matters which remained to be finalised.

LaSKCDT respectfully asks the Council to conclude, following that complete assessment, that the grounds identified in the Decision Notice do not provide sufficient reasonable grounds to refuse the asset transfer request and to **substitute a decision agreeing to the request**

7. Proposed Review Procedure

LaSKCDT considers that the review is capable of being determined on the basis of the written material submitted with the original Community Asset Transfer request, the Council's Decision Notice, this Statement of Reasons and the documents and evidence identified in the accompanying schedule.

LaSKCDT therefore considers written submissions to be an appropriate procedure for determining the review. Should the Council consider that further information, a hearing session, site visit or other procedure would assist its determination, LaSKCDT would welcome the opportunity to participate and to provide any further clarification requested.

8. Documents and Evidence Relied Upon

LaSKCDT relies upon the following documents and evidence in support of this Request for Review:

1. LaSKCDT Stage 2 (ATR) Community Asset Transfer Application for the former Campsie View School site, including the Business Plan and supporting appendices, submitted March 2026.
2. East Dunbartonshire Council Decision Notice dated 4 September 2026.
3. Independent RICS valuation of the former Campsie View School site prepared by J&E Shepherd/Shepherd Commercial in connection with the proposed Community Asset Transfer.
4. Older People and Specialist Housing Research, East Dunbartonshire Council and East Dunbartonshire Health and Social Care Partnership, 2020.
5. Centre for Social Justice, Lonely Nation Report 2024, insofar as cited and relied upon within the Stage 2 application.

The Asset Transfer Request (ATR) application and supporting material, Decision Notice, independent valuation and EDC/HSCP research are already held by East Dunbartonshire Council. LCDT will provide copies of any listed material not already held by the Council if required.

Supporting Documents

Your Ref: DECISIONNOTICE/LSKCDT/04092026
East Dunbartonshire Council,
ASSETS & FACILITIES
Estates & Facilities Broomhill Depot Kilsyth
Road Kirkintilloch G66 1TF

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

REQUEST FOR A REVIEW

	reason	comment	location
Professional			
	Dietitian Community Rehab Team		
	Public Health Physician		
	Parish Minister retd practice manager	would strengthen community	
	Parish Minister Lenzie Union Church	There is lack of suitably sized and located housing	
	dentist		
	Physiotherapist	needed to support ageing population	
	Registered nurse		
	Resident – dentist		
	Registered nurse		
	Occupational Therapist CRT		
	resident and professional	Work with elderly and acutely aware of need in this area	
	Local solicitor 40 years	building up for years – critical ¾ years	
	Senior rehab support worker		
	Physiotherapist		
	ophthalmologist		
	Occupational Therapist	Support all these aims	
	Minister – pastoral visitor	increasingly needed	
	Occupational Therapist CRT	ageing population definitely needed	
	Senior rehab support worker		
	Resident – dentist		
	Occupational Therapist		
	resident and local architect	long needed	
	occupational therapist working with older people with mental health problems	limited options compared to Glasgow	
	Park Surgery, Saramago St on behalf of practice	Integration of elderly housing in community of pivotal importance to health and well being	
	Registered nurse		

Sheet2

	Occupational Therapist		
	Registered nurse	Acute lack of appropriate housing	
	Community rehab support worker	required within Lenzie	
	Dietitian Community Rehab Team	lack of appropriate housing in area	
	Local GP retd	lack of provision for ageing community	
	resident local occupational therapist		
	Coop Food Store		
	Deli/Restaurant	under provision of elderly housing	
	Deli/Restaurant	under provision of elderly housing	
	Deli/Restaurant	under provision of elderly housing	
	Deli/Restaurant	under provision of elderly housing	
	Coop Food Store		
	Coop Food Store		
	Coop Food Store		
	Post Office		
	Coop Food Store		
	Hairdresser		
	Coop Food Store		
	Deli/Restaurant	under provision of elderly housing	
	resident and local optician	elderly housing urgently needed	
	receptionist		
	Coop Food Store		
	Coop Food Store		
	Deli/Restaurant	under provision of elderly housing	
	Coop Food Store		
	Coop Food Store		
	Deli/Restaurant	under provision of elderly housing	
	Coop Food Store		
	Coop Food Store		

Sheet2

	Deli/Restaurant	under provision of elderly housing
	Deli/Restaurant	under provision of elderly housing
	Deli/Restaurant	under provision of elderly housing
	resident	
	resident	consider planning carefully
	resident	badly needed
	resident	important that elderly residents stay within their community
	resident	needed
		urgent need
	not enough smaller residences	
		ageing community wanting to downsize
	agreement with aims of petition	hope that money is not main driver
	Retired RGN SCN nurse	very necessary – plans for Lenzie hospital failed
	resident	most needed
	resident	ideal site
	resident	Lenzie Primary site
	elderly person	
	elderly person	
	resident	
	resident	Lenzie Primary excellent location
	resident	desperately needed
	resident	lack of such housing in Lenzie
	resident	
	need more smaller houses for elderly	
	resident	
	resident	
	83 and need smaller accommodation	
	resident	
	resident	need more affordable and suitable housing

Sheet2

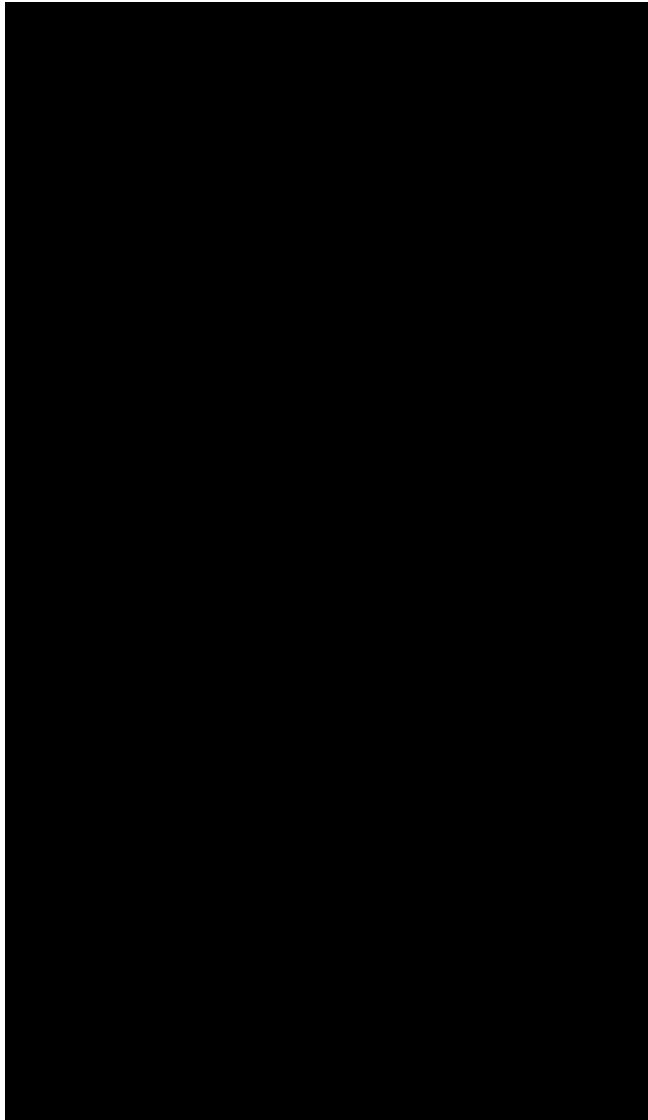
		Lenzie Primary ideal site	
		need housing for elderly	
		resident	
		ex resident	
		resident	Lenzie Primary site
		former Lenzie resident	
		resident	
		resident wishing to downsize	Lenzie Primary ideal site for elderly
		interested in elderly	very much needed
		not enough elderly housing	could do with equivalent of McCarthy & Stone
		resident	need for provision and consultation beyond money
		resident	
		resident	
		resident	A real need in Lenzie
		resident	need houses for elderly not just new families
		Resident – retd. Physiotherapist	much needed
		Resident – retd surgeon	
		resident	required
		lack of provision for older people	
		support	
		support petition	
		resident	community need
		resident	
		to support need for this kind of housing	
		elderly resident	
		resident	housing urgently needed
		lack of elderly housing in area	
		elderly resident	free up larger houses for younger families
		resident	little provision for down-sizing for 60+
		to support resident	
		Disgrace Lenzie Hospital has been left to rot	

Sheet2

		badly needed
	resident	
	resident	badly needed
	resident	Demand for this type of housing
		needed
	area needs more elderly housing	
	family in Lenzie	
	resident	lack of housing means elderly stay on in large houses
	East Dunbartonshire resident	need increasing as population ageing
	East Dunbartonshire resident	meet the need
		much needed
	support elderly of church & community	
	retd teacher	
	resident	
	resident	
	resident	desperate need for this type of housing
	LP site is ideal – important to have elderly residents living locally	
	Character of Lenzie needs protection	
	resident	required
	resident	need for elderly support
	resident	
	resident	
	Resident – retired teacher	
	Resident – retd civil engineer	
	elderly person	much needed
	resident	badly needed
	resident	Huge need for this facility
	E resident	community need
	E resident	
	resident	shortage of 1 bed ground floor accomm

Sheet2

	lack of suitable housing	
	resident	
	resident	
	retd paediatrician	
	resident	
	resident	very important
	resident	community need
	pensioner	
	resident	
	resident	
	resident	
	resident	need to support elderly in community
	resident	Lenzie Primary site
	resident	need is great but action non-existent
	elderly parents	
	elderly resident	
	look to the future	
	approachng being elderly	many need this facility
	resident	
	resident	no provision and there is need
	resident	need to support elderly in community
	resident	most needed
	resident	need for sheltered housing increasing
	resident	central location
	resident	
	resident	
	resident	desperately needed
	Lack of housing for elderly	
	resident	sheltered housing needed
	resident	



resident	
resident	
	community should be consulted
	community should be consulted
foresee needing to downsize	
resident	Too many cars and new build large houses
family lives here	
resident	very important
may need to downsize in future	
pensioner	
rtd resident	
resident	badly needed
resident	no provision at present
resident	
elderly resident	shortage in this area
resident	most important
not enough houses for elderly	
resident	
resident	important to provide alternative housing
resident	essential to have a mix of housing
resident	would be good to have elderly housing
resident	
resident	
elderly	
resident	
Resident – private developers should not	make money from public property
day centre and some flats	
need for sheltered housing	
resident	
resident	
resident retd banker	
retd resident	

Sheet2

resident	community need
resident	Lenzie Primary site
need more housing for elderly	
very few facilities for elderly in Lenzie	
to benefit family	
resident	needed
resident	
resident	
resident	there is a need
resident	much needed in area
completely agree with above	
need more for elderly housing	not in amongst young people with problems
resident	
resident	long overdue in Lenzie
resident	need for elderly housing in area
resident	need for elderly housing in area
resident	Community use of Lenzie Primary
Resident support co-housing concept to	minimise public services
MSP candidate	Strongly support this forward thinking idea
resident	
resident	
retd resident	
resident	Lenzie Primary site
lack of suitable housing	
resident	
ex-resident medical doctor	Lenzie lacks suitable housing given ageing population
Resident – Univ Lecturer	support petition based on population profile
resident, ex district nurse and rehab sister	

Sheet2

	resident	desperately needed
	resident	sheltered housing needed
	general support to benefit family	
	resident	sheltered housing needed
	resident	sheltered housing needed
		we need all ages and walks of life in community
	retd engineer	
	pensioner	badly needed
	resident	
	aware of lack of housing for elderly	
	resident	sheltered housing needed
	resident	
	resident	sheltered housing needed
	resident	would fulfil a great need
	long time resident	lack of appropriate housing in area
	resident	
	resident	needed
	am elderly looking for smaller house	
	Resident – ex-professional involvement	EDC have a duty to act & serve the community
	resident – elderly not considered in	community for appropriate housing and convenience to facilities
		Had to move out of Lenzie to get apartment
	retd resident	
	Univ lecturer community .. Education	
	want to move to Lenzie	love 'community' aspect of housing
	want to move to Lenzie	interested in community
	resident	desperately needed

Sheet2

	elderly resident	local need
	resident	needed
	resident	
		support community
	resident	
	resident	
	resident	very important
	resident	desperately needed
	resident no suitable housing	
	don't want old school to be demolished	
	resident	
	resident	
	resident	now requiring downsize housing
	support local families	
	looking to downsize	
	resident	
	resident	needed
	resident	
	resident	
	resident	
	resident	needed
	resident	
	resident	
	resident	shortage of suitable housing
	resident	long overdue
	resident	a large need
	retired consulting engineer	
	resident	
	very short of elderly housing in this area	
	resident	needed
	looking for local flat	

