

PUBLIC NOTICE

THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

NOTICE OF CONSULTATION ON DISPOSAL BY WAY OF LEASE - COMMON GOOD PROPERTY

Fife Council propose to enter a lease agreement on a common good property **Cowdenbeath Town House, High Street Cowdenbeath KY4 9QA**. Before taking a decision, the Council requires to consult under Section 104 of the Community Empowerment (Scotland) Act 2015.

Library and location Plan



History

Built between 1904 and 1906, Cowdenbeath Town House and for more than a century it served as Cowdenbeath's civic headquarters, accommodating council offices, a courtroom, and the historic Town Chamber, which hosted weddings and public events.

Following its closure in 2016, the building remained vacant until a major restoration project was secured through a partnership between Fife Council and Scottish government. Supported by £2.3 million of funding, primarily from the Scottish Government, the project is restoring this important historic building for future generations.

When completed, the refurbished Town House will provide a vibrant community hub, including a community café, affordable business incubator units, studios for Radio Studio, and retained civic space for weddings, meetings, and community events. The redevelopment preserves the building's historic character while creating modern facilities to support the social and economic regeneration of Cowdenbeath.

Disposal By Lease Request

BRAG Enterprises Limited (SC003517) have agreed in principle to enter into a twenty-year lease of Cowdenbeath Town House. BRAG Enterprises is a Fife-based charity and social enterprise with a track record of delivering community development, employability, training and regeneration projects across West Fife.

Following completion of the ongoing refurbishment works, BRAG propose to operate Cowdenbeath Town House as a multi-purpose community hub incorporating:

- community meeting and activity space;
- affordable office and business incubation accommodation;
- a community café;
- radio and creative media facilities;
- training, employability and volunteering opportunities; and
- civic and community event space, including retention of the historic Town Chamber for public use.

The proposal will bring a prominent historic common good building, which has been vacant since 2016, back into active and sustainable community use..

The lease will be granted at a subsidised rent of £1 per annum in accordance with the Council's Subsidised Lease Policy. The subsidy reflects the significant community benefits arising from the proposal, including community access to facilities, delivery of social and economic regeneration outcomes, creation of volunteering and training opportunities, and the long-term occupation, management and maintenance of the building by a community-focused organisation.

The Council considers that the proposed lease will deliver significant social, economic and community benefits for the people of Cowdenbeath. These benefits include bringing a vacant historic building back into productive use, supporting community organisations and local businesses, providing opportunities for training and volunteering, and contributing to town centre regeneration. These anticipated benefits are considered to justify the proposed subsidised lease arrangements.

BRAG Enterprises also intends to seek external funding to support future investment in the building, ensuring the long-term sustainability and continued public benefit of this important common good asset.

The permitted use will be as a community centre, business hub, community café, exhibition and event space, together with associated community and enterprise activities.

The proposals would remain subject to planning permission (where required) and all other statutory consents.



Representations:

Anyone may make representations about this request to Fife Council. Representations must be in writing and include the name and address of the person making it. All representations will be published [online](#).

Representations must be received by **11th November 2026**. They should be sent to Zahida.ramzan@fife.gov.uk or to communityasset.transfer@fife.gov.uk

Date of Notice: 16th September 2026