

# North Lanarkshire Council Report

## Policy and Strategy Committee

Does this report require to be approved?  Yes  No

Ref SL/LP/GS Date 11/06/26

## Determination of Competing Community Asset Transfer Applications – Glenmavis Community Centre

From Stephen Llewellyn, Deputy Chief Executive

E-mail LlewellynS@northlan.gov.uk

### Executive Summary

The purpose of this report is to provide Policy and Strategy Committee with a consolidated and comparative assessment of two competing Community Asset Transfer (CAT) requests relating to Glenmavis Community Centre, Coatbridge Road, Glenmavis (UPRN 90008227), and to seek determination of those requests in accordance with Part 5 of the Community Empowerment (Scotland) Act 2015.

The applications have been submitted by Airdrie Martial Arts Centre (AMAC) and Glenmavis Community Group (GCG). Both organisations seek transfer of ownership of the same community asset and, as a consequence, the Council is required to assess not only the merits of each individual proposal but also which application delivers the greatest overall benefit and represents the most sustainable long-term outcome for the asset and the wider community.

Both applications have been assessed using the Council's approved Community Ownership and Management of Assets assessment framework. The detailed assessment reports, previously considered by Communities Committee, are appended in full and remain unaltered. This report provides members with a consolidated comparative assessment to assist determination between the competing proposals.

Following consideration by Communities Committee on 27 May 2026, both applications were remitted for determination. Subsequent consideration of governance arrangements, together with guidance received from the Scottish Government regarding the operation of statutory review provisions under the Community Empowerment (Scotland) Act 2015, identified that determination by Policy and Strategy Committee represented the most appropriate and legally robust decision-making route. This approach helps safeguard the integrity of any future review process, ensures compliance with principles of fairness and impartiality, and supports the Council's ability to withstand external scrutiny.

The assessment concludes that both organisations demonstrate a commitment to delivering community benefit and both proposals contain positive elements capable of contributing to local community wellbeing. However, significant differences exist between the applications in terms of organisational maturity, governance arrangements, financial resilience, deliverability and risk.

The assessment identifies that Airdrie Martial Arts Centre presents a more developed proposal, supported by an established operating model, stronger organisational capacity,

a more robust financial position, and a clearer evidence base demonstrating deliverability and long-term sustainability. The proposal also presents a lower overall risk profile in relation to the successful transfer, management and ongoing operation of the asset.

Glenmavis Community Group presents a positive community-led vision for the facility and the commitment and experience of those involved is recognised. However, the organisation remains at an earlier stage of development and the proposal contains a greater degree of uncertainty in relation to governance arrangements, financial sustainability and delivery capacity.

Having considered the evidence submitted by both applicants, the assessment concludes that the application submitted by Airdrie Martial Arts Centre represents the stronger overall proposal when assessed against the Council's approved criteria and the statutory objectives of Community Asset Transfer legislation.

This report therefore presents the comparative assessment findings and associated recommendations for determination by Policy and Strategy Committee.

---

## Recommendations

It is recommended that Policy and Strategy Committee:

- (1) Considers the consolidated comparative assessment of the competing Community Asset Transfer applications submitted by Airdrie Martial Arts Centre and Glenmavis Community Group in respect of Glenmavis Community Centre;
- (2) Acknowledges that both applications in accordance with Part 5 of the Community Empowerment (Scotland) Act 2015 and the Council's approved Community Ownership and Management of Assets assessment framework;
- (3) Acknowledges the detailed assessment reports and supporting information appended to this report;
- (4) Having considered the comparative assessment, determine that the application submitted by Airdrie Martial Arts Centre represents the stronger overall proposal against the approved assessment criteria and delivers the greatest overall benefit, sustainability and likelihood of successful delivery;
- (5) Approve the Community Asset Transfer request submitted by Airdrie Martial Arts Centre for the transfer of Glenmavis Community Centre;
- (6) Reject the Community Asset Transfer request submitted by Glenmavis Community Group for the transfer of Glenmavis Community Centre; and
- (7) Delegate authority to the Chief Officer (Housing and Communities), in consultation with the Chief Officer (Legal and Democratic), to issue the statutory decision notices and take all necessary steps to implement the Committee's decision in accordance with the Community Empowerment (Scotland) Act 2015.

---

## The Plan for North Lanarkshire

Priority	Enhance participation, capacity, and empowerment across our communities
Ambition statement	(20) Improve the involvement of communities in the decisions, and development of services and supports, that affect them
Programme of Work	All Programmes of Work

---

## **1. Background**

- 1.1 Part 5 of the Community Empowerment (Scotland) Act 2015 encourages community-based groups to take control of assets to be utilised for positive outcomes as driven and directed at a local level. Qualifying groups can apply to a relevant authority, which includes local authorities, to either lease or purchase an asset.
- 1.2 Upon a formal application being made, the relevant authority is bound to carry out an assessment of the request, establish that the applicant is a qualifying body and assess both the sustainability and likely benefit of the asset transfer. Benefits can include social wellbeing, economic benefits and provision of services and activities that would not otherwise be provided.
- 1.3 In general terms where a group meets qualifying and eligibility criteria, they can apply for most assets held by a relevant authority. The assets do not have to be surplus to the Council's operational requirements. Under the Council's current Community Ownership and Management of Assets Policy, Common Good assets are excluded. Exclusions also apply to North Lanarkshire Properties (NLP) mortgaged properties and where the Council has entered into a legal agreement for sale or demolition of an asset.
- 1.4 The Council must assess the operational benefit of retaining the asset against the potential community benefits in approving the transfer. An application can be rejected on grounds including, but not exclusive to, the business model is not sustainable, the proposal is not financially viable, the group cannot evidence community support or community benefit, or the group cannot demonstrate that they have the capacity to manage the asset.
- 1.5 In June 2024 the Policy and Strategy Committee approved a new Community Ownership and Management of Assets Policy and associated resources aiming to improve the Council's approach to building capacity and opportunity with organisations looking to take on ownership, lease or management of a Council-owned asset. The aim is to shift the focus to achieving positive outcomes where appropriate and using available resources and tools to over time to increase the pace and volume of successful outcomes while protecting the business of the Council, considering any negative or positive impact on the wider community and managing risk levels.
- 1.6 It is important to note that where there are multiple interests in the same asset, the preferred scenario would be for those organisations to work together on a joint proposal reflecting the operational needs of each individual organisation with a shared focus on the needs of the communities of North Lanarkshire. Officers will always endeavour to encourage and where appropriate facilitate joint discussion between interested parties to ensure collaborative options are explored. Where a shared approach is not possible then it has been the council's approach to set a closing date for applications for an asset with multiple interests.

## **1.7 Community Asset Transfer - Officer Assessment, Governance and Support Initial Organisational Assessment and Capacity Checks**

- 1.7.1 In line with the requirements of Part 5 of the Community Empowerment (Scotland) Act 2015 and North Lanarkshire Council's approved Community Asset Transfer Policy, all Community Asset Transfer (CAT) enquiries and formal applications are subject to a structured programme of officer-led review, engagement and organisational assessment prior to the report and recommendations being presented to Committee.

1.7.2 The purpose of this process is to ensure that applications are considered in a fair, transparent, proportionate and evidence-based manner, whilst also supporting community organisations to understand the responsibilities associated with community ownership, lease management or operational control of public assets.

1.7.3 The Council's approach is aligned to the Scottish Government's Community Asset Transfer guidance and wider national good practice promoted through organisations including the Community Ownership Support Service (COSS), Development Trusts Association Scotland (DTAS), Scottish Council for Voluntary Organisations (SCVO) and other recognised sector support agencies.

The process adopted by North Lanarkshire Council is designed to ensure that:

- applications are assessed consistently.
- all organisations are treated equitably.
- organisational governance and capacity are appropriately explored.
- risks are identified at an early stage.
- community organisations are signposted to support where appropriate.
- statutory obligations and Best Value considerations are fully considered; and
- Elected Members are provided with robust, balanced and evidence-informed reports to support decision making.

## **1.8 Officer-Led Initial Assessment and Health Check Process**

1.8.1 As part of the early engagement stage, officers undertake a proportionate organisational assessment and "health check" process with willing organisations.

1.8.2 This process is not intended to act as a barrier to participation. Rather, it seeks to support organisations to understand the scale and responsibilities associated with asset transfer:

- identify strengths and development areas.
- inform early capacity-building discussions.
- ensure applications are sufficiently evidenced.
- reduce avoidable project risks; and
- support longer-term sustainability and governance resilience.

1.8.3 Appendix 1 provides a breakdown of the themes checked and the specific items reviewed / appraised.

## **1.9 Consistent and Equitable Offer of Support**

1.9.1 North Lanarkshire Council recognises that community organisations operate with varying levels of experience, governance maturity and technical capacity.

1.9.2 In recognition of this, officers seek to apply a consistent and equitable support approach to all organisations expressing an interest in Community Asset Transfer.

Support may include:

- early discussion meetings.
- explanation of statutory processes.
- signposting to guidance documents.
- clarification of policy requirements.
- advice regarding governance expectations.

- support in understanding business planning requirements.
- signposting to funding opportunities.
- assistance in understanding asset information; and
- introductions to external support organisations where appropriate.

1.9.3 Importantly, organisations retain the ability to self-determine the extent to which they wish to engage with or accept support offered. The Council's role is to ensure support opportunities are consistently available and communicated fairly across applicants.

## **1.10 Multi-Agency and Cross-Service Support Arrangements**

1.10.1 In addition to support available directly from Council officers, organisations may independently access a range of national and local specialist support agencies.

These include, but are not limited to:

- Community Ownership Support Service (COSS).
- Development Trusts Association Scotland (DTAS).
- Scottish Council for Voluntary Organisations (SCVO).
- Voluntary Action North Lanarkshire (VANL).
- Just Enterprise.
- Community Enterprise.
- Specialist legal or surveying advisors; and
- External funding and governance support providers.