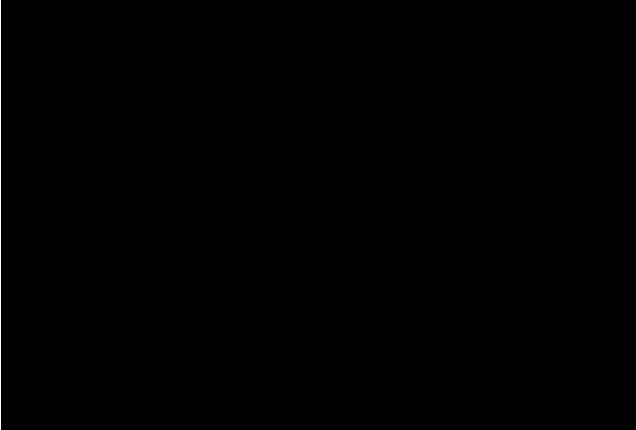
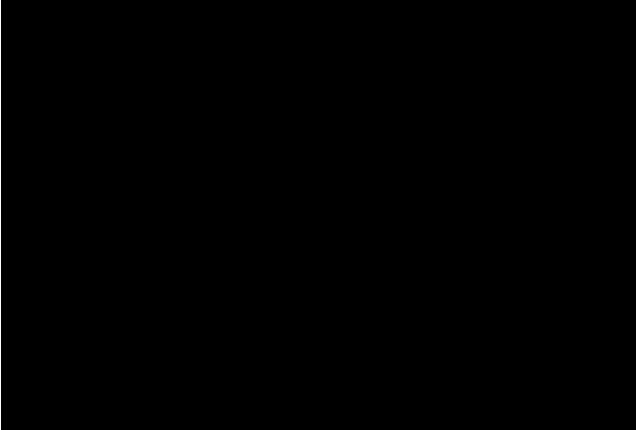
Sheet2

	resident	
	resident	see the need
	concerned	would be good advance in provision
	pensioner	
	resident	
	family	
	resident	ageing population Lenzie needs housing
	retd GP ex medical superintendent	
	retd ophthalmologist	
	from experience know there is not enough suitable housing in this area	
	much needed	
	visitor of elderly people	elderly obliged to move out of district when friends needed
	resident	
	resident	
	resident	fully support this campaign
	resident	needed
	retired	
	retired resident	
	resident	desperately needed
	in-law parents looking for smaller property	
	lack of housing to rehouse elderly relative	
	resident	
	residents	we share your aims
	interested in provision for elderly	lack of housing in Lenzie
	lack of accommodation at present	
	resident	
	flooking for flats in Lenzie	
		sad lack of suitable housing
	need for this kind of housing in area	

Sheet2

	resident	
	resident	needed
	resident	lack in existing provision
	resident	ideal site
		desperately needed in area
	pensioner	definitely needed
	resident	
	resident	more elderly provision would release family homes
		smaller houses more affordable for 1 st time buyers too
	resident	
	resident	lack of range of house sizes
	relative	need for local residents to remain in their community
	much needed	
	pensioner	
	resident 40+years	
	Resident – retired surgeon	
	support of elderly in community	
	need to look after older people	
	resident	site perfect for sheltered housing
	resident	community use of Lenzie Primary
	family	
	agreement with proposal	
	The Bible commends this	
	resident	Lenzie Primary site
	elderly person	
	resident	agree with petition – strengthens community
		need housing which fits citizens needs
	need for more elderly housing	
	resident	needed in this area

Sheet2

		flats for elderly urgently needed
		desperate need for this type of housing
	resident	increasing need
	resident	
	resident	
	resident	Lenzie Primary site
	resident	community need
	vital there is provision in this area	
	resident	shortage of 1 bed ground floor accomm
	resident	there is a need

- Interest in the co-housing model has been expressed locally from an interest group in Lenzie. In 2016, East Dunbartonshire Council received a petition from Lenzie Housing for the Elderly Interest Group regarding the provision of specific housing for the elderly. The key points raised in the petition were that the Council should:
 - Identify housing and support options in Lenzie to enable older people to maintain independence;
 - Recognise that there is a strong demand for specifically designed housing for older people;
 - Acknowledged that older people are being forced to either move away, or, live in unsuitable housing in the area, where they are supported by family or friends; and
 - Be aware that the lack of older people's housing is also restricting the turnover of larger family-sized homes.
- Specifically, the motion expressed support for the local development of a co-housing model. The Group also asked the Council to look at the funding opportunities associated with the integration of Health and Social Care which could be used to support the delivery of specialist housing for older people in the Lenzie area, as well as appropriate development sites. At the close of the petition, 405 local people supported the proposal set out by the Group. More recently, the Lenzie Community Development Trust, as stakeholders in the Lenzie Housing for the Elderly Interest Group, have continued to promote the aims of the petition, specifically highlighting cohousing as a model to optimise social engagement and reduce loneliness. In reviewing whether a co-housing model can be a viable age exclusive housing option in East Dunbartonshire and become a mainstream solution in a wider strategy to meet the housing, care and support needs of older people; partners should be encouraged to record local expressions of interest in co-housing and engage interested parties in testing feasibility.

Valuation Report

shepherd.co.uk



Former Campsie View School Site, Boghead
Road, Lenzie

Client:

Lenzie and South Kirkintilloch
Community Development Trust

Date of Valuation:

12 January 2026

EXECUTIVE SUMMARY

PROPERTY ADDRESS	Former Campsie View School Site, Boghead Road, Lenzie
TYPE OF PROPERTY	Development Land.
PURPOSE OF VALUATION	Potential Community Asset Transfer.
DATE OF INSPECTION	12 January 2026
DATE OF VALUATION	12 January 2026
BASIS OF VALUE	Our valuation has been prepared to determine: 1) Market Value Existing: Existing site with Planning Consent for the construction of 27 affordable residential units. 2) Market Value Proposed: Assuming Planning Consent granted for the construction of 22 dwellings forming a Senior Co-Housing Community.
LOCATION	The subjects under report are located on the east side of Boghead Road between its' junctions with Spruce Drive to the north and Heather Drive to the south. Boghead Road leads north into Gallowhill Road and intersects with Lenzie Road providing access to Kirkintilloch northbound and the main centre of Lenzie southbound.
DESCRIPTION	The subjects comprise a vacant development site which was formerly the Campsie View School which has subsequently been demolished to present the current layout of the site.
TENURE	Assumed Heritable (Scottish equivalent of English Freehold).
INTEREST VALUED	Heritable.
TENANCIES	None.

Market Value Existing: Existing site with Planning Consent for the construction of 27 affordable residential units.

£405,000

Market Value Proposed: Assuming Planning Consent granted for the construction of 22 dwellings forming a Senior Co-Housing Community.

£275,000

SPECIAL VALUATION ASSUMPTIONS

Our opinion as to the **Market Value Existing** of the subject site as per the information supplied to us and referred to within this report is based upon the following further special valuation assumptions:

- Our valuation(s) are prepared based on the consented development of 27 new-build affordable homes. This planning permission was granted on 24th October 2025 under reference number TP/ED/24/0477. The proposed affordable housing development comprises a mix of two-storey cottage flats and terraced housing.

- Should the scheme(s) as approved change in any way, we reserve the right to revisit our valuation.
- There are no conditions within the consents or approvals granted that cannot be discharged, cause the development not to proceed, result in a significant additional financial cost or compromise the financial viability of the development proposed.
- This valuation is provided on a gross headline basis. The site abnormals that can generally be classed as such additional build/development costs and associated fees beyond those normally anticipated for a residential development on the subject site are not deducted from the land value reported.
- Development costs and associated fees are unknown and there is insufficient information to provide a residual valuation so we have therefore completed our report based on the comparative method of valuation. Should up to date costings or additional information become available in this respect we reserve the right to amend our opinion of value.
- Moreover, no grant/subsidy information has been provided and no information regarding gross annual income or social rents for the property have been advised.
- For the purpose of this report it is assumed that the site is free from any adverse ground, environmental or contaminative issues.
- Our valuation assumes that the Title to the land does not contain any onerous or burdensome conditions which may adversely impact upon marketability or value.

Our opinion as to the **Market Value Proposed** of the subject site as per the information supplied to us and referred to within this report is based upon the following further special valuation assumptions:

- Our valuation assumes that Planning Consent for the proposed scheme would be **in place of** the Planning Consent which exists for the affordable housing development.
- Our valuation is prepared based on a hypothetical development scheme for the site based on information provided by the Client.
- No planning application had been submitted as at the valuation date. To form our opinion of value we have relied upon information provided by the client confirming the number of units being proposed.
- We have assumed that the mix and size of units provided by the client is true and correct and has full Planning Consent. Should the proposed floor areas and mix be altered, changed or prove to be incorrect then we would reserve the right to amend our opinion of value as appropriate.
- Should the scheme(s) as advised change in any way, we reserve the right to revisit our valuation.

- There will be no conditions within the consents or approvals granted that cannot be discharged, cause the development not to proceed, result in a significant additional financial cost to the client or compromise the financial viability of the development proposed.
- This valuation is provided on a gross headline basis. The site abnormalities that can generally be classed as such additional build/development costs and associated fees beyond those normally anticipated for a residential development on the subject site are not deducted from the land value reported.
- Development costs and associated fees are unknown and there is insufficient information to provide a residual valuation so we have therefore completed our report based on the comparative method of valuation as per our remit from the client. Should up to date costings or additional information become available in this respect we reserve the right to amend our opinion of value.
- Moreover, no grant/subsidy information has been provided and no information regarding gross annual income or social rents for the property have been advised.
- For the purpose of this report it is assumed that the site is free from any adverse ground, environmental or contaminative issues.
- Our valuation assumes that the Title to the land does not contain any onerous or burdensome conditions which may adversely impact upon marketability or value.
- We note that whilst the social value considerations noted within section 5.2 are relevant to the broader context of the proposed development, they do not directly impact upon our opinion of Market Value. Social value considerations may however influence the price which a specific community organisation such as LASKcdt would be willing to pay, or the value which such an organisation may attribute to the site in the context of their particular objectives.

This summary is intended for quick reference purposes only and must be considered within the context of this entire report.

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1. CONFIRMATION OF INSTRUCTIONS

1.1 Introduction

We refer to your instructions of 24 December 2025 and our Terms and Conditions of Engagement dated 06 January 2026 a copy of which is reproduced in Appendix 1.

In accordance with these instructions, an inspection of the property was undertaken by [REDACTED] MSc MRICS, Chartered Surveyor, acting as an external valuer, on 12 January 2026. The extent of the inspection carried out is as described in the attached Scope of Work and Valuation Assumptions and any specific limitations will be outlined within this report.

We can confirm [REDACTED] MSc MRICS, Chartered Surveyor (an RICS Registered Valuer) has the necessary knowledge and expertise to provide the advice required.

This report has been prepared in accordance with the RICS Valuation - Global Standards 2025 incorporating the IVSC International Valuation Standards.

1.2 Conflict of Interest

We are not aware of any conflict of interest that would preclude us from providing the valuation advice requested.

1.3 Professional Indemnity

J & E Shepherd maintain Professional Indemnity Insurance with Zurich Insurance plc and others with a limit of indemnity set at a level which is proportionate to the instruction as fully outlined within the Terms and conditions of Engagement previously provided and appended to this report.

1.4 Purpose of Valuation

This report is provided for Potential Community Asset Transfer purposes.

Whilst this report may be suitable for secured lending purposes, any lender wishing to rely upon its contents should instruct this Firm to prepare a further report which addresses the lenders specific reporting assumptions and requirements.

1.5 Basis of Value

Our Valuation has been prepared to determine:

- 1) **Market Value Existing:** Existing site with Planning Consent for the construction of 27 affordable residential units.
- 2) **Market Value Proposed:** Assuming Planning Consent granted for the construction of 22 dwellings forming a Senior Co-Housing Community.

1.6 Sources of Information

For the purpose of this valuation we have considered and relied upon a range of information provided to us which we have assumed to be true and correct.

1.7 Scope of Work and Valuation Assumptions

The scope of work and valuation assumptions adopted for the purposes of this report are set out in Appendix 6.

1.8 Verification

Before any financial transaction is entered into the validity of the assumptions that we have adopted should be verified. Any variation should be referred to us immediately, as this could impact the valuation(s) reported.

2. TYPE OF PROPERTY

Development Land.

