

North Lanarkshire Council Report

Communities Committee

Does this report require to be approved? Yes No

Ref SP/LP/GS

Date 28/04/25

Community Ownership and Management of Assets: Application from North Lanarkshire Muslim Women's Family Alliance (NLMWFA) for transfer of land at Langloan St, Coatbridge

From Stephen Penman, Chief Officer, (Strategy and Engagement)

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Executive Summary

The purpose of this report is to provide the Communities Committee with the details of a Community Asset Transfer (CAT) request made by North Lanarkshire Muslim Women Family Alliance (NLMWFA) relating to a portion of land at Langloan Street, Coatbridge, ML5 1HH (as outlined in Appendix 1 of this report). And to provide information on the outcome of the assessment process together with a recommendation to refuse the request.

Recommendations

It is recommended that the Communities Committee:

- (1) Considers the detailed assessment of the application against approved criteria, included at Appendix 2, of this report
- (2) Approves the recommendation by the Community Assets Leadership Group to refuse the Community Asset Transfer from NLMWFA for the area described at appendix 1.

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	Resilient People

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 benefit 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 almost any asset held by a relevant authority. The asset does not have to be surplus to the council's operational requirements. Exclusions apply in a few circumstances including:
 - NLP mortgaged properties
 - Common Good Assets
 - Where the council has entered into a legal agreement for sale or demolition of an asset
- 1.4 If it is determined that the asset is not surplus the council needs to assess the operational benefit of retaining the asset against the potential community benefits because of approving the transfer. An application can be rejected on grounds such as the business model is not sustainable, 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 and using available resources and tools to over time increase the pace and volume of successful outcomes while protecting the business of the council, considering any negative impact on the wider community and managing risk levels. The policy and approach can be accessed, [here](#) and further information and tools are available on the [council website](#).

2. Report

- 2.1 NLMWFA is a Scottish Charitable Incorporated Organisation SCIO (SC045588). The organisation has submitted a formal request to purchase approximately 2.75 acres of land at Langloan Street, Coatbridge, ML1 5HH comprising the land that included the Janet Hamilton Centre and Coatbridge Outdoor Centre, the surrounding grounds to the west and the car park (as outlined at appendix 1 of this report). The organisation has offered to purchase the land for £27,500 and have indicated that they will accommodate and enter into shared agreements for access to the running track and car park.
- 2.2 The proposal outlines a two-phase plan to develop green and temporary community use areas, and ultimately to deliver a new, purpose-built facility, co-designed with the community. The proposed new facility will focus on cultural inclusion, economic empowerment, health and wellbeing, and employability, and will cater specifically to underserved populations including refugees and ethnic minority groups.

2.3 A summary of the scores achieved is outlined in figure 1 below. Additional details of the proposal and assessment of the application can be found at appendix 2 and in the CAT application and supporting documents available on the council's website [here](#)

Figure 1.

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	

A description of assessment criteria is at appendix 3.

2.4 In line with the council's Community Ownership and Management of Assets Policy and associated scoring process the findings of the Officer Assessment Panel were reported to the Community Asset Leadership Group for consideration. The Group comprises of:

- Chief Officer (Strategy and Engagement)
- Chief Officer (Asset and Procurement)
- Chief Officer (Community Operations)
- Chief Officer (Legal and Democratic)
- Chief Officer (Finance and Technology)

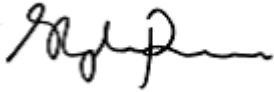
2.5 The recommendation is that the Communities Committee refuse the application based on the findings of the assessment attached at appendix 2.