1.10.2 Where appropriate, and at the request of organisations, Council officers may facilitate introductions or provide guidance regarding relevant external support services.

1.10.3 The Council recognises the importance of independent support provision and acknowledges that many organisations benefit significantly from specialist external advice during the development of Community Asset Transfer proposals.

## **1.10 Internal Governance and Cross-Service Assessment**

1.11.1 Community Asset Transfer applications are not assessed in isolation by a single officer or service area.

1.11.2 In line with North Lanarkshire Council policy and established operational practice, applications are subject to ongoing internal discussion and review involving multiple Council services at various stages of the process.

1.11.3 Depending on the nature and complexity of the proposal, this may include input from:

- Community Partnership Team.
- Estates and Asset Management.
- Legal Services.
- Finance.
- Planning.
- Community Learning and Development.
- Facilities Management.
- Active and Creative Communities.
- Insurance and Risk.

- Equalities Team.
- Other relevant operational services.

1.11.4 This cross-service approach assists in ensuring that applications are subject to balanced and informed assessment, with appropriate consideration given to operational implications, legal and financial matters, community impact, strategic alignment, statutory duties, Best Value obligations and wider risks associated with Community Asset Transfer proposals.

## **1.11 Alignment with Scottish Government Community Asset Transfer Roadmap**

1.12.1 The Council's approach is designed to align with the Scottish Government's recommended Community Asset Transfer pathway (available in Appendix 2) and associated national good practice guidance.

This includes:

1. Early engagement and enquiry.
2. Initial organisational discussion and support.
3. Asset and feasibility consideration.
4. Support for Business planning and proposal development.
5. Submission and validation of formal request.
6. Statutory consultation and representations.
7. Multi-disciplinary officer assessment.
8. Committee termination.
9. Decision notice and post-decision processes; and
10. Legal implementation and ongoing monitoring.

1.12.2 This staged approach assists in promoting transparency, proportionality, procedural fairness, community empowerment, informed decision making; and sustainable long-term outcomes.

## **1.13 Principles Underpinning the Assessment Approach**

1.13.1 The Council's assessment methodology is underpinned by the following core principles:

- Fairness and consistency
- Transparency
- Proportionality
- Community empowerment
- Best Value
- Sustainability
- Evidence-based assessment
- Governance assurance
- Equalities and inclusion
- Risk awareness and mitigation; and
- Long-term community benefit

1.13.2 This approach is intended to ensure that Community Asset Transfer decisions are robust, transparent, justified and focused on achieving positive and sustainable outcomes for communities across North Lanarkshire.

- 2.1 The Council has received two Community Asset Transfer requests for Glenmavis Community Centre, Coatbridge Road, ML6 0NJ (UPRN 90008227). Appendix 1 shows the location map. The applications are from Airdrie Martial Arts Centre and Glenmavis Community Group.
- 2.2 Airdrie Martial Arts Centre is a Scottish Charitable Incorporated Organisation (SCIO54337). The organisation has submitted a formal request to purchase Glenmavis Community Centre with an offer price of £80,000. The application and business plan present a mixed-use concept comprising martial arts classes, regular hall lets, first aid sessions, coffee mornings, Tai Chi, personal training, circuit classes, children's parties and other bookable community activities. There is evidence that the applicant has thought about continued shared community use for existing and new activities to meet local need.
- 2.3 Glenmavis Community Group is a Scottish Charitable Incorporated Organisation. The organisation has submitted a formal request to purchase Glenmavis Community Centre with an offer price of £55,537. The application and supporting documents present a proposal to bring the asset back into community use as a traditional community facility for local people and groups to meet, socialise and deliver activities. Proposed activity includes reinstatement of uses such as Zumba, access for the Boys Brigade, a lease/hiring arrangement with the Army Cadets Force, IT facilities, lets and private functions.
- 2.4 **High-level side-by-side comparison**

Table 1 below provides a quick look side-by-side comparison.

**Table 1**

<b>Criteria</b>	<b>Airdrie Martial Arts Centre</b>	<b>Glenmavis Community Group</b>
<b>Legal status</b>	SCIO	SCIO
<b>Offer price</b>	£80,000	£55,537
<b>Proposal type</b>	Mixed-use community and martial arts hub	Traditional community centre / hall model
<b>Community benefit</b>	Strong, supported by existing activity, demonstrated community engagement, testimonials and wider planned community use.	Moderate, positive community aspiration with more limited evidence of deliverability and long-term sustainability.
<b>Organisational capacity</b>	Strong, with established delivery base (two martial arts organisations and associated delivery) and experienced individuals from Cobra Martial Arts Scotland and RACE Taekwondo	Weak, with limited evidence of organisational maturity or experience managing a comparable asset
<b>Financial position</b>	Moderate, 5-year model provided but acquisition and grant funding assumptions require further strengthening	Weak, heavy reliance on assumptions and external arrangements with limited contingency
<b>Risk profile</b>	Moderate and capable of mitigation through conditions, support and post-decision due diligence	Higher risk due to weaker governance, financial sustainability and delivery readiness

<b>Overall officer assessment</b>	Stronger and more deliverable proposal	Positive aspiration but insufficient assurance in current form
<b>Recommendation</b>	Approve	Reject

## 2.5 Summary grading

2.5.1 Table 2 below provides a side-by-side overview of assessment scores

**Table 2**

<b>Assessment Theme</b>	<b>Airdrie Martial Arts Centre</b>	<b>Glenmavis Community Group</b>
1. Details of the asset	Moderate	Moderate
2. Organisation information	Strong	Weak
3. Type of request	Strong	Moderate
4. Link to the NL Plan	Strong	Moderate
5. Community proposal	Very Strong	Moderate
6. Support	Strong	Moderate
7. Financial information	Moderate	Weak
8. Risk / social impact	Strong	Moderate

2.5.2 In line with the Council's Community Ownership and Management Policy and associated scoring process the findings of the Officer Assessment Panel were reported to the Community Asset Leadership Group for consideration and for a recommendation to be made to the Communities Committee, and in this instance, the Policy and Strategy Committee.

The Group comprises of:

- Chief Officer (Housing and Communities);
- Chief Officer (Asset and Procurement);
- Chief Officer (Community Operations);
- Chief Officer (Legal and Democratic); and
- Chief Officer (Finance & Technology).

The recommendation is that the Policy and Strategy Committee approve the application based on the findings of the assessment attached at Appendices 4 and 5.

## 2.6 Legislative and Policy Context

2.6.1 Under Part 5 of the Community Empowerment (Scotland) Act 2015, a relevant authority is required to assess an asset transfer request and agree the request unless there are reasonable grounds for refusal. The statutory framework shifts the balance towards community bodies, but it does not remove the requirement for the Council to act lawfully, reasonably, transparently and in accordance with Best Value.

2.6.2 The Scottish Government guidance confirms that requests can be made for ownership, lease or other rights, and that authorities must assess requests transparently against specified criteria. Where a transfer is proposed at less than market value, the authority must consider whether the community benefits justify the proposed discount and whether the decision represents good use of public resources.

- 2.6.3 In a competing application scenario, the Council must avoid treating the first application as automatically preferred. The statutory guidance for community transfer bodies recognises that more than one community transfer body may be interested in the same land. It advises that organisations should try to work together where possible.
- 2.6.4 The guidance also recognises that where a relevant authority is talking to several community transfer bodies about the same land, it may ask them to submit requests at the same time to allow comparison on an equal basis. However, the authority cannot refuse to consider a request solely because it arrives after a suggested closing date. In this case, a proposed closing date was discussed and agreed by all parties.
- 2.6.5 The appropriate decision-making approach is therefore to apply a consistent assessment framework, preserve the statutory rights of each applicant, and provide a clear comparative rationale explaining which proposal delivers the greatest overall community benefit, with acceptable levels of risk and deliverability.

## **2.7 Comparative Assessment**

- 2.7.1 Both organisations were provided with the same opportunity to engage with officers prior to submission of their formal applications and were subject to the same assessment framework, scoring methodology and cross-service scoring panel. This included access to discussion, clarification, guidance and signposting in line with the Council's approved Community Ownership and Management of Assets approach.

### **2.7.2 Asset considerations**

Both applications correctly identify Glenmavis Community Centre, and both propose continued community use. Both applications also require further consideration of title, access and asset-related issues. The title boundary is limited to the western/southern edge of the building and no legal right of access around the rear of the building has been identified. Airdrie Martial Arts Centre demonstrates greater practical awareness of site constraints and operational implications, including boundary, parking, playpark and neighbouring property considerations. Glenmavis Community Group identifies the asset and proposes a compatible community use but provides less technical detail. Both applications are therefore assessed as Moderate for this theme, although Airdrie Martial Arts Centre presents stronger practical awareness.

### **2.7.3 Organisational capacity**

This is one of the clearest areas of differentiation. Airdrie Martial Arts Centre is a newly constituted SCIO but draws together two long-standing delivery organisations: Cobra Martial Arts Scotland, operating since 1996, and RACE Taekwondo, operating since 2002. The application evidences a volunteer instructor core, safeguarding experience, building-related experience, fire warden, first aid, IOSH and practical operational capability. Glenmavis Community Group is constituted as a SCIO, but evidence of governance maturity, asset management experience, workforce planning and operational delivery capability is limited in terms of submitted information. The assessment is therefore Strong for Airdrie Martial Arts Centre and Weak for Glenmavis Community Group.

#### 2.7.4 Type of request, payment and conditions

Both organisations seek ownership of the asset. Airdrie Martial Arts Centre offers £80,000. This sits below the Council's internal valuation of £140,000 but is closer to the independent valuation of £100,000 and is supported by a more developed community benefit narrative. Glenmavis Community Group offers £55,537, which is materially lower than both the independent valuation and the Council's internal valuation. The proposed discount is not fully justified in quantified social value or community benefit terms. Airdrie Martial Arts Centre therefore presents a stronger and more defensible position.