3. DATE OF VALUATION

12 January 2026

4. LOCATION

Lenzie is a village situated adjacent to the Glasgow to Edinburgh railway line, and being located approximately 1 mile to the south of Kirkintilloch and 6 miles to the north east of Glasgow city centre. Lenzie has a population of approximately 10,000 and forms part of the East Dunbartonshire District.

The subjects under report are located on the east side of Boghead Road between its' junctions with Spruce Drive to the north and Heather Drive to the south. Boghead Road leads north into Gallowhill Road and intersects with Lenzie Road providing access to Kirkintilloch northbound and the main centre of Lenzie southbound.

The subjects benefit from reasonable transport links with a bus stop located immediately next to the subjects and Lenzie Rail Station being located around a 5-minute drive from the subjects.

The location of the property is shown on the appended Location Plan within Appendix 2.

5. DESCRIPTION

5.1 Existing

The subjects comprise a vacant development site which was formerly occupied by the Campsie View School which was used as an additional support needs facility catering to approximately 100 children and young people.

The school closed in 2023 and sat vacant for around 2 years before suffering from a major fire in August 2025. The fire was extensive and destroyed the school buildings. Due to the structural damage, a safety notice for immediate demolition was issued by East Dunbartonshire Council in September 2025. The demolition was subsequently undertaken leaving the site presented as a cleared brownfield area.

The site is currently presented as a vacant brownfield development site. Its appearance reflects its recent history of demolition and clearance. The ground is a mix of hardcore and tarmac (remnants of former school roads), alongside areas of soft earth and grass where vegetation has begun to re-establish. The perimeter is defined by several mature trees and established scrub bushes.

Following the fire and subsequent demolition, the site is largely cleared and level ready for redevelopment. We assume the site is free from any adverse ground or environmental conditions.

The subjects currently benefit from a live planning permission for the development of 27 new-build affordable homes. This planning permission was granted on 24th October 2025 under reference number TP/ED/24/0477. The proposed affordable housing development comprises a mix of two-storey cottage flats and terraced housing.

5.2 Proposed

In addition to commenting on the existing value, we have been specifically instructed by the client to provide our opinion of value subject to a proposed development of a Senior Co-Housing Community.

No planning application had been submitted as at the valuation date. To form our opinion of value we have relied upon information provided by the client confirming details including but not limited to the number of units being proposed, tenure mix, floor areas and unit layouts.

We have assumed that the mix and size of units provided by the client is true and correct and has full Planning Consent. Should the proposed floor areas and mix be altered, changed or prove to be incorrect then we would reserve the right to amend our opinion of value as appropriate.

Project Overview and Location

The proposed development, led by the Lenzie and South Kirkintilloch Community Development Trust (LASKcdt), involves the creation of a Senior Co-Housing community.

The proposal consists of 22 new-build dwellings designed as a low-density community. The tenure mix is split to provide both affordable and private options:

- **Social Rent (25%):** 6 dwellings are designated for social rent, with Hanover Scotland identified as the Registered Social Landlord (RSL) partner.
- **Shared Equity Private Sale:** The remaining 16 dwellings are intended for shared equity private sale.

Design Specification and Build Standard

The dwellings are proposed to be constructed to the Passivhaus standard. Passivhaus is a rigorous, internationally recognised energy performance standard which results in buildings that require very little energy for heating or cooling. The standard requires high levels of insulation, airtightness, mechanical ventilation with heat recovery, and high-performance glazing. Whilst the Passivhaus standard delivers significant long-term benefits to occupants in terms of reduced energy costs and improved indoor air quality, it carries a cost premium over conventional construction methods.

The development utilises a non-standard residential model that prioritises social sustainability and ecological principles. Key design features include:

- **Community-Centric Layout:** The site plan emphasises shared spaces rather than traditional isolated plots.
- **Shared Community Facilities:** The development includes dedicated communal buildings or areas designed to foster social interaction and support "ageing in place." These comprise approximately 200 sqm of common area and 150 sqm of circulation space, in addition to six flexible-use units of approximately 25 sqm each. These communal and flexible spaces are non-revenue-generating and represent an element of the overall development that would not typically feature in a conventional residential scheme.
- **Ecological Integration:** The design incorporates ecological principles to ensure environmental benefit alongside social goals.

Social Value Considerations

The project is positioned as a community-led initiative with strong social value considerations, these as provided to us by the client include:

- **Combating Isolation:** A primary goal is to reduce social isolation among seniors within the Lenzie area.
- **Healthy Ageing:** Facilities and layouts are specifically designed to support the wellbeing and independence of older residents.
- **Policy Alignment:** The development supports national and local housing policies by providing affordable, specialised housing on previously developed land.

We note that whilst the social value considerations noted above are relevant to the broader context of the proposed development, they do not directly impact upon our opinion of Market Value. Social value considerations may however influence the price which a specific community organisation such as LASKcdt would be willing to pay, or the value which such an organisation may attribute to the site in the context of their particular objectives.

We have summarised the proposed development including unit numbers, unit types and floor areas in the table below:

	Type	Std	Bedrooms	Apartments	Bedspaces	Number	Percent	GIFA
			44	66	88	22	100%	2440
A - Two Bed House	House	W/C Adapt	2	3	4	10	45%	92

B - Two Bed Flat (Grd)	Grd Flat	W/C Adapt	2	3	4	6	27%	87.5
C - Two Bed Flat (ups)	Upr Flat	GN	2	3	4	6	27%	82.5
D -								
E -								
Flexi Units						6		25
Common Area						1		200
Circulation						1		150

Photographs of the property can be found within Appendix 4.

6. AREAS

The subjects comprise an area of vacant land and we have been provided with plans showing the extent of the area to be valued. We have measured the site using digital mapping software and the area is calculated to extend to **1.988 acres (0.805 hectares) or thereby**.

A site plan is provided in Appendix 3. We would reserve the right to amend our opinion of value should the extent of the site differ from that which has been assumed.

7. SERVICES

The subjects comprise the site of the former Campsie View School which has been demolished to leave a vacant site. It is assumed that all mains' services to include electricity, water and drainage can be connected into readily.

8. STATE OF REPAIR

The subjects comprise vacant land and detailed comment on the State of Repair is not applicable.

We have assumed that all demolition and remediation works have been undertaken to the necessary standards.

9. STATUTORY ENQUIRIES

9.1 Structure and Local Plan

The subjects are covered by the National Planning Framework 4 (NPF4) and the East Dunbartonshire Local Development Plan 2 (adopted 2022). Within said plan the subjects are zoned as a 'Proposed Housing Site'.

9.2 Listed Building Status, Conservation Areas and Other Relevant Planning Matters

The subjects are not listed.

The subjects are not located within a conservation area.

9.3 Current Planning Use/Consent(s)

We understand that the subjects currently benefit from planning consent for the development of 27 new-build affordable homes. This planning permission was granted on 24th October 2025 under reference number TP/ED/24/0477. The proposed affordable housing development comprises a mix of two-storey cottage flats and terraced housing.

See section 9.1 for further detail on the zoning of the subjects within the Local Development Plan.

9.4 Recent or Proposed Alterations

See section 9.3 for further detail on the existing Planning Consent for affordable housing.

We have been specifically instructed by the client to provide our opinion of value subject to a proposed development of a Senior Co-Housing Community. The proposed development, led by the Lenzie and South Kirkintilloch Community Development Trust (LASKcdt), involves the creation of a Senior Co-Housing community. The proposal consists of 22 new-build dwellings designed as a low-density community. The tenure mix is split to provide both affordable and private options.

9.5 Licenses and Other Consents

Not applicable.

9.6 Roads

We assume that the roads which serve the subjects have been fully made up and adopted by the Local Highways Authority and that the subjects benefit from an unimpeded access onto same.

9.7 Fire (Scotland) Act 2005

The Fire (Scotland) Act introduces a fire safety regime for non-domestic properties in Scotland.

It has been assumed appropriate safety measures have been implemented and that a Fire Risk Assessment exists or will be put into place to periodically review these measures to ensure it complies with legislation.

9.8 Equality Act 2010

The Equality Act 2010 requires service providers to address physical features which make it impossible or unreasonably difficult for disabled persons to use their services and to make reasonable changes where required to improve services and ensure disabled persons are not at substantial disadvantage.

Our valuation assumes that there are no issues in relation to the legislation that would impact on our figures. Our Building Consultancy Department would be happy to provide necessary advice or arrange an access audit should this be required on receipt of further written instructions.

9.9 Rateable Value

Current: £1,550
Proposed: £1,550 (Draft value for the 2026 revaluation)

Prior to the fire and subsequent demolition, the Campsie View School had a rateable value of £91,000 however this was re-assessed effective from 03rd October 2025 based on the current use of the property which is vacant land.

Any completed residential dwellings would require to be re-assessed for Council Tax purposes.

The poundage rate for the financial year 2025/26 is 49.8 pence for properties with a Rateable Value up to £51,000. For properties with a Rateable Value between £51,001 and £100,000 the rate is 55.4 pence and 56.8 pence for properties with a Rateable Value in excess of £100,001.

Fresh Start Relief continues to include all property types which have been empty for six months or more and provides 100% relief for the first year of any new occupier (other than if to be used for payday lending purposes). The upper limit for eligibility for Fresh Start Relief is Rateable Value £100,000. To qualify, properties must have been empty and receiving Empty Property Relief for a minimum of 6 months immediately prior to being re-occupied.

Small Business Bonus Scheme relief continues to be available to qualifying ratepayers on properties with a Rateable Value up to £20,000. Relief is 100% on properties with a Rateable Value up to and including £12,000 and tapers from 100% to 25% for properties with Rateable Values between £12,001 and £15,000; and from 25% to 0% for properties with Rateable Values between £15,001 to £20,000. Cumulative rules apply (on properties with a Rateable Value of £20,000 or under) in relation to a ratepayer liable for properties with a total Rateable Value up to and including Rateable Value £35,000. Car parks, car spaces, advertisements and betting shops are excluded from eligibility for SBBS relief.

Small Business Bonus Scheme relief is subject to the operation of other reliefs including Empty Property Relief, Rural Rate Relief, Charitable Rate Relief, Disabled Persons Rate Relief, discretionary relief for not-for-profit recreational clubs and Fresh Start Relief, each of which may be available in certain circumstances.

A Small Business Transitional Relief was introduced on 1st April 2023 for those losing or seeing a reduction in Small Business Bonus Scheme Relief or Rural Rates Relief (including due to SBBS exclusions) from 1st April 2023. The maximum increase in the rates liability relative to 31st March 2023 will be capped at £1,800 in 2025-26 (over the 2022/23 liability).

A Revaluation Transitional Relief was introduced from 1st April 2023 to cap increases in rates liabilities due to increases in Rateable Value at the 2023 Revaluation. The year-on-year capped increases (in cash terms) in 2025/26 will be 37.5% for small properties (RV up to £20,000), 75.0% for medium-sized properties (RVs between £20,001 and £100,000) and 112.5% for large properties (RVs of £100,001 and above).

Hospitality Relief (excluding islands and remote areas) provides 40% relief for properties in the hospitality sector (including music venues with a maximum capacity of 1,500) with Rateable Values up to and including £51,000. This relief is capped at £110,000 per business.

Islands and Remote Areas Hospitality Relief provides 100% relief for properties in the hospitality sector (including music venues with a maximum capacity of 1,500) with Rateable Values up to and including £51,000. This relief is capped at £110,000 per business.

Business Growth Accelerator Relief (BGA) for new build properties or improved/extended properties means that ratepayers investing in new build property or property improvements may be entitled to 100% relief for a period of time. In the case of a newly built property entered on to the valuation roll within the previous 12 months, 100% relief is available until the sooner of 12 months after the property is first occupied, or four years after the date on which the entry in the valuation roll took effect. Where a Rateable Value increases upon a property being improved or expanded 100% relief is available for 12 months on the *increase* in Rateable Value due to that improvement or expansion.

Enterprise Areas Relief will end on 31 March 2026 for businesses in receipt of this relief.

Empty Property Relief has been devolved to local authorities as of 1st April 2023 with a concurrent transfer to local government. It is important to be aware that different Empty Property Relief policies may now apply in different council areas.

Shepherd can provide proprietors, tenants and occupiers with expert and experienced professional advice as required.

10. TENURE

Assumed Heritable (Scottish equivalent of English Freehold). We have not had sight of a report on title and assume that the title deeds contain no onerous or restrictive conditions and that the existing use complies fully with current planning law.

11. OCCUPATIONAL LEASES

None.

12. TRADE FIXTURES AND FITTINGS

Not applicable.