3. Measures of success

- 3.1 Support provided to community groups and organisations as a result of initial CAT or PR enquiries; and
- 3.2 Positive outcomes or referrals because of initial CAT or PR enquiries.
- 3.3 Increased completions for transfer of assets to community organisations

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 [councils website.](#)
- 4.3 Full application can be accessed on the [councils website here](#)
- 4.4 Appendix 1 – Map of Asset
- 4.5 Appendix 2 – Assessment of application
- 4.6 Appendix 3 - Description of scoring criteria
- 4.7 Equality Impact Assessment will be published [here](#)



Stephen Penman
Chief Officer (Strategy and Engagement)

5. Impacts

<p>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 <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?,</p> <p>The recommendation involves refusal of the transfer of an asset to community ownership for community use. An EQIA will consider any impact on equalities groups and will be available here.</p> <p>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 <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>As outlined in the assessment at appendix 2, the asset has been assessed as having a commercial value of £1 million. The offered a price of £27,500 to purchase the land represents a significant discount and limits the council in identifying alternative uses for the land with a potentially significant financial impact.</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>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 <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>The council 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.</p>

<p>5.5</p>	<p>Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>5.6</p>	<p>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 <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact Does the report / project / practice contain information that has an impact on any environmental or carbon matters? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact Does the report contain any information that has an impact on the council's communications activities? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact Is there a risk impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? <i>The financial projections do not provide assurance that the proposal is financially viable therefore increasing the potential risk to the council of transferring the asset under the terms proposed. The projections include café income that does not seem realistic in this current climate and in the location of the site, at least in the short term. And the scale of required capital works will delay the ability to meet income generating aspirations in the short term</i></p>

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?

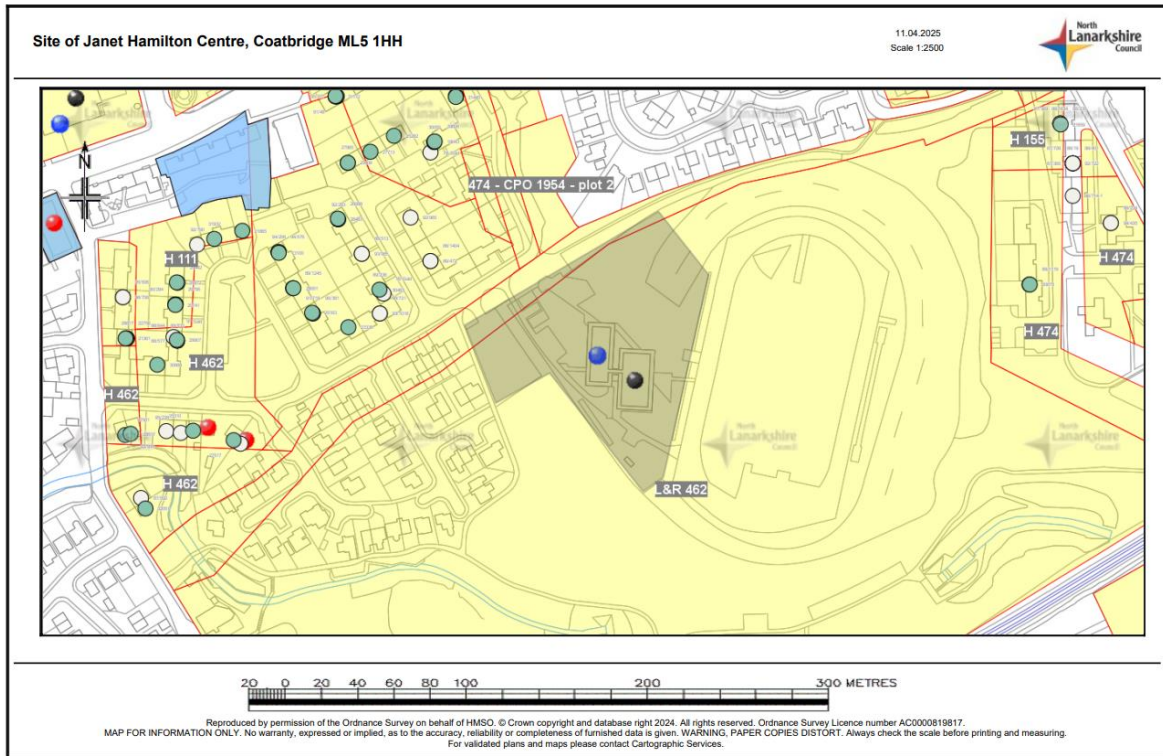
Yes No

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 Map



**Community Asset Transfer
Scoring Assessment**

Name of Organisation/Applicant	North Lanarkshire Muslim Women and Family Alliance (NLMWFA)
Details of the Asset	Langloan site – Former Janet Hamilton Centre site
Community Area/Ward	Langloan (Coatbridge Community Board) Coatbridge West - Ward 10
Date submitted	31 May 2024
Date of Decision	Communities Committee 28th April 2025