#### 2.7.5 Link to the Plan for North Lanarkshire

Both applications seek to align with the Plan for North Lanarkshire and local community planning priorities. Airdrie Martial Arts Centre provides a more developed narrative linking the proposal to health and wellbeing, participation, early intervention, inclusion, workforce development and community capacity. Glenmavis Community Group references improved wellbeing, participation and social cohesion, but the links are more descriptive and less clearly mapped to measurable outcomes. The assessment is therefore Strong for Airdrie Martial Arts Centre and Moderate for Glenmavis Community Group.

#### 2.7.6 Community proposal

This is the strongest section of the Airdrie Martial Arts Centre application. The proposal contains a clear purpose, existing delivery experience, a wider community use model and evidence of need through resident survey material, member survey material, open day activity and testimonials. The proposal includes activity for children, families, adults, older people and wider community users, and is not limited solely to martial arts activity. Glenmavis Community Group presents a traditional community centre model and a positive aspiration to return the building to local use. However, the evidence base is thinner, the delivery plan is less developed, and the application does not fully address historic low community usage prior to closure. The assessment is therefore Very Strong for Airdrie Martial Arts Centre and Moderate for Glenmavis Community Group.

#### 2.7.7 Support and partnerships

Airdrie Martial Arts Centre provides resident survey material, member survey material, open day engagement and written testimonials. It also identifies emerging stakeholder and activity links, including instructors, local trades, family learning, fitness and community contacts. Glenmavis Community Group provides some evidence of support and stakeholder engagement, including local backing, but partnership arrangements are not sufficiently formalised and do not significantly reduce delivery risk. The assessment is Strong for Airdrie Martial Arts Centre and Moderate for Glenmavis Community Group.

#### 2.7.8 Financial sustainability

Airdrie Martial Arts Centre provides a five-year financial plan with projected income from existing activity and additional income streams. However, acquisition funding is not yet fully secured and assumptions around grant funding, future activity and contingency require further development. Glenmavis Community Group provides a three-year projection, but the model

relies heavily on assumptions and external arrangements, particularly with Lowland RFCA. There is limited evidence of financial resilience or secured funding, and contingency planning is underdeveloped. The assessment is therefore Moderate for Airdrie Martial Arts Centre and Weak for Glenmavis Community Group.

#### 2.7.9 Risk and social impact

Airdrie Martial Arts Centre acknowledges foreseeable risks including access for existing users, parking pressure, misunderstanding about martial arts, site condition and shared use. It also provides a stronger social impact case through testimonials, existing activity, volunteering and anticipated health and wellbeing benefits. Glenmavis Community Group identifies some risks and social benefits, but mitigation measures are limited and often reliant on assumptions. The approach to monitoring impact is not fully developed. The assessment is Strong for Airdrie Martial Arts Centre and Moderate for Glenmavis Community Group.

## 2.8 Representations

2.8.1 Both applications generated community interest and have required consideration of support, objections, concerns and wider community views.

110 representations were received across both applications. 78 representations were received for the Glenmavis Community Group, comprising 77 in support of their proposal and 1 objection. Airdrie Martial Arts Centre received a total of 32 representations, comprising of 31 in support of their proposal and 1 objection.

2.8.2 Representations are relevant to the assessment of community support, community impact and risk. They are not determinative in isolation. The appropriate test is whether the representations raise material issues that affect the Council's assessment of community benefit, sustainability, risk, equality of access, deliverability or Best Value.

2.8.3 In a case involving more than one application for the same asset, comments and representations received are logged and reviewed by officers with summary information discussed at the assessment and scoring panel. The summary information is available in Appendix 6.

2.8.4 The number of comments for and against a proposal should not automatically determine the outcome. Instead, the Council must consider whether the issues raised are relevant to matters such as community benefit, sustainability, risk, deliverability and wider impact.

## 2.9 Risk Analysis

Table 3 below provides details of the risk profile for each application.

**Table 3**

<b>Risk Type</b>	<b>Airdrie Martial Arts Centre</b>	<b>Glenmavis Community Group</b>	<b>Comparative Position</b>
<b>Financial</b>	Moderate - projections provided but funding	High - weak financial model and reliance on assumptions	AMAC presents lower risk

	assumptions require strengthening		
<b>Delivery</b>	Moderate - existing delivery base and operational experience	High - limited asset management experience	AMAC presents lower risk
<b>Governance</b>	Low to Moderate - SCIO governance and experienced trustees evidenced	High - limited evidence of maturity and operational controls	AMAC presents lower risk
<b>Reputational</b>	Manageable - risks capable of mitigation through conditions and support	Elevated - higher likelihood of delivery failure or underuse	AMAC presents lower risk
<b>Legal / procedural</b>	Manageable if statutory process and comparative rationale are clearly recorded	Manageable if reasons for refusal are clear and evidence-based	Risk depends on quality of decision notice and audit trail

## 2.10 Equalities and Fairness

- 2.10.1 The recommendations within this report have the potential to impact on members of the community who may use, benefit from or otherwise be affected by the future use and operation of Glenmavis Community Centre. Both applications include proposals intended to increase community participation, access to activities, health and wellbeing opportunities and wider community use of the asset.
- 2.10.2 The Council recognises that Community Asset Transfer proposals can have both positive and negative impacts across different groups within the community, including children and young people, older people, disabled people, people experiencing socio-economic disadvantage and other protected characteristic groups.
- 2.10.3 An Equality Impact Assessment (EQIA) has been completed in relation to the applications and the recommendations contained within this report. The EQIA considered the potential impacts of the proposals, opportunities to promote inclusive access and participation, and whether there are any disproportionate impacts arising from the proposed transfer and future use of the asset. The assessment forms part of the Council's wider consideration of fairness, transparency, community benefit and statutory duties in relation to the decision-making process.
- 2.10.4 Officers are satisfied that equalities considerations have been appropriately considered as part of the assessment process and that there are no identified impacts which would prevent Committee from determining the applications. Any future transfer arrangements would remain subject to relevant legal, operational and equality obligations.
- 2.10.5 Officers also recognised that Glenmavis Community Centre is currently closed and not operating as an active community facility. In this context, both applications identified positive opportunities to bring the asset back into operational use and reintroduce wider community access, participation and activity within the building.

- 2.10.6 The comparative assessment recognised that the reactivation of the asset has the potential to generate positive community, social and wellbeing impacts through the restoration of community use, increased activity provision, opportunities for participation and wider access to local facilities. These considerations formed part of the wider assessment of community benefit, equalities impacts and long-term sustainability.
- 2.10.7 A consistent and transparent comparative approach has been applied. Both applications have been assessed against the same criteria. The consolidated report model strengthens procedural fairness because it makes the comparative reasoning specific and avoids any perception that applications were considered in isolation or in the order they were received.

## **2.11 Overall Assessment Remarks**

- 2.11.1 Having considered both applications against the Council's approved assessment framework, statutory requirements, Best Value considerations, organisational capacity, financial sustainability, community benefit and overall risk, officers consider that Airdrie Martial Arts Centre presents the stronger and more deliverable proposal overall.
- 2.11.2 While both applications demonstrate community benefit and a desire to secure the future use of Glenmavis Community Centre, the application submitted by Airdrie Martial Arts Centre provides stronger evidence of organisational readiness, operational delivery capacity, financial sustainability and wider community impact.
- 2.11.3 The recommendation of the Community Asset Leadership Group is therefore to approve the Community Asset Transfer request submitted by Airdrie Martial Arts Centre and reject the request submitted by Glenmavis Community Group.

---

## **3. Measures of success**

- 3.1 The successful implementation of Community Asset Transfer arrangements will support the Council's wider Community Empowerment objectives by enabling increased community participation, local decision-making and sustainable community use of public assets.
- 3.2 Success will be measured through the long-term sustainable operation of the asset, increased levels of community access and participation, delivery of community-led activities and services, positive health and wellbeing outcomes, strengthened community capacity and the continued promotion of inclusive and accessible community opportunities.
- 3.3 In addition, successful Community Asset Transfer arrangements should support the reuse and long-term sustainability of community assets that may otherwise remain underused or vacant, whilst contributing toward wider social, environmental and community regeneration outcomes aligned to the Plan for North Lanarkshire and Community Empowerment priorities.
- 3.4 Overall success can be measured by
- Increased community access, participation and use of the asset across a broad range of community groups and activities.

- Sustainable long-term operation and maintenance of the asset through community-led ownership / management arrangements.
  - Delivery of positive community empowerment, health and wellbeing, inclusion and regeneration outcomes aligned to local and strategic priorities.
- 

#### **4. Supporting documentation**

- 4.1 Community Ownership and Management of Assets Policy and approach [here](#).
- 4.2 Further information and tools are available on the [Council's website](#)
- 4.3 Applications and supporting documents can be accessed on the Council's website [here](#).
- 4.4 Appendix 1 - Location Map
- 4.5 Appendix 2 - Health Check Themes with Breakdown
- 4.6 Appendix 3 - Community Asset Transfer Route Map
- 4.7 Appendix 4 - Scoring Assessment: Airdrie Martial Arts Centre
- 4.8 Appendix 5 - Scoring Assessment: Glenmavis Community Group
- 4.9 Appendix 6 - Representation Summary
- 4.10 Appendix 7 - Summary of Questions, Comments and Officer Clarifications Raised at Communities Committee



**Stephen Llewellyn**  
**Deputy Chief Executive**

---

## 5. Impacts

### 5.1 Public Sector Equality Duty and Fairer Scotland Duty

Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty?

Yes  No

If Yes, please provide a brief summary of the impact?