13. THE BUSINESS

Not applicable.

14. ENVIRONMENTAL CONSIDERATIONS

14.1 Observed Use of Property and Surrounding Properties/Land

The subjects comprise a vacant development site which was formerly the Campsie View School which has subsequently been demolished to present the current layout of the site. The surrounding area is largely residential in nature.

14.2 Energy Performance Certificate (EPC)

It is a legal requirement for most commercial properties to have an EPC when constructed, modified or made available for sale/lease. We have not seen a copy of an EPC for this property however for the purposes of this report we assume the property has the necessary certification.

We would advise that due to a recent adjustment to the Government's assessment tool, energy ratings for commercial properties are, in some cases different to those previously achievable. While the existing EPC rating remains valid for the lifespan of the EPC, were the property to be reassessed a different rating may be obtained.

Section 63 of the Climate Change (Scotland) Act 2009 – The Assessment of Energy Performance of Non-domestic Buildings (Scotland) Regulations 2016 came into force on 1st September 2016. At this stage the regulations only apply to buildings over 1,000 sq.m. Those buildings which meet the 2002 Building Regulation Standards or those already improved via 'Green Deal' are exempt. There are also a number of other exemptions including temporary buildings, building types with low energy demands and transactions relating to the renewal of existing leases and 'short term' lettings.

Where the regulations apply, and the building falls below the minimum 2002 Building Regulation Standards, the owner of the building must have an 'Action Plan' assessment carried out to define the measures to be completed to improve the energy performance of the building. The owner thereafter has a choice to 1) implement the works to improve the building within 42 months or 2) defer the works and record/report operational energy ratings yearly via a Display Energy Certificate (DEC) to be independently assessed each year.

While legislation relating to energy has been in force for some time, there is little, if any, clear evidence available to enable us to comment on the impact of the market value or rental value. We have, therefore, assumed that there are no issues regarding the EPC for the property which would adversely affect our valuation. It should be noted however that those properties with Action Plans will likely have cost implications to bring the property to an acceptable level and these costs may impact on property values.

Our team of specialist energy assessors and consultants offer full coverage throughout Scotland and can provide further advice and guidance on receipt of further written instructions.

14.3 Asbestos

The Control of Asbestos Regulations 2012 imposes an obligation upon those responsible for commercial properties to hold an Asbestos Register.

We have not had sight of any such Register and therefore for the purposes of our report we have assumed that there are no issues in this regard which would affect our undernoted valuations however we reserve the right to amend our said valuations on sight of any relevant reports in this regard.

14.4 Deleterious Materials

Testing of components or taking of samples will not be taken through our inspection. This includes but is not exhaustive to deleterious materials such as Reinforced Autoclaved Aerated Concrete (RAAC), High Alumina Cement (HAC) and the like. We have not had sight of any information in and for the purposes of our report we have assumed that there are no issues in this regard which would affect our undernoted valuations however we reserve the right to amend our said valuations on sight of any relevant reports in this regard.

14.5 Flooding

We have referred to the Scottish Environmental Protection Agency (SEPA) "Flood Map" which provides a general overview of potential risks of flooding in Scotland.

We have not carried out formal checks or received reports concerning flood risk however from our enquiries of SEPA's website it would appear the property is at medium risk of flooding (0.5% chance of flooding each year).

When arriving at our valuations we have assumed that there is no history of flooding, no flood issues that would impact on the property and that the property can obtain insurance. Should this not prove to be correct it may impact on the values reported herein and we would recommend further checks are made.

14.6 Radon Gas

When arriving at our undernoted valuations we have made no investigations with regard to Radon gas and assume that there are no issues in this regard. We do however reserve the right to amend our valuations on sight of further information.

14.7 Invasive Species

Unless otherwise specified elsewhere within this report, we have specifically assumed that there are no invasive species contained within the property/site or within the surroundings of the property/site including, but not exclusively, Japanese Knotweed. We reserve the right to amend our valuations on sight of further reports in this regard.

14.8 Coal Mining

The property is in a coal mining area although it is believed that no underground workings have taken place within the area for a number of years. It would, however be prudent to obtain a written report from the Coal Authority on previous mine workings in the vicinity. The valuation is on the basis that this does not reveal that the property is at risk of movement from underground mine workings.

14.9 Summary and Recommendation

Based on the observed use of the property and surrounding properties we have assumed that there is no existence of contamination which would affect value.

Similarly we have assumed there are no EPC, asbestos, Radon gas, Japanese Knotweed, invasive species or flooding issues that would affect value. We reserve the right to amend our valuations on sight of any further information with regard to any of these items as noted herein and above.

15. ALTERNATIVE USAGE

See section 9.3.

16. MARKETABILITY

The subjects comprise a vacant development site which was formerly occupied by the Campsie View School which was used as an additional support needs facility catering to approximately 100 children and young people.

The school closed in 2023 and sat vacant for around 2 years before suffering from a major fire in August 2025. The fire was extensive and destroyed the school buildings. Due to the structural damage, a safety notice for immediate demolition was issued by East Dunbartonshire Council in September 2025. The demolition was subsequently undertaken leaving the site presented as a cleared brownfield area.

The site is currently presented as a vacant brownfield development site. Its appearance reflects its recent history of demolition and clearance. The ground is a mix of hardcore and tarmac (remnants of former school roads), alongside areas of soft earth and grass where vegetation has begun to re-establish. The perimeter is defined by a number of mature trees and established scrub bushes.

Following the fire and subsequent demolition, the site is largely cleared and level ready for redevelopment.

The subjects currently benefit from a live planning permission for the development of 27 new-build affordable homes. This planning permission was granted on 24th October 2025 under reference number TP/ED/24/0477. The proposed affordable housing development comprises a mix of two-storey cottage flats and terraced housing.

In addition to commenting on the existing value, we have been specifically instructed by the client to provide our opinion of value subject to a proposed development of a Senior Co-Housing Community.

No planning application had been submitted as at the valuation date. To form our opinion of value we have relied upon information provided by the client confirming details including but not limited to the number of units being proposed, tenure mix, floor areas and unit layouts.

We have assumed that the mix and size of units provided by the client is true and correct and has full Planning Consent. Should the proposed floor areas and mix be altered, changed or prove to be incorrect then we would reserve the right to amend our opinion of value as appropriate.

The proposed development, led by the Lenzie and South Kirkintilloch Community Development Trust (LASKcdt), involves the creation of a Senior Co-Housing community.

The proposal consists of 22 new-build dwellings designed as a low-density community. The tenure mix is split to provide both affordable and private options:

- **Social Rent (25%):** 6 dwellings are designated for social rent, with Hanover Scotland identified as the Registered Social Landlord (RSL) partner.

- **Shared Equity Private Sale:** The remaining 16 dwellings are intended for shared equity private sale.

The development utilises a non-standard residential model that prioritizes social sustainability and ecological principles. Key design features include:

- **Community-Centric Layout:** The site plan emphasises shared spaces rather than traditional isolated plots.
- **Shared Community Facilities:** The development includes dedicated communal buildings or areas designed to foster social interaction and support "ageing in place".
- **Ecological Integration:** The design incorporates ecological principles to ensure environmental benefit alongside social goals.

The project is positioned as a community-led initiative with strong social value considerations, these as provided to us by the client include:

- **Combating Isolation:** A primary goal is to reduce social isolation among seniors within the Lenzie area.
- **Healthy Ageing:** Facilities and layouts are specifically designed to support the wellbeing and independence of older residents.
- **Policy Alignment:** The development supports national and local housing policies by providing affordable, specialised housing on previously developed land.

17. METHODOLOGY, ANALYSIS AND COMPARABLE EVIDENCE

17.1 Valuation Methodology

Our Valuation uses the Comparable methodology making reference to market transactions when arriving at our valuations.

17.2 Comparable Evidence & Valuation Analysis

In line with RICS Red Book guidance, we remind the client that in undertaking any valuation exercise the degree of subjectivity involved varies significantly as will the degree of certainty (that is, the probability that the valuer's opinion would be the same as the price achieved by an actual sale at the valuation date). These variations are generally very minor with an accurate figure being produced through the use of comparables however variations can arise due to inherent features of the property, the market place, economy or the quality of comparable information available.

In the case of the subject property(ies), as at the date of valuation, transaction volumes, relevant evidence or other information are at an adequate level upon which to base an opinion of value. Accordingly our valuation is not reported as being subject to 'Material Valuation Uncertainty' as set out in VPS 3 and VPGA 10 of the RICS Valuation - Global Standards.

For the avoidance of doubt, the inclusion of this explanatory note (and where applicable) the 'Material Valuation Uncertainty' declaration above does not mean that the valuation(s) cannot be relied upon. Rather, the declaration has been included to ensure transparency and to provide further insight as to the market context under which the valuation opinion(s) was prepared.

We have set out below general information of recent sales and letting transactions in support of our valuation. These are taken from the immediately surrounding area and the wider locale with adjustments made as necessary to reflect the specific nature of the subjects. The information below should be considered as an illustration of the information utilised and not as an exhaustive list.

Market Value Methodology (Affordable Housing)

Sites would appear to be acquired by RSL's based on their ability to raise grant funding and their negotiation strengths/bargaining position with the landowner. Abnormal costs for a site will also have a bearing on land value.

In order to provide our opinion of the Market Value we have taken into account comparative evidence of land sales to Registered Social Landlords in Glasgow and the surrounding area. The level of evidence available is limited as many land transactions will typically take place off market and certain funding

information, build costs and abnormal costs will be confidential or not made public. However, where evidence is available we have assessed the evidence based on a Gross or Net land value rate per unit before or after the deduction any abnormal development costs.

We reserve the right to amend our land valuation reported if a full development appraisal to include the level of finance raised and the total build and development costs for the proposed development is provided as it may show a different underlying land value.

Market Value Methodology (Senior Co Housing)

When arriving at our opinion of value, in the absence of detailed cost information, we have been unable to undertake a full residual appraisal. A high-level appraisal based on estimated costs indicates a negative land value, reflecting the significant proportion of non-revenue-generating communal space, the Passivhaus Build Standard, the shared equity sales model, and the social rent element.

We have cross-referenced our opinion against comparable land transactions for affordable housing schemes, whilst noting that direct comparability is limited given the non-standard nature of the proposed co-housing model.

We reserve the right to amend our land valuation reported if a full development appraisal to include the level of finance raised and the total build and development costs for the proposed development is provided by the client as it may show a different underlying land value.

17.3 Sales Comparables:

ADDRESS	DATE	PRICE	AREA	ANALYSIS	COMMENT
Affordable Housing Schemes					
Development Site @ 82-84 Cross Arthurlie, Barrhead	Feb-25	£180,000	12 units 0.24 acres	£15,000 per unit £750,000 per acre	Net price achieved. Brownfield site in Barrhead acquired off market by Barrhead Housing Association to build 12 flats on (8 x 2 bed and 4 x 1 bed). The site is located in Barrhead town centre on one of the busiest thoroughfares.
12 Carron Crescent & 96 Elmvale Street, Glasgow	2024	£242,000	28 units 3.92 acres	£8,642 per unit £61,735 per acre	Site acquired by Edzell Property Holdings in 2024. Two separate, vacant and cleared sites extending to 2.3 acres and 1.62 acres respectively. Intended use is to build 28 new homes. Recorded sale price of £242,000 equating to a rate of £8,642 per unit. Price reported here is net of abnormals. Level of abnormals unknown.
15 Spoutmouth, Gallowgate, Glasgow	Nov-23	£108,000	34 units 0.49 acres	£3,176 per unit £220,408 per acre	Former car park near to Glasgow Cross. The site will be disposed to Wheatley Homes and developed to create 34 new social homes and two commercial retail units. Price reported here is net of abnormals.
Gowanbank Primary School, Overtown Avenue, Glasgow	Mar-23	£570,000	44 units 5.0 acres	£12,954 per unit £114,000 per acre	GCC approved the site of the old Gowanbank Primary School. Rosehill Housing Co-Operative purchased

					the site looking to build 44 flats. The site was vacant at point of purchase and extends to just over 5 acres. Price of £570,000 equating to £12,954 per unit. Understood to be headline prior to the deduction of abnormals.
Land at Heathfield Farm, Gartcosh	Dec-22	£275,000	19 units 1.09 acres	£14,500 per unit £252,294 per acre	1.09 acre site acquired for affordable housing within a larger private housing development on outskirts of Lanarkshire village. Price reported here is understood to be headline prior to the deduction of abnormals. 4 flats and 15 terraced houses.
Burnbank House, Burnbank Gardens, Glasgow	Nov-22	£394,000	48 flats	£8,208 per unit	Queens Cross HA have purchased a former care home in order to build 48 flats. The gross purchase price is £740,000 but abnormal costs have been valued at £346,000 so the council will receive £394,000. Price reported here is net of abnormals.
20 Duncan Street, Greenock	Jun-22	£650,000	64 units 2.64 acres	£10,156 per unit £246,212 per acre	Cleared site of former Greenock Health Centre, situated in unattractive residential location adjacent to existing social housing. Purchased prior to submitting planning application for development of 20 terraced houses and 44 flats.
Phase 2, Shawbridge Street, Pollokshaws, Glasgow	Apr-22	£1.872m	137 units 2.92 acres	£13,665 per unit £641,095 per acre	Urban Union has purchased Phase 2 of the site from Glasgow City Council. Urban Union also bought phase 1 and have plans to develop 137 houses on the whole 5.72 acres site. Price reported here is understood to be headline prior to the deduction of abnormals.
Site at Springfield Road/Connal Street, Glasgow	2022	£135,000	45 units 2.06 acres	£3,000 per unit £65,533 per acre	Site acquired by Thenu Housing Association from Glasgow City Council in 2022. Abnormal costs advised as £767,000. 2.06 acre site. Price reported here is net of abnormals.