Summary comments	<p>NLMWFA is a long-established Scottish Charity - SCIO (SC045588) with over 30 years of delivery experience focused on supporting ethnic minority women, families, and wider community interests. Their proposal outlines a two-phase plan to develop green and temporary community use areas, and ultimately deliver a new, purpose-built facility, co-designed with the community.</p> <p>The organisation's aims and outcomes are clear, ambitious, and well-aligned with policy frameworks including the Community Empowerment Act and local equality and inclusion strategies.</p> <p>The new facility will focus on cultural inclusion, economic empowerment, health and wellbeing, and employability, and will cater specifically to underserved populations including refugees and ethnic minority groups.</p> <p>The application is supported by detailed community consultation results, multiple letters of support from partners and community organisations, and a broad list of strategic partnerships.</p> <p>Some strengths have been identified, particularly around the organisations track record and leadership capacity as well as having clear social and economic outcomes and strong community support.</p> <p>There are several weaknesses and risks which have impacted on the overall assessment decision.</p> <p>The funding model is initially reliant on confidential community donations aligned to Islamic financial mechanisms and lacks formal documentation or confirmed funding commitments. Additionally, there is no current evidence of progress or confirmation of capital grants which will be needed to build the new facility.</p> <p>The lack of robust financial planning and uncertainty over funding opportunities associated with the proposals gives rise</p>
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	<p>to concerns over the financial viability and and sustainability of the proposed use of the site. This in turn leads to significant uncertainty over the ability of the organisation to support delivery of TPFNL and wider community benefits in future.</p> <p>Also, a project of this scale would benefit from a full feasibility and development appraisal. This is absent from the submission.</p> <p>Finally, the complexity of site division and co-occupation presents ambiguity in title arrangements and future access/control.</p> <p><u>Note:</u> This is one of two active CAT requests for this asset and at an initial scoring panel meeting, it was felt that there may be more strength in both applicant organisations being asked to consider a joint application. This was explored but was not deemed feasible by the organisations involved and the scoring panel reconvened to finalise the assessment</p>
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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	<p>Details of the Asset – Includes asset status and proposed use <i>This section asks the council to ensure they are in a position to transfer the asset</i></p>
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<p>Notes</p> <p>North Lanarkshire Muslim Women and Family Alliance (NLMWFA), has clearly identified the asset as part of the Janet Hamilton Centre and Coatbridge Outdoor Centre, including 2.75 acres of surrounding land, car park, and access routes. The location is detailed as Langloan Street, Coatbridge, ML5 1HH.</p> <p>Regarding the current condition, the initial application described the buildings as being in a state of “severe disrepair” and “unwelcoming and unattractive”, stating they are not viable for renovation or multifunctional community use. This aligns with the council’s recent decision to demolish the existing buildings. The request from the organisation is now in relation to the purchase of the land for development purposes.</p> <p>The proposed use is adequately described and appears feasible, supported by a detailed business plan. Key components of the proposed use include:</p> <ul style="list-style-type: none"> • Creation of a new community hub. • Services include education programs, mental health support, cultural integration activities, a café, volunteer and job training opportunities, and space for social events.

- Temporary use of the space for community gardens, modular buildings, and outdoor events if funding for a permanent structure is delayed.
- Phased redevelopment strategy with emphasis on community co-design, stakeholder engagement, and funding applications to ensure financial viability.