The recommendations within this report have the potential to impact on members of the community who may use, benefit or otherwise be impacted on by the proposed services outlined as part of the CAT application. If Yes, has an assessment been carried out and published on the council's website? An EQIA will consider any impact on equalities groups and will be available online.

If Yes, has an assessment been carried out and published on the council's website? <https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments>

Yes  No

### 5.2 Financial impact

Does the report contain any financial impacts?

Yes  No

If Yes, have all relevant financial impacts been discussed and agreed with Finance?

Yes  No

If Yes, please provide a brief summary of the impact?

As outlined in the assessment at Appendix 4 and within this report, the offered price to purchase the asset is £80,000. Based on an independent valuation undertaken by the applicant organisation of £100k and an internal valuation of £140k which has been balanced against the social value and community benefit of the proposal. Colleagues from Finance are engaged in the scoring process.

### 5.3 HR policy impact

Does the report contain any HR policy or procedure impacts?

Yes  No

If Yes, have all relevant HR impacts been discussed and agreed with People Resources?

Yes  No

If Yes, please provide a brief summary of the impact?

### 5.4 Legal impact

Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)?

Yes  No

If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic?

Yes  No

If Yes, please provide a brief summary of the impact?

The Council's approach to Community Ownership and Management of Assets reflects and supports the requirements of the Community Empowerment (Scotland) Act 2015. Representatives from Legal and Democratic Services are involved in the Corporate Community Ownership and Management of Assets Working Group and the Leadership Group.

### 5.5 Data protection impact

Does the report / project / practice contain or involve the processing of personal data?

Yes  No

If Yes, is the processing of this personal data likely to result in a high risk to the data subject?

Yes  No

If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to [dataprotection@northlan.gov.uk](mailto:dataprotection@northlan.gov.uk)

Yes  No

**5.6 Technology / Digital impact**

Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?

Yes  No

If Yes, please provide a brief summary of the impact?

Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?

Yes  No

**5.7 Environmental / Carbon impact**

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes  No

If Yes, please provide a brief summary of the impact?

**5.8 Communications impact**

Does the report contain any information that has an impact on the council's communications activities?

Yes  No

If Yes, please provide a brief summary of the impact?

**5.9 Risk impact**

Is there a risk impact?

Yes  No

If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?

There is an inherent reputational risk to the council of transferring an asset for community ownership. The proposal provides sufficient assurance risks are tolerable and/or can be mitigated. Addition information is outlined in section 8 of Appendix 2. Risks to the council related to Asset Transfer are reflected in the Housing and Communities Risk Register and the Councils Corporate Risk Register

**5.10 Armed Forces Covenant Duty**

Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?

Yes  No

If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.

**5.11 Children's rights and wellbeing impact**

Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?

Yes  No

If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes  No

### LOCATION PLAN - For Information Only

Title: Glenmavis Community Centre

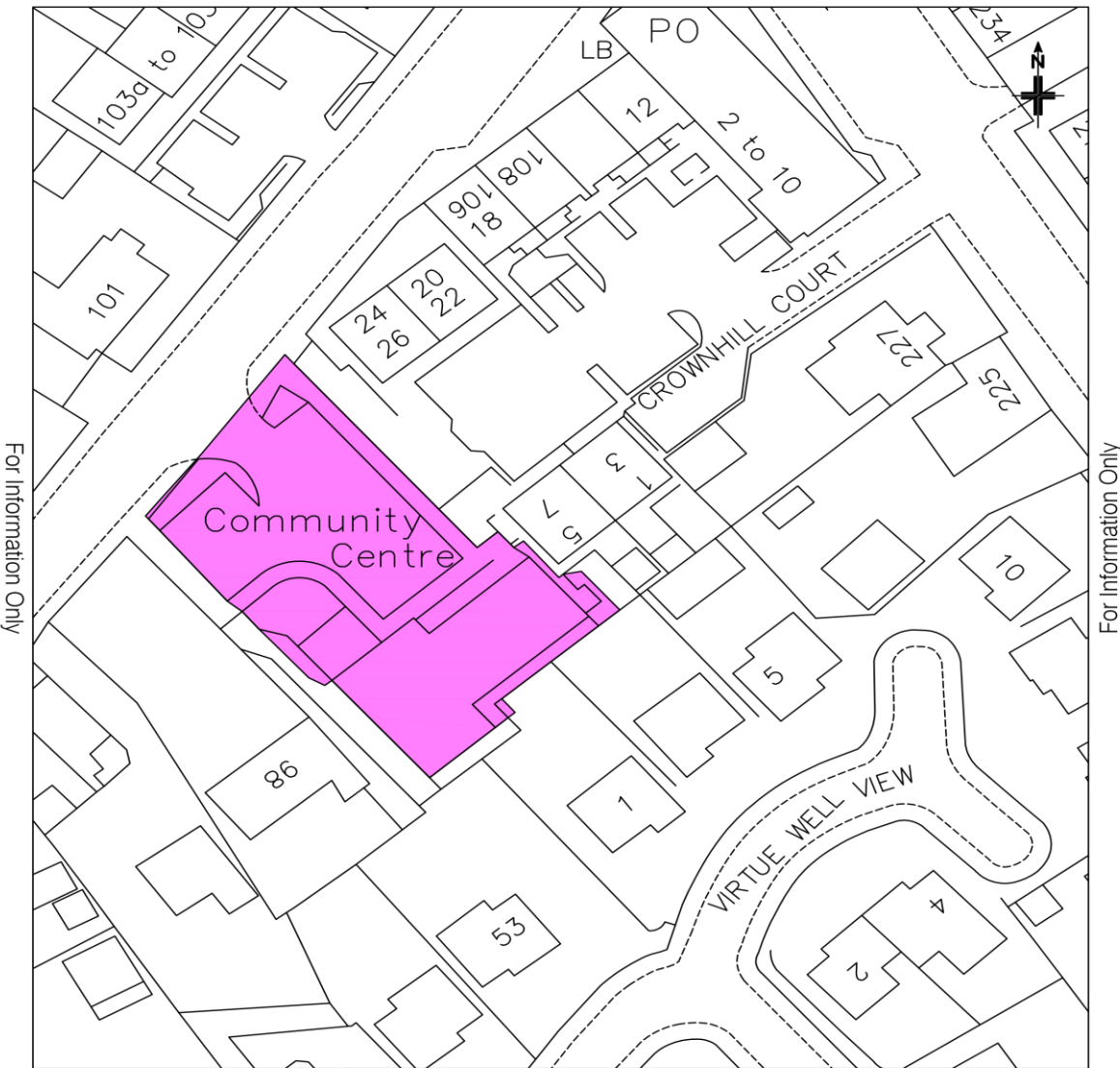
Scale 1:nts



Town: Glenmavis

Date: 26/05/2026

### ENTERPRISE & COMMUNITIES



For Information Only

For Information Only

### CARTOGRAPHIC & MAPPING SERVICES

Reproduced by permission of Ordnance Survey on behalf of HMSO.  
©Crown copyright and database right 2024. All rights reserved  
Ordnance Survey Licence number AC0000819817.  
Unauthorised reproduction infringes Crown Copyright  
and may lead to prosecution or civil proceedings.

Chief Officer of Assets & Procurement  
North Lanarkshire Council  
Civic Centre, Windmillhill Street  
Motherwell  
ML1 1AB

### Health Check Themes with Breakdown

The process normally includes consideration of the following themes.

#### **Governance and Legal Status**

Appraisal of:

- constitutional structure.
- charitable or legal status.
- membership arrangements.
- governance arrangements.
- committee or trustee composition.
- community control requirements.
- office bearer roles.
- organisational accountability mechanisms; and
- compliance with statutory eligibility requirements under the Act.

#### **Organisational Stewardship and Capacity**

Appraisal of:

- operational experience.
- project delivery history.
- volunteer and staffing capacity.
- partnership arrangements.
- organisational resilience.
- succession planning.
- experience managing buildings or services; and
- readiness to assume asset management responsibilities.

#### **Policies and Procedures**

Review of:

- safeguarding arrangements.
- health and safety procedures.
- equality and inclusion policies.
- financial procedures.
- governance controls.
- insurance arrangements.
- data protection considerations; and
- wider operational policies proportionate to the nature of the proposed transfer.

## **Financial Management and Sustainability**

Review and discussion regarding:

- organisational accounts.
- financial controls.
- banking arrangements.
- income and expenditure trends.
- reserves position.
- financial planning.
- business planning assumptions.
- affordability considerations; and
- long-term sustainability.