2 Lonend, Paisley	Sep-21	£580,000	49 units 1.46 acres	£11,837 per unit £397,260 per acre	1.46 acres development site which comprises the former Paisley Job Centre. Planning in place at the date of sale for demolition of the former Job Centre building and erection of a residential development with associated areas. Planning in principle for 49 units (38 flats / 11 townhouses). Price reported here is understood to be headline prior to the deduction of abnormals.
Blackbyres Road, Barrhead	Jun-21	£714,000	84 units 9.09 acres	£8,500 per unit £78,548 per acre	Development by Barrhead Housing Association. Planning permission for 84 dwellinghouses with associated roads, parking, SUDS and open space. Price reported here is understood to be headline prior to the deduction of abnormals.
South Harbour Street, Ayr	Mar-21	£600,000	40 units	£15,000 per unit	Cleared site adjacent to Ayr Harbour in an area of established residential use. Acquired for social housing project for which planning consent has been granted. Price reported here is understood to be headline prior to the deduction of abnormals.
Dundashill, Glasgow	2021	£1.395m	90 units	£15,500 per unit	Acquired by West of Scotland Housing Association. Price reported here is understood to be headline prior to the deduction of abnormals.

Market Value Existing: Existing site with Planning Consent for the construction of 27 affordable residential units.

The subjects comprise a vacant development site which was formerly occupied by the Campsie View School which was used as an additional support needs facility catering to approximately 100 children and young people.

The subjects currently benefit from a live planning permission for the development of 27 new-build affordable homes. This planning permission was granted on 24th October 2025 under reference number TP/ED/24/0477. The proposed affordable housing development comprises a mix of two-storey cottage flats and terraced housing.

Our opinion of the Market Value (Subject to Special Valuation Assumptions) in the sum of £405,000 breaks back to a rate of £15,000 per unit which we feel is in line with current market levels having considered evidence from a variety of schemes within the affordable sector after making allowances for the specific characteristics of the subject site. On a rate per acre basis this would equate to a rate in the region of £204,000.

Our opinion of value is reported on a headline basis prior to the deduction of any abnormal costs.

Market Value Proposed: Assuming Planning Consent granted for the construction of 22 dwellings forming a Senior Co-Housing Community.

We have been specifically instructed by the client to provide our opinion of value subject to a proposed development of a Senior Co-Housing Community.

No planning application had been submitted as at the valuation date. To form our opinion of value we have relied upon information provided by the client confirming details including but not limited to the number of units being proposed, tenure mix, floor areas and unit layouts.

We have assumed that the mix and size of units provided by the client is true and correct and has full Planning Consent. Should the proposed floor areas and mix be altered, changed or prove to be incorrect then we would reserve the right to amend our opinion of value as appropriate.

The proposed development, led by the Lenzie and South Kirkintilloch Community Development Trust (LASKcdt), involves the creation of a Senior Co-Housing community. The proposal consists of 22 new-build dwellings designed as a low-density community. The tenure mix is split to provide both affordable and private options.

In the absence of detailed cost information, we have been unable to undertake a full residual appraisal. A high-level appraisal based on estimated costs indicates a negative land value, reflecting the significant proportion of non-revenue-generating communal space, the Passivhaus Build Standard, the shared equity sales model, and the social rent element.

We have cross-referenced our opinion against comparable land transactions for affordable housing schemes, whilst noting that direct comparability is limited given the non-standard nature of the proposed co-housing model. On this basis, our opinion of Market Value subject to the Special Valuation Assumptions detailed herein is £275,000. This would equate to an average rate of £12,500 per unit and a rate per acre in the region of £138,000.

Our valuation assumes that Planning Consent for the proposed scheme would be **in place** of the Planning Consent which exists for the affordable housing development.

Our opinion of value is reported on a headline basis prior to the deduction of any abnormal costs.

18. VALUATIONS

Our valuation(s) have been prepared in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation - Global Standards 2025 incorporating the IVSC International Valuation Standards. Any departures from this will be clearly stipulated within our report. All valuations will be carried out under the definitions of the various valuation bases set out by the RICS, which are appended.

18.1 **Market Value Existing:** Existing site with Planning Consent for the construction of 27 affordable residential units.

We are of the opinion that the Market Value of the property with the benefit of the existing Planning Consent for the construction of 27 affordable residential units (Subject to Special Valuation Assumptions) as at 12 January 2026, may be fairly stated as being in the sum of **£405,000 (Four Hundred and Five Thousand Pounds)**.

18.2 **Market Value Proposed:** Assuming Planning Consent granted for the construction of 22 dwellings forming a Senior Co-Housing Community.

We are of the opinion that the Market Value of the property Assuming Planning Consent for the construction of 22 dwellings forming a Senior Co-Housing Community (Subject to Special Valuation Assumptions) as at 12 January 2026, may be fairly stated as being in the sum of **£275,000 (Two Hundred and Seventy Five Thousand Pounds)**.

The above mentioned valuation figure makes no allowance for any effect on value of the imposition of Value Added Tax on some property transactions.

19. SPECIAL VALUATION ASSUMPTIONS

Our opinion as to the **Market Value Existing** of the subject site as per the information supplied to us and referred to within this report is based upon the following further special valuation assumptions:

- Our valuation(s) are prepared based on the consented development of 27 new-build affordable homes. This planning permission was granted on 24th October 2025 under reference number TP/ED/24/0477. The proposed affordable housing development comprises a mix of two-storey cottage flats and terraced housing.
- Should the scheme(s) as approved change in any way, we reserve the right to revisit our valuation.
- There are no conditions within the consents or approvals granted that cannot be discharged, cause the development not to proceed, result in a significant additional financial cost or compromise the financial viability of the development proposed.
- This valuation is provided on a gross headline basis. The site abnormalities that can generally be classed as such additional build/development costs and associated fees beyond those normally anticipated for a residential development on the subject site are not deducted from the land value reported.
- Development costs and associated fees are unknown and there is insufficient information to provide a residual valuation so we have therefore completed our report based on the comparative method of valuation. Should up to date costings or additional information become available in this respect we reserve the right to amend our opinion of value.
- Moreover, no grant/subsidy information has been provided and no information regarding gross annual income or social rents for the property have been advised.
- For the purpose of this report it is assumed that the site is free from any adverse ground, environmental or contaminative issues.
- Our valuation assumes that the Title to the land does not contain any onerous or burdensome conditions which may adversely impact upon marketability or value.

Our opinion as to the **Market Value Proposed** of the subject site as per the information supplied to us and referred to within this report is based upon the following further special valuation assumptions:

- Our valuation assumes that Planning Consent for the proposed scheme would be **in place of** the Planning Consent which exists for the affordable housing development.
- Our valuation is prepared based on a hypothetical development scheme for the site based on information provided by the Client.
- No planning application had been submitted as at the valuation date. To form our opinion of value we have relied upon information provided by the client confirming the number of units being proposed.
- We have assumed that the mix and size of units provided by the client is true and correct and has full Planning Consent. Should the proposed floor areas and mix be altered, changed or prove to be incorrect then we would reserve the right to amend our opinion of value as appropriate.
- Should the scheme(s) as advised change in any way, we reserve the right to revisit our valuation.
- There will be no conditions within the consents or approvals granted that cannot be discharged, cause the development not to proceed, result in a significant additional financial cost to the client or compromise the financial viability of the development proposed.
- This valuation is provided on a gross headline basis. The site abnormalities that can generally be classed as such additional build/development costs and associated fees beyond those normally anticipated for a residential development on the subject site are not deducted from the land value reported.
- Development costs and associated fees are unknown and there is insufficient information to provide a residual valuation so we have therefore completed our report based on the comparative method of valuation as per our remit from the client. Should up to date costings or additional information become available in this respect we reserve the right to amend our opinion of value.

- Moreover, no grant/subsidy information has been provided and no information regarding gross annual income or social rents for the property have been advised.
- For the purpose of this report it is assumed that the site is free from any adverse ground, environmental or contaminative issues.
- Our valuation assumes that the Title to the land does not contain any onerous or burdensome conditions which may adversely impact upon marketability or value.
- We note that whilst the social value considerations noted within section 5.2 are relevant to the broader context of the proposed development, they do not directly impact upon our opinion of Market Value. Social value considerations may however influence the price which a specific community organisation such as LASKcdt would be willing to pay, or the value which such an organisation may attribute to the site in the context of their particular objectives.

20. LIMITATION AND PUBLICATION

This valuation report is prepared solely for the use of the named client. No responsibility is accepted to any other party for the whole or any part of its contents. It may be disclosed to other professional advisors assisting in respect of the purpose for which the valuation is prepared.

Neither whole nor any part of this valuation report, nor any reference thereto may be included in any published document, without the valuer's written approval over the form and context which it may appear.

We trust that this report will be satisfactory for your present purposes.

Yours faithfully

[Redacted Signature]

.....
Inspected and Prepared By
[Redacted] MSc MRICS, Chartered Surveyor
RICS Number: 0886340
For and on behalf of J & E Shepherd
Chartered Surveyors

25 February 2026

[Redacted Signature]

.....
Approved By
[Redacted] BSc (Hons) MRICS, Partner
RICS Number: 1121863
For and on behalf of J & E Shepherd
Chartered Surveyors

25 February 2026

(EM/JP/AJB)
[Redacted]
Afton House, 2nd Floor, 26 West Nile Street, Glasgow, G1 2PF
0141 331 2807

APPENDIX 1 - TERMS AND CONDITIONS OF ENGAGEMENT

Commercial Summary Valuation Report

Terms and Conditions of Engagement



To: Lenzie and South Kirkintilloch Community Development Trust (LASKcdt), 2 Regent Square, Lenzie G66 5AE

Date: 06th January 2026

Letter of Engagement

Introduction

This **Letter of Engagement** sets out the sole basis upon which **We** will provide services to **You**, and is the only basis upon which we shall provide services to **You**. We ask that **You** carefully read each section and sign where indicated to confirm your agreement to its terms.

Instruction ("the Instruction")

Your **Instruction** to us is to provide a **Summary Valuation Report** of your **Interest** in the **Property** as follows:-

PROPERTY TO BE VALUED:	Former Campsie View School, Boghead Road, Lenzie, G66 4ET ("the Property")
INTEREST TO BE VALUED:	Heritable ("the Interest")
PURPOSE OF VALUATION:	Potential Community Asset Transfer ("the Purpose")
BASIS OF VALUATION:	(1) Market Value – Existing and (2) Market Value subject to proposed development ("the Basis of Valuation") as more particularly defined herein.
VALUATION ASSUMPTIONS:	As particularly defined in the Report. ("the Valuation Assumptions")
CLIENT INFORMATION:	Such information provided by the client and as we may from time to time specify and at a minimum any relevant ground or occupational lease or any other document that concerns the use, access to or egress from the Property. ("the Client Information")
INSTRUCTING PARTY:	John Whitelaw – jraw17@gmail.com ("the Instructing Party")
CLIENT:	Lenzie and South Kirkintilloch Community Development Trust (LASKcdt) ("You" and "the Client")
CLASSIFICATION OF PROPERTY:	Land
STATUS OF VALUER:	RICS Registered External Valuer
DATE OF VALUATION:	As at date of Summary Valuation Report
SPECIAL ASSUMPTIONS:	As particularly defined in the Report ("the Special Assumptions")
REPORT TYPE:	Summary Valuation Report
SURVEYOR:	Euan Mackinlay MSc MRICS
ACCESS ARRANGEMENTS:	Client to procure, save as otherwise provided.
FEE:	£2,000 exclusive of VAT plus any agreed additional costs/Fees associated with separate specialist investigations. ("the Fee")
THE VALUER:	J & E Shepherd, Chartered Surveyors at the address shown above. ("We" and "JES")

Terms and Conditions of Engagement

This **Letter of Engagement** is to be read as a whole, and each section is to be regarded as mutually explanatory of any other section. Reference to "parties" means the parties to this **Letter of Engagement** and reference to a "party" means one of the parties. The singular includes the plural and vice versa. Words importing the masculine gender include the feminine and neuter genders and words denoting natural persons include corporations and firms and all such words shall be construed interchangeably in that manner.