## **Project Development and Business Planning**

Consideration of:

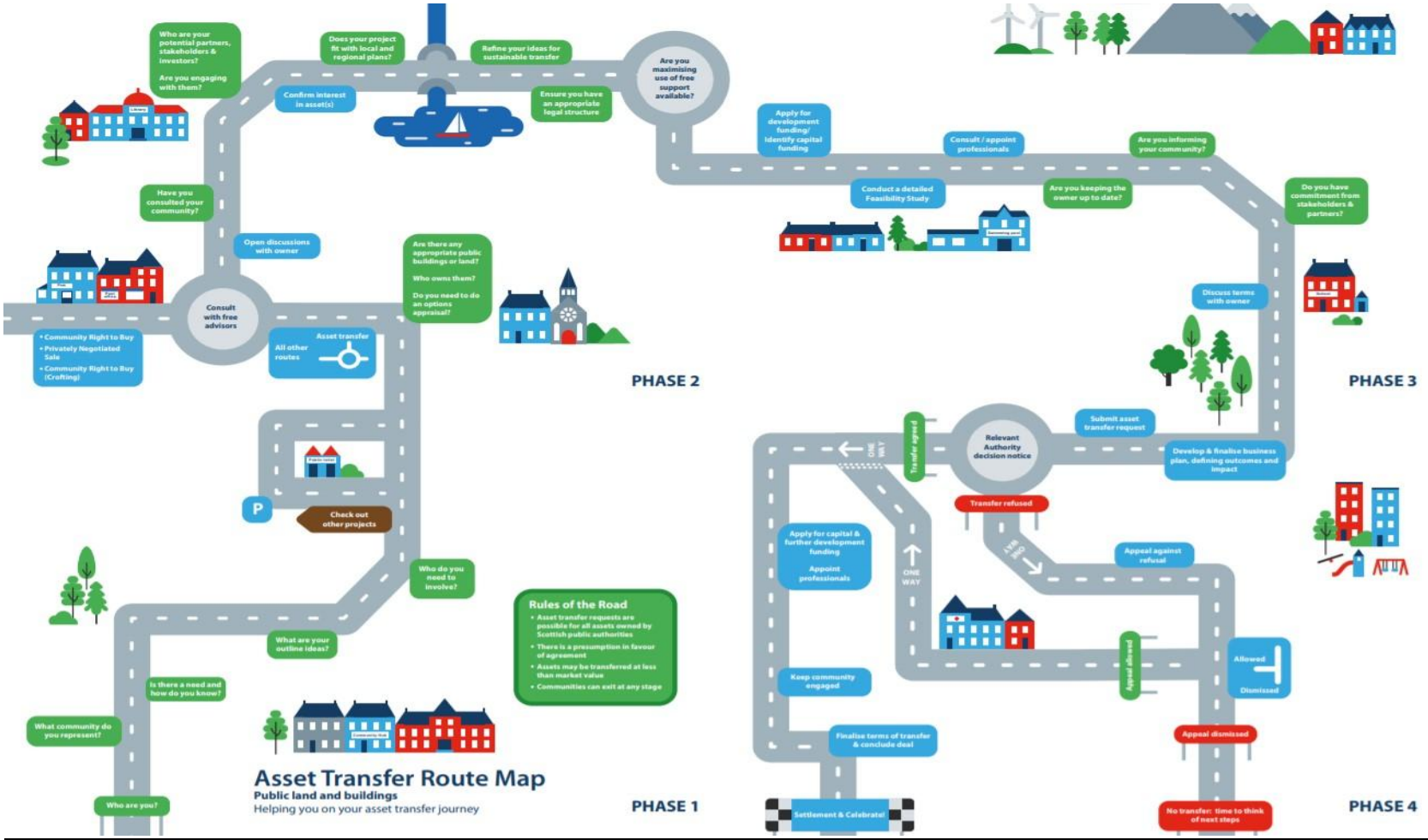
- project rationale.
- community need.
- intended outcomes.
- community consultation.
- proposed use of the asset.
- feasibility considerations.
- delivery planning.
- project phasing.
- revenue generation.
- maintenance responsibilities; and
- wider sustainability planning.

## **Funding and Income Generation**

Discussion regarding:

- capital funding plans (if appropriate).
- operational funding.
- fundraising capacity.
- grant funding opportunities.
- revenue generation proposals.
- affordability assumptions; and
- longer-term financial resilience.

# Community Asset Transfer Route Map



## Scoring Assessment: Airdrie Martial Arts Centre

<b>Name of Organisation/Applicant</b>	Airdrie Martial Arts Centre (COBRA)
<b>Details of the Asset</b>	Glenmavis Community Centre
<b>Community Area/Ward</b>	Airdrie North – Ward 8
<b>Date submitted</b>	7 December 2025
<b>Date of Scoring Panel</b>	25 March 2025
<b>Recommendation</b>	Approve

### Summary

Airdrie Martial Arts Centre presents as a credible and well-developed Community Asset Transfer proposal, with strength in the quality of its community proposal, the breadth of intended social benefit, and the practical delivery experience of the individuals behind the organisation.

The evidence base demonstrates that the application is more than an idea-stage proposal: the applicant has an established activity base, an existing timetable, a volunteer instructor core, a governing constitution, and supporting survey and testimonial material.

The panel grades reflect the strongest areas of the submission. Relating to the community proposal, where the applicant provides clear aims, a wider community use concept, consultation evidence and examples of current impact. And the application links itself to the Plan for North Lanarkshire, the Airdrie LOIP and local wellbeing themes.

Organisationally, the proposal benefits from the long delivery history of Cobra Martial Arts Scotland and RACE Taekwondo, together with trustee experience in building management, coaching, safeguarding and volunteer leadership.

The main limiting factors remain financial robustness and unresolved asset and title related matters.

Although the applicant has demonstrated current income generation and has produced a 5 Year Plan, the financial model relies materially on funding assumptions that are not evidenced as being secured.

On the asset side, the application and valuation evidence show awareness of condition, parking and site issues, but they do not remove the need for further legal, technical and property due diligence. These matters explain why the Financial Information and Details of the Asset themes remain Moderate.

The resident survey evidence, members' survey, testimonials and open day activity show that the applicant has engaged with both its own participant base and people in or around the local community.

At the same time, the documentation shows that there are community concerns and questions that still require careful management, particularly around continued access, parking pressure and perceptions of change in use.

Overall, the assessment can be characterised as a strong community-led proposal with clear social merit, credible delivery capacity and a persuasive narrative of benefit.

Considering all available information in the round, it generally accepted that if the organisation continues to strengthen their financial position, particularly in relation to securing grant funding for the purchase of the asset and improving financial forecasting. That they could implement their proposal with a moderate to strong level of confidence.

Areas for development for the organisation which would support them with the implementation of their proposals, would be in relation to financial stewardship and support to help them connect to and formalise partnership arrangements both with the local community, other CVS organisations and community planning partners.

Summary Grading	Very Strong	Strong	Moderate	Weak	Very Weak
1.Details of the asset			x		
2.Organisation information		x			
3.Type of Request		x			
4.Link to the NL Plan		x			
5.Community Proposal	x				
6.Support		x			
7.Financial Information			x		
8.Risk/Social Impact		x			

**1** **Details of the Asset:**  
**Includes asset status and proposed use. This section asks the council to ensure they are in a position to transfer the asset**

**Notes:**

The application identifies the asset clearly as Glenmavis Community Centre, Coatbridge Road, ML6 0NJ, with UPRN 90008227. The request therefore meets the basic requirement to define the property being sought and there is no ambiguity over the main building in question. The applicant also demonstrates awareness of the current role of the building, describing it as a community centre that they intend to continue operating as a community-facing facility.

The applicant has completed a title search with the Land Register of Scotland, and they have identified an encroachment issue, which they have raised with the council. However, internal checks had also identified an access issue. The title boundary is limited to western/southern edge of the building. No legal right of access around rear of building is available.

The proposed use is described as more than a martial arts relocation. The application and business plan present a mixed-use concept comprising martial arts classes, hall lets, first aid sessions, coffee mornings, Tai Chi, personal training, circuit classes, children's parties and other bookable community activities. That wider offer is important in supporting the panel's Moderate assessment rather than a weaker grade, because the proposal is not limited to one narrow user group and there is evidence that the applicant has thought about continued shared community use.

The applicant refers to removing the playpark, resurfacing the car park, addressing fence encroachment and dealing with rubbish being thrown over neighbouring boundaries. Those statements show practical awareness of site issues, but they also introduce asset and land management matters that are not yet underpinned by formal technical advice, legal title review, planning commentary or a building condition survey.

All being said, the proposal remains credible, but not without some risk. This is consistent with a moderate grade where the concept is understandable and broadly feasible, but council confidence is moderated by unresolved technical and legal considerations.

**Assessment:**

**Moderate:** the proposals present difficulties on the council in terms of one or two of the following – direct cost, council direct delivery of services and or restrictions on the assets transfer.

**2 Organisational Information – Includes governance and capacity to deliver**

**Notes:**

Although Airdrie Martial Arts Centre as a SCIO is newly constituted, the application evidences that it draws together two long-standing delivery organisations: Cobra Martial Arts Scotland, operating since 1996, and RACE Taekwondo, operating since 2002. The legal vehicle is new, but the underlying activity base, instructor experience and volunteer commitment are well established.

Governance arrangements are credible on the face of the constitution. The constitution confirms SCIO status and the committee structure set out in the application further identifies eight charity trustees, combining instructors, supportive parents and individuals with relevant professional backgrounds. This is sufficient to evidence satisfactory governance arrangements for a Strong score.

Capacity to deliver is also supported by relevant operational and safeguarding evidence. The application lists PVG checks, safeguarding training, IOSH qualifications, fire wardens, first aiders, PAT testing capability and staff/building management experience. One of the trustees' portfolios outlines relevant experience relating to building and stores responsibility. In the round, the applicant has demonstrated that key individuals have practical experience rather than aspirational intent alone.

The evidence pack does not provide a full suite of operational policies for inspection within this assessment bundle, and the organisation's transition from club-based delivery to ownership and management of a community building remains a step-change in responsibility. There is also limited explicit discussion of succession planning, delegated responsibilities, conflict management or how building management would be sustained if key volunteers became unavailable. However, the evidence supports a grade of strong.

**Assessment:**

**Strong:** Applicant has provided adequate evidence that they are a robust and viable organisation with satisfactory governance arrangements.

**3 Type of request, payment and conditions**

***This section confirms the type of request and seeks and whether or not the price reflects a fair price for the asset taking into consideration community benefit***

**Notes:**

The type of request is clear and consistent. AMAC is seeking ownership rather than leasehold, and the application states a proposed price of £80,000.

The financial offer is below market value, but it is not unreasonably detached from the independent evidence submitted with the application. The valuation report gives a market value of £100,000. In that context, the applicant's stated offer of £80,000 sits within a credible negotiating range and is accompanied by a narrative of community benefit, volunteering, social value and wider community use. The council's internal valuation of £140,000 means there is a moderate gap between the property values. The score of strong is therefore

supportable because the request is coherent and linked to community transfer principles, even though it does not reflect full market value.

There is also some evidence that the applicant has considered how the acquisition would be funded. The business plan states that the organisation is in the process of applying for £100,000 of initial funding from the Scottish Land Fund. However following clarification -the organisation has now confirmed that they are not eligible for the Scottish Land Fund. Due to this they have been in discussions with Sports Scotland in relating to their Facilities funding. While the 5 Year Plan assumes a Year 1 CAT capital fund line of £100,000, this remains unconfirmed and would be subject to completion of a conditions survey. These references demonstrate an intended route to acquisition rather than an unsupported statement of affordability.

The grade reflects the funding position being prospective rather than secured. The request is considered proportionate and understandable, but not yet fully evidenced as ready for immediate completion.

**Assessment:**

**Strong:** Applicant has proposed terms, with prices reflecting Market/Fair Value.

<b>4</b>	<b>Link to Strategy– How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)</b>
----------	--

**Notes:**

The application provides a substantial narrative linking the proposal to the Plan for North Lanarkshire and the Airdrie Local Outcome Improvement Plan. The text goes beyond a generic claim of alignment and expressly references tackling poverty, health and wellbeing, participation, early intervention, inclusion, workforce development and community capacity. The scoring grade is well supported by the volume and breadth of strategic linkage provided.

The applicant also attempts to connect those strategic themes to practical delivery. Examples include discounted pricing for people on benefits or single-parent households, a recreational facility with wider community bookings, health and wellbeing outcomes through martial arts and exercise, first aid provision, local employment through caretaking and cleaning, and measures intended to support children and young people. This is stronger than a purely rhetorical strategy section because it maps the applicant's intended activities onto recognisable community planning outcomes.

The application further strengthens this section by referencing local deprivation data and by expressing a willingness to engage with the Airdrie board/LOIP process. The SIMD commentary is used to support assertions about health, poverty and opportunity. These points help demonstrate that the applicant is aware of the local policy landscape and is attempting to position the proposal within it.

**Assessment:**

**Strong:** Satisfactory evidence that the applicant understands the importance of linking to the outcomes of the TPFNL

<b>5</b>	<b>Community Proposal – Includes project aims, community engagement and community benefit/need</b>
----------	--

**Notes:**

This is the strongest section of the application. The proposal contains a clear statement of purpose, namely using martial arts and wider community activity to improve physical health, mental wellbeing, confidence, discipline and social connection, while also reactivating a building that the applicant says is rarely open.

The proposal sets out specific activity types, intended beneficiary groups and a wider vision of the centre remaining available for community bookings and events.

Community need and demand are evidenced through more than one route. The applicant includes resident survey findings, member survey findings, an open day/taster event, narrative comments from consultation, and a series of testimonials from current participants and parents.

The application records that, among Glenmavis residents filtered within the survey material, 63% were positive about AMAC taking on the centre, 25% saw it as a possible negative and 11% were neutral. The application also records that 45% of respondents never currently visit the centre, which the applicant uses to support the case for broader programming and increased use.

The evidence of social benefit is detailed and specific. Testimonials refer to confidence building, friendship, stress relief, autism-related progress, better emotional communication, healthier lifestyle choices and stronger discipline. The application also links the proposal to affordable access, discounts for low-income households, a safe setting for children and young people, coffee mornings for older residents and first aid classes for the wider community. This is not simply a claim that benefit will arise; it is supported by examples of the impact that existing clubs activity already has on participants.

The proposal is also relatively inclusive in conception. The applicant expressly states that provision is for all ages and abilities, references children-only classes and mixed classes, indicates that disabled people and people from different backgrounds are not excluded, and identifies activities that are not dependent on participation in kickboxing or Taekwondo. There are still practical questions that would need tested during implementation, but the proposal itself shows clear thought about how the centre could serve more than one cohort.

**Assessment:**

**Very Strong:** Full consideration has been given to the aims, objectives and vision with clear thought to the future direction of the proposal. The proposal provides, for example, a social/economic/environmental impact. Comprehensive evidence of need/demand provided including consultations, research and surveys.

**6** **Support – Includes stakeholder engagement and partnership working**  
***This section looks Including evidence community and stakeholders have been engaged***

**Notes:**

The applicant's case is supported by resident survey material, a members' survey, open day/taster engagement and multiple written testimonials from participants and parents. The application states that the members' survey produced unanimous positive support for relocation to Glenmavis Community Centre, while the resident survey section presents a mixed but majority-positive community response among filtered Glenmavis residents.

There is also some evidence of wider stakeholder and network links. The support section identifies connections to Moy Hall, a Tai Chi instructor, a physical trainer, Budokan Scotland, local trades, an Alcoholics Anonymous contact, a family learning centre depute head and a financial analyst.

Those links do not amount to a formal partnership framework, but they do show that the applicant has thought beyond its immediate instructor base and has identified people and groups that could contribute to delivery or complementary use of the building.

Open day engagement is a useful corroborating factor. The application states that the open day generated positive feedback and produced new and returning members. Even allowing for the fact that people who attend an AMAC open day are not a representative cross-section of the whole village, the event still demonstrates active engagement rather than passive assertion.

The documentation reviewed does not include a broad set of letters of support from statutory or anchor partners, and some of the stated support is still informal or aspirational. In addition, the resident survey also contains concerns that the applicant has attempted to answer, so the support picture is positive but not unanimous or uncontested.

**Assessment:**

**Strong:** applicant has evidenced some partnership working arrangements. Relevant links with groups also evidenced along with strong community engagement activity.

**7** **Financial Information – Includes fundraising, financial planning and management**  
***We will seek clarification of funding being in place or any potential delay in funding being in place in time for the final transfer deadline.***

**Notes:**

The applicant has demonstrated there are some financial resources in place but all finances may not be available within the timeframe. There is limited evidence of resource planning. Basic income and expenditure and cash flow forecast included with limited consideration given to contingency planning.

The applicant presents a five-year financial plan in clear tabular form (via a spreadsheet) setting out projected income from the two core martial arts groups - Cobra Martial Arts Scotland and RACE Taekwondo - with combined monthly income increasing from approximately £1,400 in Year 1 to around £2,150 by Year 5.

Additional income streams are identified, including hall letting, seminars, PT sessions and fight nights, with these activities phased in gradually as use of the centre expands. This demonstrates an understanding of how revenue could diversify as the facility becomes more established.

However, the financial case contains some gaps. The business plan references an application for £100,000 from the Scottish Land Fund but does not specify how this funding would be allocated and further engagement since application submission has highlighted that they are not eligible for Scottish Land Fund. They have also engaged with Sports Scotland in relating to their Facilities funding.

A further £20,000 per year is assumed for Years 2–5, yet no source, application status, purpose, or likelihood of securing this funding is provided. These unverified income assumptions materially affect the projected financial position.

While income projections are presented clearly, key expenditure assumptions are underdeveloped. Major costs such as utilities, insurance and other operating overheads are held flat across all years, which is unrealistic and does not account for inflation or increased usage of the facility.

Maintenance costs are set at just £70 per month, (on clarification, the applicant advised that is more of a savings option to contribute toward unexpected future financial pressures), and several activities referenced in the business case (fight nights, expansion of the car park) lack any corresponding financial detail.

The financial picture of the organisation's current operations is also limited. The bank statement provided shows a balance of just under £6,500 at December 2025. On clarification the applicant provided an annual statement of income and expenditure, approved as accurate by their accountant.

No cashflow forecast or wider operating history is included to support an assessment of ongoing financial health. Although the five-year projections show positive closing balances each year and indicate awareness of broad cost categories, the financial plan provides only limited evidence of risk management or contingency planning. No contingency has been identified, and there is no provision for inflation, unexpected repairs, or delayed income, and the model does not assess the likely uptake of community hires or the financial robustness of planned events.

**Assessment:**

**Moderate:** Applicant has demonstrated there are some financial resources in place but all finances may not be available within the timeframe. There is limited evidence of resource planning. Basic income and expenditure and cash flow forecast induced with limited consideration given to contingency planning.

**8 Risk/Social Impact – *Includes potential impact and barriers/challenges and understanding of managing the asset.***

**Notes:**

The applicant has acknowledged a range of foreseeable challenges. These include community concerns about continued access for existing users, traffic and parking pressure, the stigma or misunderstanding attached to martial arts, the condition of the external playpark, boundary/fence encroachment, rubbish over fences and the need to manage shared use. The application also includes a dedicated 'negative consequences' section and attempts to respond to objections raised through consultation.

The positive social impact case is robust. The application and testimonials point to improved confidence, emotional regulation, healthier routines, better fitness, stronger friendship networks and positive role-modelling for children and young people. The social value section claims 100 voluntary hours per week across five instructors and calculates an annual social value figure of £75,036.

While that monetised figure is self-presented and should be treated with proportionate caution, it nonetheless reinforces the broader evidence that the proposal would generate social benefit beyond direct class attendance.

Risk mitigation is present but not formalised. The applicant proposes continued accommodation for existing hall users, controlled noise, supervised sparring with PPE, use of local contractors, hiring of caretaker/cleaner roles, and access to contacts for fire safety, safeguarding, PVG and insurance. Those are relevant mitigations and help justify the grade. They indicate that the applicant has considered operational responsibilities and not simply assumed that transfer alone delivers success.

Some risk responses remain high level and optimistic, for example the statement that the applicant does not foresee any social consequences. The proposal shows good awareness of risk and strong anticipated social impact.

**Assessment:**

**Strong:** Satisfactory evidence that applicant has the necessary capabilities to manage the asset. Sufficient awareness of the potential impact of the transfer on others with consideration

given to potential barriers/challenges. Adequate information provided on the anticipated social benefit/transfer.