Any reference to any statute, statutory requirement, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, statutory requirement, enactment, order, regulation or instrument as amended or re-enacted or both from time to time and any subordinate legislation made under the statute, statutory requirement, enactment, order, regulation or instrument (whether before or after the date of this **Letter of Engagement**).

The headings and any index are for the convenience of the parties only and shall not affect the construction or interpretation of this **Letter of Engagement**. The word "including" in this **Letter of Engagement** means "including but not limited to".

The parties agree that the legal principle generally known as the "contra proferentem" rule does not apply.

No amendment to this **Letter of Engagement** shall be binding save those which are identified as such, recorded and agreed in writing and signed by the Parties.

REF: GLA01381

Provision of Services to You

The **Valuer** shall in accordance with the **Letter of Engagement**, inspect the **Property** for the **Purpose** using **Reasonable Skill and Care** to **Value** the **Interest** in accordance with the **Basis of Valuation**; and provide a **Summary Valuation Report** to **You** in respect of the matters referred to within the Instructions section herein.

Summary Valuation Report

You understand that the **Summary Valuation Report** provides a brief overview of the **Property** only together with a valuation. It does not provide detail on the property or its condition, nor does it provide a market commentary, comment on demand or market conditions or comparable information. If any of this information is required then a more detailed report should be instructed.

Exclusion of Third Party Rights

The **Summary Valuation Report** is prepared solely for the use of the **Client** and for no other party. No responsibility is accepted to any other party for the whole or any part of its contents. No reliance may be placed upon the **Valuation** by anyone apart from the **Client**. It may be disclosed to another professional advisor assisting in respect of the purpose for which this **Valuation** is prepared. Neither the whole nor any part of the **Report**, nor reference thereto may be reproduced or included in any published document, without the **Valuer's** written approval following a review of the manner in which it will be referred to.

The **Summary Valuation Report** shall not confer rights upon anyone other than the **Client** for the purposes of the Law, including The Contract (Third Party Rights) (Scotland) Act 2017.

Basis of Valuation

The **Summary Valuation Report** will be undertaken in accordance with the **Valuation Assumptions** and the RICS Valuation – Global Standards 2025 incorporating the IVSC International Valuation Standards, from time to time amended ("the **Professional Standards**").

Exclusion of Certain matters from the Valuation

Unless the **Property** is to be **Valued** as part of an operational entity, (ordinarily, but not exclusively, a trading business), the **Value** shall not include trade fixtures and fittings, tenant's improvements, plant and machinery unless specifically **you** specifically instruct us to do so and that is stated in the **Instruction**.

The **Valuation** is not suitable for secured lending purposes unless indicated in the **Instruction**.

Payment of Fee

You shall pay the **Fee** upon presentation of our **Invoice** to **You** in respect of the **Services** we provide to **You** under this **Letter of Engagement**, including but not limited to the preparation of the **Summary Valuation Report**. We may render the **Fee** in advance of commencing the work, or in stages or intervals at our discretion. If **You** fail to pay the **Fee**, We may take **Debt Recovery Action** against **You**.

Waiver

No failure or delay by us to exercise any right or remedy provided under this **Letter of Engagement** or by law shall constitute a waiver of that or any other right or remedy, nor shall it preclude or restrict the further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall preclude or restrict the further exercise of that or any other right or remedy. No waiver of any of the provisions of this **Letter of Engagement** shall be effective unless it is expressly stated to be a waiver and communicated to the **You** in writing.

Severability

If any court or competent authority finds that any provision of this **Letter of Engagement** (or part of any provision) is invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of this **Letter of Engagement** shall not be affected. If any invalid, unenforceable or illegal provision of this **Letter of Engagement** would be valid, enforceable and legal if some part of it were deleted, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

Energy Performance Certificate

If **you** provide us with an **EPC** **you** agree we may rely upon it in the **Summary Valuation Report** and treat it as having been prepared in compliance with the relevant legislation.

Consumer Contracts

If **you** are a consumer, **you** have a right to cancel **your** contract with us under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 as amended ("the **Consumer Regulations**") if **your** contract with us is an off-premises or distance contract. Please read this information carefully.

You have the right to cancel an off-premises or distance contract with us without giving any reason. The cancellation period will expire at the end of 14 days after the day on which **you** receive these terms and conditions. To exercise the right to cancel, **you** must inform us of **your** decision to cancel this contract by a clear statement (e.g. a letter sent by post, fax or e-mail to us at the address on the letter enclosing these terms). To meet the cancellation deadline, it is sufficient for **you** to send **your** communication concerning **your** exercise of the right to cancel before the cancellation period has expired.

If **you** exercise **your** right to cancel, we will reimburse to **you** all payments received from **you** pursuant to this **Letter of Engagement**. We will make the reimbursement without undue delay, and not later than 14 days after the day on which we are informed about **your** decision to cancel the contract. We will make the reimbursement using the same means of payment as **you** used to make the payment to us, unless **you** have expressly agreed otherwise. In any event, **you** will not incur any Fees as a result of the reimbursement.

If **you** requested us to begin the performance of services during the cancellation period (see below), **you** are liable to pay us an amount which is in proportion to what has been performed until **you** have communicated to us **your** cancellation of this contract, in comparison with the full coverage of the contract.

In terms of the Consumer Regulations, we cannot start to provide services to you under this **Letter of Engagement** during the cancellation period unless you expressly request us to do so. If you ask us to supply services during the cancellation period you will lose your right to cancel your contract with us if, having made the request, the services are fully performed during the cancellation period; and if you exercise your right to cancel during the cancellation period, and the services have been partly performed, you will be have to pay us an amount which is in proportion to what has been performed until you have communicated to us your cancellation of this contract, in comparison with the full coverage of the contract.

Privacy Policy

In the course of providing services to you, we may collect or receive personal data or sensitive personal data relating to you and (where the Client is a company) your employees, officers, and shareholders or (where the Client is an individual) members of your family. In line with the new UK General Data Protection Regulation (UK GDPR) we have updated our Privacy Policy to provide detailed information on how we use and protect personal information and your rights in relation to this. The updated Privacy Policy and how we process your data can be viewed in full at www.shepherd.co.uk/information/privacy-policy. If you have any questions, queries or requests, please contact us at dataprotection@shepherd.co.uk and we will endeavour to respond to you as quickly as possible.

Money Laundering Regulations

We are obliged in certain circumstances to identify our Clients in accordance with the requirements of the Law including The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are likely to request from you, and retain some information and documentation for these purposes and/or make searches of appropriate databases electronically. For the avoidance of doubt, searches may also be conducted on directors and "beneficial owners" of the Client as is required by the regulations. If satisfactory evidence of your identity is not provided within a reasonable time, there may be circumstances in which we are not able to proceed with your instructions.

The provision of certain of our services is business in the regulated sector under the Law including the Proceeds of Crime Act 2002 (as amended) and, as such, we may be required to comply with this legislation which includes provisions that may require us to make a money laundering disclosure in relation to information we obtain as part of our normal work. It is not our practice to inform you when such a disclosure is made or the reasons for it because of the restrictions imposed by the "tipping off" provisions of the legislation.

Limitation of Liability

Our entire Liability to You in the event of a Breach will be limited to your Direct Losses and shall in any event not exceed the Limitation Level or the Net Contribution Cap;

We will have no Liability to You for Indirect Losses which are caused by a Breach.

You agree that claims shall be brought only against the firm of J&E Shepherd in respect of a Breach and not against an individual partner (save through J&E Shepherd), employee or agent of J & E Shepherd. This shall not operate to limit or exclude the liability of J&E Shepherd in respect of a Breach brought about by a partner, employee or agent of J&E Shepherd.

Should any part of this section be held to be unenforceable for any reason, the remainder of the agreement and this section shall remain in full force and effect.

Specific Exclusions

Save in so far as any liability cannot be excluded or limited by operation of law, we shall have no liability for:-

- Claims arising directly or indirectly from contamination/pollution, unless it arises in the context of our provision of services;
- Claims arising from our reliance upon an EWS 1 form (or as revised) in the provision of our services;
- Claims arising from Fire Safety Issues.

Complaints Procedure

In accordance with the Royal Institution of Chartered Surveyors Rules of Conduct, J&E Shepherd, Chartered Surveyors operate a formal procedure to deal with complaints from Clients and others. Our Complaints Handling Procedure is intended to:-

- Provide certainty for both the company and individuals;
- Ensure a fair and transparent process is adhered to; and
- Enable a written policy to be provided on request, to satisfy the expectations of externally consumers and the RICS.

Full details of our Complaints Handling Procedure are available from Complaints@shepherd.co.uk. If you remain dissatisfied with any aspect of our handling of your complaint, then we will attempt to resolve this promptly through negotiations and otherwise agree to enter into mediation via the Surveyors Ombudsman Services-Property (OS-P), an independent service set up to adjudicate on disputes between Chartered Surveyor firms and consumers.

Entire Agreement

This **Letter of Engagement** contains the entire agreement between the Parties concerning its subject matter. Any previous understanding, agreement (including, but not limited to, any letter of Intent between the Parties), representation or warranty relating to that subject matter is superseded and replaced by this **Letter of Engagement** and has no further effect.

Governing law

This agreement shall be governed by and construed in accordance with the law of Scotland and all disputes and differences arising out of or in connection with same shall be subject to the exclusive jurisdiction of the Scottish Courts.

Confirmation of Agreement

Please check that the terms and sign below and return to us to confirm the **Instruction**. If we do not hear from you by return, we shall assume that all matters are agreed, and we will proceed with the **Instruction** as detailed herein.

Signature: _____ Date: 06/01/2026

Definitions

Breach

Shall mean our failure to exercise Reasonable Skill and Care when providing the Services to You in respect of the Letter of Engagement, whether by act, omission or otherwise.

Limitation Level

Shall mean the lower of 7.5% of the Value of the property being surveyed or £100,000.

Direct Losses

Shall mean loss or damage suffered or incurred by You which arises directly and naturally from a Breach, excluding Indirect Losses and Special Losses.

Indirect Losses

Shall mean any loss or damage suffered or incurred by You resulting from a Breach which is not a Direct Loss or Special Loss, including but not limited to: loss of profit, loss of business or goodwill, opportunity, anticipated savings or for any special, indirect or consequential loss or damage suffered by the other (including as a result of an action brought by a third party); loss which may occur as a result of your reliance on a subsequent Valuation in, among other things, any discharge of any loan or advance of further funds; loss which is a result of the advice or engagement of any 3rd party (whether or not we instructed that 3rd party on your behalf), any loss that could have been avoided through your reasonable conduct by taking reasonable precautions, any loss as a result of your receipt of any information, data or communications supplied or sent by us electronically, where through no fault of our own the relevant information, data or communication has been corrupted or otherwise modified as a result of it being supplied or sent electronically.

Liability

Shall mean our legal liability to You in contract, delict, statute or otherwise for any losses, damages, costs or expenses suffered or incurred by You, arising from, or in connection with the Letter of Engagement and/or Services or Excluded Services.

Net Contribution Cap

shall mean means without prejudice to any other exclusion or limitation of liability, damages, loss, expense or costs our liability if any for any loss or damage (the loss and damage) under this Engagement shall not exceed such sum as it would be just and equitable for us to pay having regard to the extent of our responsibility for the loss or damage and on the assumptions that: (a) all other parties engaged in connection with the [property/transaction] have provided contractual undertakings on terms no less onerous than those set out here; (b) there are no exclusions of or limitations of liability nor joint insurance or co-insurance provisions between You and any other party referred to in this clause and any such other party who is responsible to any extent for the loss and damage is contractually liable to You for the loss and damage; and (c) all the parties referred to in this clause have paid You such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

Service(s)

Shall mean any service provided to You by us whether under the Letter of Engagement or otherwise concerning the Valuation of the Interest.