### Scoring Assessment: Glenmavis Community Group

<b>Name of Organisation/Applicant</b>	Glenmavis Community Group
<b>Details of the Asset</b>	Glenmavis Community Centre
<b>Community Area/Ward</b>	Airdrie North – Ward 8
<b>Date submitted</b>	10 December 2025
<b>Date of Scoring Panel</b>	25 & 27 March 2026
<b>Recommendation</b>	Reject

#### Summary comments

The Glenmavis Community Group proposal presents a local community-led ambition to take ownership of the asset and deliver locally beneficial activity. The application demonstrates broad alignment with community planning priorities, particularly in relation to wellbeing, participation, and increased utilisation of local facilities. There is some evidence albeit at a minimal level of need and initial community engagement, alongside a defined vision for use of the building.

The overall assessment comprises predominantly Moderate scores, with two Weak themes (Organisational Capacity and Financial Sustainability) indicating that while the proposal has merit, it does not yet provide a sufficiently robust or low-risk case for transfer in its current form.

The most significant concerns relate to organisational readiness (Weak). While a formal structure is in place, there is limited demonstrable evidence of governance maturity, operational capacity, or experience in managing an asset of comparable scale. This introduces a material risk in relation to delivery and ongoing management.

Similarly, the financial case (Weak) is not sufficiently developed. The proposal relies on several assumptions, including projected income and external contributions that are not formally secured. There is limited contingency planning and no clear evidence of financial resilience, raising concerns regarding long-term sustainability.

Across the remaining themes, type of request, strategic alignment, community proposal, support, and risk/social impact (all Moderate) the application demonstrates a baseline level of compliance and intent. However, evidence is generally descriptive rather than analytical, and lacks the depth required to provide strong assurance. In particular:

- Strategic alignment is stated but not fully evidenced through measurable outcomes
- The community proposal outlines intended activity but lacks detailed delivery planning
- Support is evident but not sufficiently formalised
- Risk awareness is present, but mitigation and monitoring frameworks are underdeveloped

In summary, the application reflects a positive community aspiration but remains at an early stage of organisational and financial maturity. The current evidence base does not sufficiently mitigate delivery and sustainability risks to support a stronger assessment.

Additionally, it is important to mention, that the proposed use of the asset is that of a typical community centre / hall. However, the applicant has not referenced the previous low

community usage prior to official closure. This is a critical omission. The applicants focus appears to be forward looking and presents the asset as a valuable community resource. Although limited assurances have been supplied that backs up the future potential.

Summary Grading	Very Strong	Strong	Moderate	Weak	Very Weak
1.Details of the asset			x		
2.Organisation information				x	
3.Type of Request			x		
4.Link to the NL Plan			x		
5.Community Proposal			x		
6.Support			x		
7.Financial Information				x	
8.Risk/Social Impact			x		

**1** **Details of the Asset:**  
**Includes asset status and proposed use. This section asks the council to ensure they are in a position to transfer the asset**

**Notes:**

The asset is clearly identified, currently closed, and in good condition. The applicant has not identified any title restrictions preventing transfer.

However, from the internal checks, there is encroachment and access issues. Title boundary is limited to western/southern edge of the building. No legal rights of access around rear of building.

The proposed uses are broadly compatible with a community centre and are feasible in physical terms. While volunteer reliance introduces minor delivery risk, this does not completely undermine feasibility.

The overall robustness of the information provided prevents a Strong score. The evidence supports that transfer is plausible, but not fully without risk, which aligns with the Moderate assessment.

**Assessment:**

**Moderate:** the proposals present difficulties on the council in terms of one or two of the following – direct cost, council direct delivery of services and or restrictions on the asset transfer.

**2** **Organisational Information – Includes governance and capacity to deliver**

**Notes:**

The organisation is constituted as a SCIO and whilst governance is described it is only partially evidenced in practice. Six trustees manage the charity on a day-to-day basis, with involvement of other local organisations at committee meetings. Which have been taking place 2-3 times per month during the initial setting-up period. Policies are referenced (but on clarifying this with the applicant) only some have been developed.

There is limited evidence of organisational maturity, minimal demonstration of experience managing a comparable asset, and no detailed operational or workforce planning. Reference is made to the involvement of Lowland RFCA (government body) through a sub-leasing agreement / contract. Limited details have been provided about how this will work in practice.

The submission relies heavily on general statements rather than demonstrable capability. This aligns with a weak score, indicating insufficient evidence of a robust and viable organisation capable of managing the asset at the required level.

<b>Assessment:</b>	
<b>Weak:</b> Applicant has shown no evidence of being robust and viable and no/little information being provided on governance arrangements.	
<b>3</b>	<b>Type of request, payment and conditions</b> <i>This section confirms the type of request and seeks and whether or not the price reflects a fair price for the asset taking into consideration community benefit</i>
<b>Notes:</b>	
<p>The request for ownership is clearly stated and appropriate for long-term community control. A community benefit rationale is provided. However, the financial offer is below market value and is not supported by a detailed or quantified justification.</p> <p>The request for ownership is acceptable in principle; however, the financial offer of £55,537 is below the market value of £100,000 per the commercial valuation completed by DM Hall. Additionally, the internal valuation of £140,000 also means there is a significant gap between the property values.</p> <p>In the round, the offer price does not present a fair value for the council and community benefit of such a discount is not fully justified in quantifiable terms. Reliance on external arrangements is noted.</p> <p>The proposal relies on external arrangements with the (Lowland RFCA) to support affordability, but details of the arrangement is limited to the signed agreement pages of a contract. However, the specific details were not presented at the time of assessment.</p>	
<b>Assessment:</b>	
<b>Moderate:</b> Applicant has proposed terms, with prices well below Market/Fair Value.	
<b>4</b>	<b>Link to Strategy– How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)</b>
<b>Notes:</b>	
<p>The proposal references outcomes such as improved wellbeing, community participation and social cohesion. These align broadly with the Plan for North Lanarkshire and local priorities.</p> <p>However, the links are largely descriptive. There is limited explicit mapping to strategic outcomes or demonstration of how delivery will contribute to measurable long-term impacts.</p> <p>This reflects an understanding of strategic alignment, but not a fully developed or evidenced strategic case. Therefore, Moderate is appropriate.</p>	
<b>Assessment:</b>	
<b>Moderate:</b> Limited evidence that the applicant understands the need to ensure the projects reflect one of more of the strands of the TPFNL.	
<b>5</b>	<b>Community Proposal – Includes project aims, community engagement and community benefit/need</b>
<b>Notes:</b>	
<p>The application outlines a range of activities and identifies community need, supported by some consultation activity. While the vision and intent are clear, the proposal lacks detailed delivery planning, robust needs analysis, and a clear impact framework. Much of the case is aspirational rather than evidenced.</p> <p>The evidence demonstrates some understanding of community benefit aligning with the moderate grade score.</p>	

<p><b>Assessment:</b>  <b>Moderate:</b> Limited description of the aims, objectives and vision for the proposal. Some understanding of the community benefit but not underpinned by substantive evidence. Some evidence of need/demand provided including limited consultations, research and surveys.</p>
--

<b>6</b>	<p><b>Support – Includes stakeholder engagement and partnership working</b>  <i><b>This section looks Including evidence community and stakeholders have been engaged</b></i></p>
<p><b>Notes:</b>  The submission includes evidence of community support and references to stakeholder engagement, including letters and local backing.</p> <p>However, the depth and breadth of support are not fully evidenced, and partnership arrangements are not formalised. The support base appears credible but not extensive or sufficiently evidenced to significantly reduce delivery risk. This supports a moderate score.</p>	
<p><b>Assessment:</b>  <b>Moderate:</b> Applicant has demonstrated limited links with groups and community engagement activity. Some evidence of partnership working provided.</p>	

<b>7</b>	<p><b>Financial Information – Includes fundraising, financial planning and management</b>  <i><b>We will seek clarification of funding being in place or any potential delay in funding being in place in time for the final transfer deadline.</b></i></p>
<p><b>Note:</b>  A three-year financial projection is provided, outlining intended income and expenditure. However, the model relies heavily on assumptions and external arrangements, particularly with Lowland RFCA. Income projections appear optimistic and contingency planning is limited.</p> <p>There is insufficient /limited evidence of financial resilience or secured funding. This represents a material risk to sustainability and aligns with a weak score</p>	
<p><b>Assessment:</b>  <b>Weak:</b> Insufficient financial resources currently in place and unlikely to be ready within the Time frame. No evidence to demonstrate resource planning. No income and expenditure and cash flow forecast provided and no contingency plan outlined.</p>	
<b>8</b>	<p><b>Risk/Social Impact – Includes potential impact and barriers/challenges and understanding of managing the asset.</b></p>
<p><b>Notes:</b>  The submission identifies several risks and outlines potential social benefits. While there is some awareness of risk and impact, mitigation measures are limited and often reliant on external assumptions. The approach to monitoring impact is not fully developed.</p> <p>The evidence demonstrates partial understanding but not a comprehensive or robust framework. This aligns with the moderate grading.</p>	

**Assessment:**

**Moderate:** Limited evidence to demonstrate capabilities to manage the asset. Some awareness of the potential impact of transfer on others and consideration given to potential barriers/challenges. Minimal information provided on the anticipated social benefit/impact of the transfer.

## Representation Summary

### Overview Statistics:

<b>Total representations received</b>	110
<b>Glenmavis Community Group</b>	78 (77 support, 1 objection)
<b>Airdrie Martial Arts Centre</b>	32 (31 support, 1 objection)
<b>Overall support across both applications</b>	108 (98% of submissions)
<b>Overall objections across both applications</b>	02 (2% of submissions)

### Emerging Themes - Glenmavis Community Group:

- Strong emphasis on local ownership and community-led management, with many respondents highlighting long-standing ties to the village.
- Widespread support for maintaining broad, flexible community use of the facility, including youth groups, community meetings, and third-sector activities.
- Evidence of existing demand for space, particularly due to capacity pressures at alternative venues such as the church hall.
- Support from organised groups (e.g. Boys' Brigade, Girlguiding, Parent Partnership) indicating established and potential usage.
- Some comparative comments expressing concern that alternative proposals may limit wider access. Albeit unsubstantiated.

### Emerging Themes - Airdrie Martial Arts Centre:

- Strong focus on health and wellbeing benefits, particularly for children and young people.
- Positive personal testimonials from members and parents highlighting confidence-building, discipline, and physical activity.
- Recognition of the organisation's experience in delivering structured programmes.
- Support extends beyond the immediate locality, including current participants from surrounding areas.

### Objections and Notable Comments:

- Very limited objections were received across both applications (one per application).
- Objections primarily related to personal or organisational concerns rather than the overall principle of community use.
- Some representations (for both applicants) included comparative commentary between applications, particularly regarding access, governance, and perceived community alignment. Most of which seem not to have considered the information contained within the submissions.

## **Postcode Analysis:**

### **Glenmavis Community Group (based on 78 submissions)**

<b>From</b>	<b>Percentage %</b>
Glenmavis	68.83
Wider Airdrie	10.39
Wider North Lanarkshire	1.30
No address provided when asked	19.48
Postcode Range	ML6 0PA, ML6 0QQ, ML6 0NU, ML6 0PA, ML6 0PA, ML6 0PS, ML6 0PA, ML6 0QH, ML6 0NJ, ML6 0PU, ML6 0QQ, ML6 0NW, ML6 0NW, ML6 0PU, ML6 0QH, ML6 0PJ, ML6 0QQ, ML6 0QH, ML6 0NU, ML6 0NU, ML6 0NU, ML6 0PY, ML6 0PY, ML6 0QQ, ML6 9QE, ML6 7TE, ML6 0QG, ML6 0QE, ML6 0QF, ML6 0NH, ML6 0NU, ML6 0PU, ML6 0NU, ML6 0NH, ML6 0PA, ML6 0NN, ML6 0NL, ML6 0PU, ML6 0NJ, ML6 0PU, ML6 0LD, ML6 0NU, ML6 8PY, ML6 0PG, ML6 0QA, ML6 0PS, ML6 0PY, ML6 9PS, ML6 0PF, ML6 7QZ, ML6 0PF, ML6 0PF, ML6 0PG, ML6 8PJ, ML6 9BG, ML6 0PA

### **Airdrie Martial Arts Centre (based on 32 submissions)**

<b>From</b>	<b>Percentage %</b>
Glenmavis	35.48
Wider Airdrie	29.03
Wider North Lanarkshire	16.80
No address provided when asked	19.35
Postcode Range	ML6 6PS, ML6 0NW, ML6 0NW, ML6 7PY, ML6 0NW, ML6 0NW, ML6 0PU, ML6 0NP, ML6 0NX, ML6 0NP, ML6 0LB, ML6 0LQ, ML6 6FH, ML6 0PD, ML6 0NY, ML6 9BG, ML7 4HL, ML6 0LB, ML1 4EZ, ML6 8ET, ML6 8ET, G67 2PS, ML6 0NZ, G67 2PS, ML5 5LT, ML6 6BB

## **Conclusion:**

The 110 representations received equate to approximately 5% of the total population of Glenmavis, representing a good level of direct community engagement for a process of this nature. When considered at a household level, this suggests participation from a significant proportion of residents, reinforcing the strength and breadth of community interest in the future of the asset.

The representation analysis demonstrates a good level of community engagement and overwhelmingly positive support for both proposals, though expressed in different ways. Glenmavis Community Group support is rooted in local connection and broad community usage, while Airdrie Martial Arts Centre support centres on targeted health and wellbeing outcomes and programme delivery. These themes should be considered alongside the wider assessment framework.

**APPENDIX 7**  
**CLARIFICATION OF MATTERS RAISED BY MEMBERS**  
**AT COMMUNITIES COMMITTEE ON 27 APRIL 2026**

**Introduction**

This appendix provides a consolidated summary of key questions, comments and observations raised by Members during consideration of Agenda Items 8 and 9 at the Communities Committee meeting held on 27 April 2026 in relation to Community Asset Transfer applications for Glenmavis Community Centre.

The purpose of this appendix is to provide factual clarification on matters raised during committee deliberations to assist Members in their further consideration of the applications. It does not constitute new application material and does not amend or revisit the original assessment scoring, methodology, or officer recommendations.

All applications have been assessed in accordance with the Council's approved Community Ownership and Management of Assets framework.

<b>Issue:</b>	<b>Assessment scoring and narrative</b>
<b>Member Commentary:</b>	
Concerns were raised regarding aspects of the scoring process and supporting narrative within the assessment reports.	
<b>Officer response (at committee):</b>	
Officers confirmed that assessments were undertaken in accordance with the approved Community Asset Transfer framework and methodology.	
<b>Clarification:</b>	
Each application was assessed independently against published criteria. Scores reflect the information and supporting evidence submitted by applicants at the time of assessment. The assessment reports remain unchanged.	

<b>Issue:</b>	<b>Statutory Timescales</b>
<b>Member Commentary:</b>	
Clarification was sought regarding the statutory deadline for determination.	
<b>Officer response (at committee):</b>	
Officers confirmed the statutory determination deadline as 16 July 2026.	
<b>Clarification:</b>	
The Community Empowerment (Scotland) Act 2015 requires determination of asset transfer requests within statutory timescales unless formally extended.	

<b>Issue:</b>	<b>Applicant governance and organisational background</b>
---------------	---

**Member commentary:**

Questions were raised regarding the organisational history and status of Airdrie Martial Arts Centre, including reference to Companies House information.

**Officer response (at committee):**

Officers advised the applicant was assessed on the basis of its status as a registered charity and Community Transfer Body.

**Clarification:**

Subsequent verification confirmed that references made during discussion related to a separate historic entity and not the applicant organisation. Airdrie Martial Arts Centre (AMAC) is a distinct legal entity and was assessed accordingly. Due diligence checks confirmed eligibility and governance requirements were met for the purposes of the application.

<b>Issue:</b>	<b>Organisational capacity and experience</b>
<b>Member commentary:</b>  Comments were made regarding the experience and capability associated with Glenmavis Community Group.	
<b>Officer response (at committee):</b>  Officers advised that assessment considered organisational capacity and supporting evidence provided.	
<b>Clarification:</b>  Assessment of both applications included consideration of relevant experience evidenced within submissions, including that of office bearers, trustees, volunteers and partners where appropriately evidenced.	

<b>Issue:</b>	<b>Effect of deferral</b>
<b>Member commentary:</b>  Clarification was sought on whether deferral would affect recommendations or assessment outcomes.	
<b>Officer response (at committee):</b>  Officers confirmed that assessment findings and recommendations would remain unchanged.	
<b>Clarification:</b>  Deferral of consideration does not alter the original assessment reports, scoring, or officer recommendations.	

<b>Issue:</b>	<b>Nature of Community Asset Transfer (ownership requests)</b>
<b>Member commentary:</b>	
Clarification was sought regarding ownership transfers as part of CAT applications.	
<b>Officer response (at committee):</b>	
Officers confirmed ownership transfers are a recognised form of asset transfer.	
<b>Clarification:</b>	
The Community Empowerment (Scotland) Act 2015 permits ownership, leasehold, or other rights-based transfers as part of the statutory framework.	

<b>Issue:</b>	<b>Funding arrangements</b>
<b>Member commentary:</b>	
Clarification was sought regarding funding requirements following approval.	
<b>Officer response (at committee):</b>	
Officers advised it is common for organisations to seek external funding following approval.	
<b>Clarification:</b>	
Funding applications are typically progressed post-decision. Applicants must nevertheless demonstrate financial viability and deliverability as part of the assessment process.	

<b>Issue:</b>	<b>Charitable Regulation and Governance</b>
<b>Member commentary:</b>	
Clarification was sought on charity governance and accountability.	
<b>Officer response (at committee):</b>	
Officers advised charities are regulated and subject to statutory oversight.	
<b>Clarification:</b>	
Registered charities in Scotland are regulated by the Office of the Scottish Charity Regulator (OSCR) and must comply with relevant governance, reporting and regulatory requirements.	

<b>Issue:</b>	<b>Community access and use of facility</b>
<b>Member commentary:</b> Concerns were raised regarding future community access under the respective proposals.	
<b>Officer response (at committee):</b> Members were referred to submitted proposals and assessment reports.	
<b>Clarification:</b> The assessment process was carried out on the basis of the information formally submitted by applicants, together with supporting documentation. References made during committee debate should not be taken as confirmation that all organisations mentioned formed part of the formal application, proposed governance arrangements, or delivery models. Concerns regarding future community access reflect matters raised during member discussion rather than findings of the assessment itself. The assessment did not identify that the AMAC proposal would lead to exclusive use of the facility, nor that community access would be limited to a single day per week. Any future transfer agreement would be implemented in accordance with the approved proposal and the associated legal documentation.	

<b>Issue:</b>	<b>Legal Protections Post Transfer</b>
<b>Member commentary:</b> Reference was made to safeguards for protecting community interest.	
<b>Officer response (at committee):</b> Officers confirmed legal mechanisms are available.	
<b>Clarification:</b> Appropriate legal protections may include clawback provisions, standard securities and conditions within transfer agreements.	

<b>Issue:</b>	<b>Governance Route and Referral</b>
<b>Member commentary:</b> Members considered options including deferral and referral.	
<b>Officer response (at committee):</b> Officers advised that this was a matter for Members, subject to statutory timescales.	
<b>Clarification:</b> Subsequent consideration of governance arrangements, together with and guidance received from the Scottish Government regarding the operation of statutory review provisions under the Community Empowerment (Scotland) Act 2015, identified that determination by Policy and Strategy Committee represented the most appropriate and legally robust decision-making route. This approach helps safeguard the integrity of any future review process, ensures compliance with principles of fairness and impartiality, and supports the Council's ability to withstand external scrutiny.	