Excluded Services

Shall mean any service other than a Service provided by us to You in respect of the Valuation of the Interest including, but not limited to, Taxation, the Law or any comments in a Summary Valuation Report by us which are offered on a non-reliance basis.

Special Losses

shall mean death, personal injury, fraud or any other liability which cannot be excluded or limited by law.

Reasonable Skill and Care

shall mean the standard expected of an ordinary competent Valuation surveyor providing services under this Letter of Engagement while taking reasonable skill and care. The requirement to exercise reasonable skill and care shall impose no greater duty upon us that would have been the case had no Letter of Engagement or other contract existed between us.

Contamination

shall mean the presence of, or release on, under, from or to the environment of any hazardous substance, except the routine storage and use of hazardous substances from time to time in the ordinary course of business, in compliance with environmental laws and with good commercial practice, including without limitation contaminated land within the meaning of the Environmental Protection Act 1990.

Fee

shall mean the Fee excluding VAT, which shall be shown separately in the Invoice, together with any outlays.

Invoice

shall mean our invoice which unless otherwise agreed in writing, will be made out in the name of the instructing party who will be liable for payment.

Invoice Due Date

shall mean the date upon which You are required to pay our invoice, being the date of presentation.

Debt Recovery Action

Shall mean in the event of the Fee not being paid within 14 days, we reserve the right:-

1. To instruct Solicitors, Debt Collection Agents or other third parties to endeavour to recover the Fee, V.A.T. and outlays for us. It is a specific condition of our accepting instructions from you that in the event of said Solicitors, Debt Collection Agents or third parties being instructed by us, you will be liable to reimburse us for the whole Fees and other costs charged by them to us and thereby incurred in that connection; and
2. To exercise our statutory right under the Late Payment of Commercial Debts (Interest) Act, 1998 as amended by the Late Payment of Commercial Debts Regulations, 2002 and any subsequent legislation to claim interest and compensation for debt recovery costs under such legislation.

Value

The monetary Value of the Interest in the Property at the Valuation Date as established in the Summary Valuation Report.

Basis of Valuation

Shall mean the agreed basis of Valuation as noted in Section Two, which are defined in the Professional Standards and reproduced below.

Market Rent

The estimated amount for which a Property would be leased on the Valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Value

The estimated amount for which an asset or liability should exchange on the Valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Existing Use Value

The estimated amount for which an asset should exchange on the Valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion - assuming that the buyer is granted vacant possession of all parts of the asset required by the business, and disregarding potential alternative uses and any other characteristics of the asset that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost.

Worth and Investment Value

The Value of an asset to the owner or a prospective owner for individual investment or operational objectives.

Fair Value

The estimated price for the transfer of an asset or a liability between identified knowledgeable and willing parties that reflects the respective interests of those parties.

Summary Valuation Report

Shall mean the Summary Valuation Report which comprises a Visual Inspection and considers, as appropriate, Repair and Condition, Statutory Enquiries, Fixtures and Fittings and Client Information, Reinstatement Cost Assessment and Taxation solely as defined in this Section Four, save where it conflicts with the Professional Standard, which shall have priority and apply. It does not provide detail on the property or its condition, nor does it provide a market commentary, comment on demand or market conditions or comparable information.

Summary Valuation Report - Inspection

Shall mean that the Valuer has inspected the Property for the purpose of providing an opinion of Market Value and/or Market Rental as instructed and that the Valuer has undertaken a visual inspection of the exterior and interior of the Property as was safely accessible by them without the use of PPE or plant or equipment. The inspection will be carried out whilst standing at ground level within the boundaries of the site or accessible adjacent public or communal areas and whilst standing at each floor level as the case may be ("Visual Inspection").

Summary Valuation Report - Repair and Condition

Shall mean a visual inspection excluding a report on the Repair and Condition of the Property. The Summary Valuation Report is not a building survey and is limited to a Visual Inspection. The Valuer does not conduct a building survey or inspect those parts of the Property that are not apparent during the course of a Visual Inspection, including but not limited to: covered, unexposed or inaccessible or to raise boards, move any fixtures, fittings or contents or to arrange for the testing of heating or other services. The Valuer is entitled to assume that all services, and any associated controls or software, are in working order and free from defects.

Comments in the Summary Valuation Report which do extend to matters beyond a Visual Inspection, on the physical condition of the Property including foundations, walls, floors, ceilings, roof or roof voids, roof coverings, chimneys, gutters, drains, pipes, tanks and services etc must be read in this context and are provided strictly on a non-reliance basis to You. If further information is required a separate building survey must be specifically instructed in writing by You.

In undertaking the Visual Inspection, only the general state of Repair and Condition of the Property has been taken into account. The Summary Valuation Report is not intended to detail defects and will provide a basic overview for information only. If however, minor defects are mentioned in the report, they should be regarded as indicative and not an exhaustive list of defects. These comments are provided strictly on a non-reliance basis to You. For the purposes of the Summary Valuation Report, it is assumed that the Property is in a reasonable repair, except for any defects specifically noted in the Summary Valuation Report.

Only woodwork observed during a Visual Inspection is referred to in the Summary Valuation Report. All other parts of the Property, which were covered, unexposed or inaccessible, have not been inspected and we are therefore unable to report that such parts of the Property are free from defects, rot, insects or any other biological form of contamination.

Summary Valuation Report – Statutory Enquiries

Shall mean any enquiry made in relation to a statutory matter concerning the Property as defined in this section. The Summary Valuation Report does not confirm the existence of any planning permission, building warrant, or permission granted by any other statutory undertaker, ("Statutory Permissions") nor the extent to which the Property complies with any such Statutory Permissions or the Law relevant to same.

In particular and without limitation we have not secured a written planning history from the local authority nor have we made formal enquiries to other relevant bodies. The information contained within this Summary Valuation Report therefore represents our findings based on verbal enquiries with the relevant statutory bodies and investigations thought appropriate. Whilst the information provided is taken to be accurate, we have assumed that a full planning history and further formal enquiries will be conducted by your legal advisors. Any discrepancy should be immediately notified to ourselves in order that we may advise whether this may impact our Valuation(s) reported.

Unless stated otherwise within this Summary Valuation Report we have assumed that the Property in all respects complies with the Law, including:

- all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;
- the Property is not adversely affected by town planning or road proposals;
- all alterations, additions or extension to the Property have received all necessary Town Planning Consents, Building Authority Approvals (Building Warrants) and Completion Certificates; and
- the Property complies with all relevant statutory and local authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, The Licensing Scotland Act, Health and Safety Regulations, Environmental Health Regulations and similar.

Summary Valuation Report – Fixtures & Fittings

Shall mean any fixture or fitting defined in this section. Fixtures and Fittings are excluded from the Summary Valuation Report, save where a Trading Valuation has been instructed by You. Fixtures and Fittings include but are not limited to all items of process plant and machinery, tooling and other equipment not primarily serving the building, cranes, hoists, conveyors, elevators, structures which are ancillary to, or form part of an item of process plant and machinery, sewerage plant primarily concerned with treating trade effluents, air conditioning forming part of a computer installation or primarily serving plant.

In the case of Trading Related Valuation, only Fixtures and Fittings present within the Property shall be included in the Summary Valuation Report and we shall be entitled to assume (a) they are included with the sale; (b) are owned outright by You and (c) are in good working order.

Client Information

Only Client Information referred to in Part Two shall be included in the Summary Valuation Report. We shall have no obligation to check this information and can rely upon its accuracy in all respects. Client Information comprises: Title, Tenure and Tenancies, Ground and Environmental Investigations, and Site Boundaries.

Title, Tenure and Tenancies

It is assumed that there are no encumbrances or unduly onerous restrictions, easements, servitudes, outgoings, conditions or other burdens that would have an adverse effect upon the Value of the Property and that a good and marketable title is held.

We do not provide advice in respect of Client Information including where it concerns the Law. The interpretation of Client Information including but not limited to the documents of title (including relevant deeds, leases and planning consents), is the responsibility of your legal advisor.

Unless otherwise stated in the Client Information, we are entitled to assume that:

- There are no tenant's improvements that will materially affect our opinion of the rent that would be obtained at rent review or lease renewal.
- The tenants will meet their obligations under their leases and are responsible for insuring the Property or reimbursing the cost of

insurance to the landlords, payment of business rates, and all repairs, whether directly or by means of a service charge.

- There are no user restrictions or other restrictive covenants in leases which would adversely affect Value.
- Where appropriate, permission to assign the interest being Valued would not be withheld by the landlord.
- Vacant possession can be secured for all accommodation let on a temporary basis, serviced occupancy etc.

We do not conduct credit enquiries on the financial status of any of any tenant or other occupier, we have, reflected our general understanding of the likely perception of those parties in the marketplace. Accordingly, You should satisfy yourself as to the financial strength of any party prior to purchase. Any such comments in a Summary Valuation Report are offered on a non-reliance basis to You.

Site Boundaries

Markings highlighted on any appended plans indicate the approximate extent of the site inspected as understood or as indicated to us during our visit to the Property. No guarantee can be given as to whether this corresponds to that over which the title is held. It remains the responsibility of your legal advisor to confirm the legal boundaries and title applying to the Property.

Ground and Environmental Investigations

We will not carry out or commission a site investigation or geographical or geophysical survey. We do not provide any opinion or assurance or guarantee that the ground has sufficient load bearing strength to support any of the existing constructions or any other constructions that may be erected in the future. We also cannot give any opinion or assurance or guarantee that there are no underground mineral or other workings beneath the site or in its vicinity nor that there is no fault or disability underground that might affect the Property or any construction thereon. We have, unless otherwise stated in the Client Information, assumed that there are no abnormal site or ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or Value of the Property.

We will not undertake or commission an environmental assessment to establish whether Contamination exists or may exist. We will not carry out any detailed investigation into past or present uses, either of the Property or of any neighbouring land, to establish whether there is any contamination or potential for contamination of the subject Property from these uses or properties unless stated in the Client Information. We will otherwise assume that no Contamination exists in relation to the Property which would affect Value.

No tests have been carried out to determine whether or not any deleterious or hazardous building materials including (but not limited to) asbestos, composite paneling and flammable insulation have been incorporated in the construction or subsequent alterations of the premises. We have, unless otherwise stated in the Client Information, assumed that there are no deleterious or hazardous materials within the Property which might adversely affect the current or future occupation, development or Value of the Property. Specifically the Valuer has not carried out an Asbestos Inspection and has not acted as an Asbestos Inspector in completing the Valuation Inspection of the Property that may fall within the current control of Asbestos at Work Regulations. No enquiry has been made with the Duty Holder, as defined in the Control of Asbestos in the Workplace Regulations, of the existence of an Asbestos Register, or of any Plan for the Management of Asbestos.

Reinstatement Cost Assessment

Shall mean any reinstatement figure indicated within this Summary Valuation Report and is provided for guidance purposes only on a non-reliance basis. A formal estimate for insurance purposes can only be given by a quantity surveyor or other person with sufficient current experience of replacement costs.

Unless otherwise stated, the calculation is based upon the building in its present form including the cost of demolition, site clearance and professional fees but excluding:

- VAT
- Loss of rent or turnover
- Cost of alternative accommodation for the reinstatement period.
- Any other consequential loss.

Taxation

Shall mean means all forms of taxation whenever created or imposed and whether of the United Kingdom or elsewhere, and without prejudice to the generality of the foregoing, includes income tax, capital gains tax, corporation tax, advance corporation tax, stamp duty, stamp duty land tax, stamp duty reserve tax, withholding tax, rates, Value added tax, sales tax, customs and excise duties, inheritance tax, national insurance contributions and any other taxes, levies, contributions, duties or imposts similar to, replaced by or replacing any of them and all penalties, charges, fines and interest included in or relating to any tax assessment therefor, regardless of to whom any such taxes, penalties, charges and fines are, and any interest is, directly or indirectly chargeable or attributable or primarily chargeable or attributable. We do not offer advice on taxation. Without limitation we do not offer advice on whether the Property is elected for Value Added Tax (VAT). For the avoidance of doubt, all Values stated in this report are exclusive of VAT and take no account of any liability for it or any other form of taxation that may arise upon the disposal or acquisition of the Property.

Should any of the assumptions or any additional stated assumptions prove to be incorrect (or inappropriate), we reserve the right to revise our opinion(s) of Value accordingly.

Summary Valuation T&C's - Former Campsie View School Site, Lenzie

Final Audit Report

2026-01-06

Created:	2026-01-06
By:	[REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAonlzcCUjCs-hjG8wpjP0V7Vgf7vAwK8i

"Summary Valuation T&C's - Former Campsie View School Site, Lenzie" History

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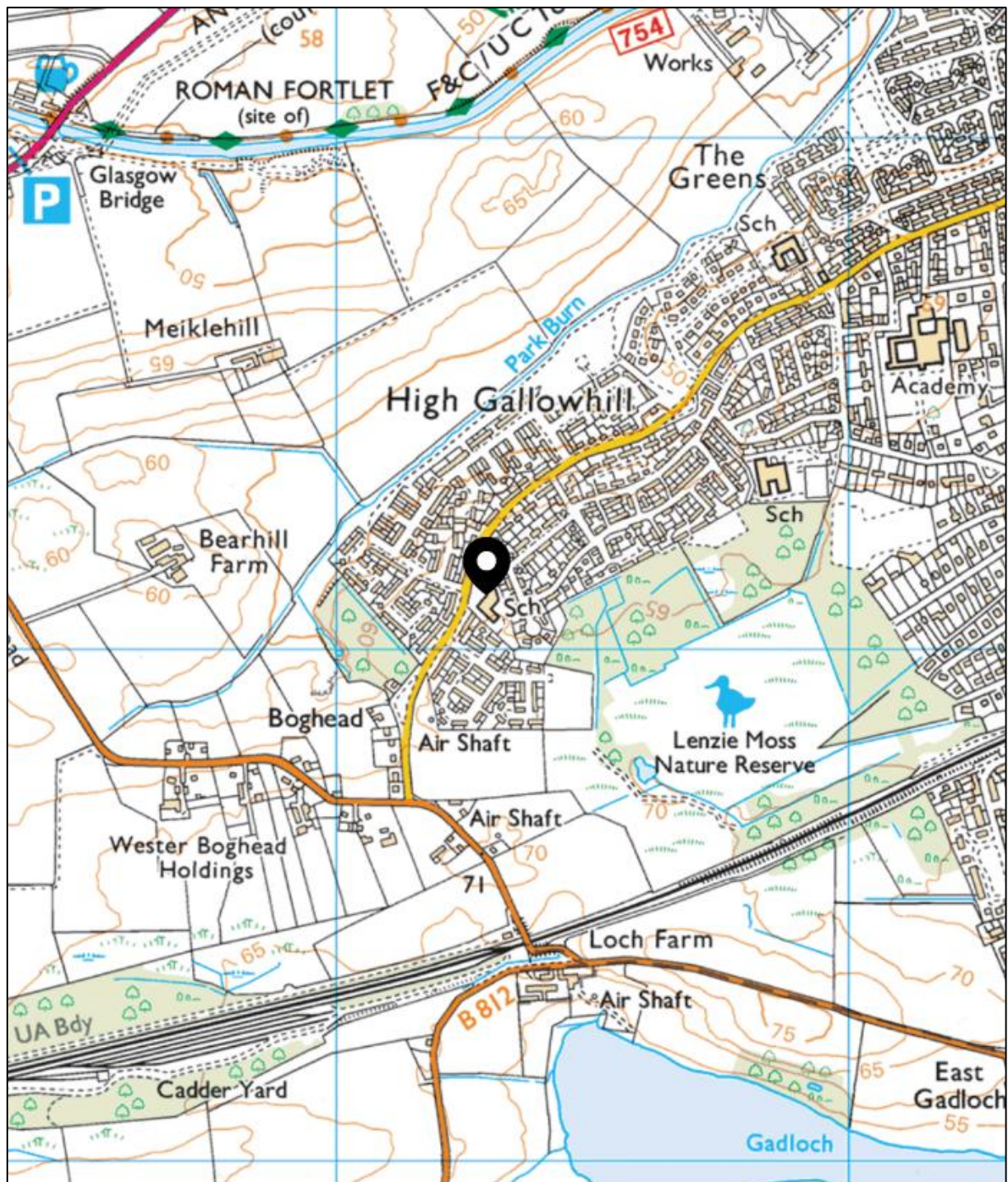
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 Document e-signed by [REDACTED]
Signature Date: 2026-01-06 - 11:13:11 AM GMT - Time Source: server

 Agreement completed.
2026-01-06 - 11:13:11 AM GMT

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APPENDIX 2 - LOCATION PLAN



APPENDIX 3 - SITE PLAN

APPENDIX 4 - PHOTOGRAPHS







APPENDIX 5 - DEFINITIONS OF VALUE

Market Rent

The estimated amount for which an interest in real property should be leased on the valuation date, between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Existing Use Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion - assuming that the buyer is granted vacant possession of all parts of the asset required by the business, and disregarding potential alternative uses and any other characteristics of the asset that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost.

Worth and Investment Value

The value of an asset to the owner or a prospective owner for individual investment or operational objectives.

Fair Value

The estimated price for the transfer of an asset or a liability between identified knowledgeable and willing parties that reflect the respective interests of those parties.

APPENDIX 6 – SCOPE OF WORK AND VALUATION ASSUMPTIONS

General

The Valuer has inspected the property for the purpose of providing an opinion of Market Value and/or Market Rental as instructed. The Valuer has undertaken a visual inspection of so much of the exterior and interior of the property as was accessible safely and without undue difficulty. The inspection was carried out whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels.

Repair and Condition

This report constitutes a valuation and not a building survey. The Valuer was under no duty to carry out a building survey or to inspect those parts of the property that are covered, unexposed or inaccessible or to raise boards, move any fixtures, fittings or contents or to arrange for the testing of heating or other services. It has been assumed that all services, and any associated controls or software, are in working order and free from defect. Roof voids and sub-floor areas were only inspected where readily available and safe access was available.

Comments, if any, on the physical condition of the foundations, walls, floors, ceilings, roof or roof voids, roof coverings, chimneys, gutters, drains, pipes, tanks and services etc., must be read in this context. If further information is required a separate survey with respect to these items or to other parts of the property related thereto must be specifically instructed in writing.

In undertaking the inspection, the general state of repair and condition of the property has been taken into account. The inspection was not a Building or Structural survey and this report is not intended to detail minor defects which do not materially affect value. If however, minor defects are mentioned in the report, they should be regarded as indicative and not an exhaustive list of defects. For the purposes of the Valuation, it is assumed that the property is in good repair, except for any defects specially noted.

Woodwork or other parts of the property, which were covered, unexposed or inaccessible, have not been inspected and we are therefore unable to report that such parts of the property are free from rot, beetle or other defects.

Statutory Enquiries

We have not secured a written planning history from the local authority nor have we made formal enquiries to other relevant bodies. The information contained within this report therefore represents our findings based on verbal enquiries with the relevant statutory bodies and investigations thought appropriate. Whilst the information provided is taken to be accurate, we have assumed that a full planning history and further formal enquiries will be conducted by your legal advisors. Any discrepancy should be immediately notified to ourselves in order that we may advise whether this may impact our valuation(s) reported.

Unless stated otherwise within this report and in the absence of any information to the contrary, we have assumed that:

- (a) all buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;
- (b) the property is not adversely affected by town planning or road proposals.
- (c) all alterations, additions or extension to the property have received all necessary Town Planning Consents, Building Authority Approvals (Building Warrants) and Completion Certificates.
- (d) the property complies with all relevant statutory and local authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, The Licensing Scotland Act, Health and Safety Regulations, Environmental Health Regulations and similar.

Fixtures and Fittings

Unless otherwise specified the following items are excluded, except in the case of Trading Related valuations where they are specifically included, unless stated to the contrary:

All items of process plant and machinery, tooling and other equipment not primarily serving the building, cranes, hoists, conveyors, elevators, structures which were ancillary to, or form part of an item of process plant and machinery, sewerage plant primarily concerned with treating trade effluents, air conditioning forming part of a computer installation or primarily serving plant.

In the case of trading related valuations, all items of trade equipment and fittings currently present within the property that are necessary for the continued operation of the business are assumed to be owned outright (unless otherwise stated) and included with the sale of the business. No tests have been undertaken to establish the operation of the trade fixtures and fittings which are assumed to be in good working order.

Information Sources

All information provided to the valuer by the client and/or the client's professional advisors or any other party is assumed to be complete and correct.

Title, Tenure and Tenancies

It is assumed that there are no encumbrances or unduly onerous restrictions, easements, servitudes, outgoings, conditions or other burdens that would have an adverse effect upon the value of the property and that a good and marketable title is held.

We do not generally have access to all leases, title deeds, or other legal documents relating to the property.

Any information recorded in this report represents our understanding of the relevant documents provided. We should emphasise that the interpretation of the documents of title (including relevant deeds, leases and planning consents), is the responsibility of your legal advisor.

Unless otherwise stated and in the absence of any information to the contrary, we have assumed that:

- a) There are no tenant's improvements that will materially affect our opinion of the rent that would be obtained at rent review or lease renewal.
- b) The tenants will meet their obligations under their leases and are responsible for insuring the property or reimbursing the cost of insurance to the landlords, payment of business rates, and all repairs, whether directly or by means of a service charge.
- c) There are no user restrictions or other restrictive covenants in leases which would adversely affect value.
- d) Where appropriate, permission to assign the interest being valued would not be withheld by the landlord.
- e) Vacant possession can be secured for all accommodation let on a temporary basis, serviced occupancy etc.

Where we have not conducted credit enquiries on the financial status of any of the tenants, we have, reflected our general understanding of the likely perception of the tenants in the marketplace. Accordingly, purchasers should satisfy themselves of the financial strength of the tenants prior to purchase.

Ground and Environmental Investigations

We will not carry out or commission a site investigation or geographical or geophysical survey. We will, therefore, not be able to give any opinion or assurance or guarantee that the ground has sufficient load bearing strength to support any of the existing constructions or any other constructions that may be erected in the future. We also cannot give any opinion or assurance or guarantee that there are no underground mineral or other workings beneath the site or in its vicinity nor that there is no fault or disability underground that might affect the property or any construction thereon. We have, unless otherwise stated, assumed that there are no abnormal site or ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property.

We will not undertake or commission an environmental assessment to establish whether contamination exists or may exist. We will not carry out any detailed investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any contamination or potential for contamination of the subject property from these uses or properties.

Therefore, for the purposes of our Valuation Report, unless definitive information to the contrary is made available to us, we will normally assume that no contamination exists in relation to the property which would affect value.

Should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to a contaminative use, this might reduce the value(s) set out in the report. You should therefore inform us of this immediately and we will reconsider our opinion of value accordingly.

Similarly we have assumed there are no EPC, asbestos, Radon gas, Japanese Knotweed, invasive species or flooding issues that would affect value. We reserve the right to amend our valuations on sight of any further information with regard to any of these items as noted herein and above.

No tests have been carried out to determine whether or not any deleterious or hazardous building materials including (but not limited to) asbestos, composite panelling and flammable insulation have been incorporated in the construction or subsequent alterations of the premises. We have, unless otherwise stated, assumed that there are no deleterious or hazardous materials within the property which might adversely affect the current or future occupation, development or value of the property. Specifically the Valuer has not carried out an Asbestos Inspection and has not acted as an Asbestos Inspector in completing the valuation inspection of the Property that may fall within the current control of Asbestos at Work Regulations. No enquiry has been made with the Duty Holder, as defined in the Control of Asbestos in the Workplace Regulations, of the existence of an Asbestos Register, or of any Plan for the Management of Asbestos.

Reinstatement Cost Assessment

Any reinstatement figure indicated within this report is provided for guidance purposes only, as a formal estimate for insurance purposes can only be given by a Quantity Surveyor or other person with sufficient current experience of replacement costs.

Unless otherwise stated, the calculation is based upon the building in its present form including the cost of demolition, site clearance and professional fees but excluding:

- a) VAT
- b) Loss of rent or turnover
- c) Cost of alternative accommodation for the reinstatement period.
- d) Any other consequential loss.

Taxation

We have not been advised whether the property is elected for Value Added Tax (VAT). For the avoidance of doubt, all values stated in this report are exclusive of VAT and take no account of any liability for it or any other form of taxation that may arise upon the disposal or acquisition of the property.

Site Boundaries

Markings highlighted on any appended plans indicate the approximate extent of the site inspected as understood or as indicated to us during our visit to the property. No guarantee can be given as to whether this corresponds to that over which the title is held. It remains the responsibility of your legal advisor to confirm the legal boundaries and title applying to the property.

Should any of the assumptions or any additional stated assumptions prove to be incorrect (or inappropriate); we reserve the right to revise our opinion(s) of value accordingly.