The proposed use aligns well with the current status as an underutilised and deteriorating asset. By addressing its limitations through complete redevelopment. The proposed new facility could transform the site into a fit-for-purpose, inclusive space for the community.

The plans have been tailored to the existing state of disrepair and designed to bring the asset into meaningful community use.

NLMWFA has demonstrated a clear understanding of the asset's limitations and presented an alternative vision for the redevelopment.

Requested transfer would not directly impact on any current council plans or restrict delivery of council service. However, based on the District Valuers assessment of the site outlined at section 3 and the potential value of the land, alternative use for example for social or private housing could bring about community benefit that should be considered particularly given the high discount requested

Assessment:

Strong

The proposal is cost neutral to the council, it does not impact on council direct delivery of services and there are no restrictions on the asset transfer.

2 | Organisational Information – Includes governance and capacity to deliver

NLMWFA is a Scottish Charitable Incorporated Organisation (SCIO) (Charity No. SC045588). The submitted Business Plan provides a detailed outline of governance and operational management:

The charity is governed by a Board of Trustees and a Working Group of 9 trustees has been set up to lead the asset transfer project. There is an Operational Group of 25+ volunteers delivering projects.

Governance roles include oversight of strategic planning, monitoring, consultation, and compliance

The organisation demonstrates a clear and accountable governance structure with designated leadership, operational sub-groups, and a consultative approach for organisational planning and development business. This meets expected standards for community asset transfer applicants.

NLMWFA has 30+ years of operational experience delivering community services, particularly to minority ethnic women and families. The organisation has operated successfully from Old Monkland Community Centre (through a normal Facility booking) and has experience in:

- Health & wellbeing initiatives
- Employability and digital training
- Cultural, educational, and befriending services

There is strong evidence of both past relevant experience and forward planning. Their delivery model is sound, and the phased development with interim use of the site ensures practical realism.

NLMWFA acknowledges the need for additional training for volunteers to manage new responsibilities at the asset. Plans are referenced to:

- Recruit key staff (e.g., project manager, admin team)
- Upskill volunteers through training in project and hub management
- Engage professional development support via consultancy during redevelopment.
- A risk and mitigation section further acknowledges operational capacity risks and outlines contingency plans.

Capacity gaps are clearly identified along with suitable options to deal with them. The forward planning to mitigate risks and build organisational capacity has been well considered.

The business plan references the existence of policies and procedures but does not provide a full list or attach individual documents. However, these have been verified during NLC grant monitoring with the organisation.

There is a stated commitment to equality, diversity, safeguarding, inclusion, and volunteer management, aligned with the Equality Act 2010 and Community Empowerment (Scotland) Act 2015.

Overall, the application demonstrated strong organisational and governance arrangements with a track record of providing their organisations services locally. The application indicates that in the initial stages the charity will operate mainly with volunteers who along with board members bring a diverse and robust skill set that they believe makes them capable of managing the site and overseeing the development of the new community hub. Those involved in the organisation have over 30 years' experience of providing support and opportunity for individuals and families.

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 <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>
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Notes:

The request is for full ownership of approximately 2.75 acres of land (comprising the land that included both the Janet Hamilton Centre and Coatbridge Outdoor Centre, the surrounding grounds to the west and the car park) to create a community facility and provide services to the wider community.

The type of request is appropriate and proportionate to the scale and ambition of the project. The applicant has articulated a phased development approach, demonstrating long-term commitment for the proposal.

The charity is offering a price of £27,500 and have indicated that they will accommodate and enter into an agreement for shared access and shared running cost and security of

the running track and while they are requesting to fully own the car park area, they have indicated that they will allow other parties to use the car park.

NLMWFA has provided a reasonable amount of evidence of community benefit and social value in support of their Community Asset Transfer request for the Janet Hamilton Centre and surrounding land. However, the proposed discounted offer price of £27,500 for a proportion of the site is significantly lower than the value of £1 million attributed to the whole site by the District Valuers and the view that best value and wider community benefits may be achieved with the site being utilised to develop social housing or for private development.

The social value and community benefit arguments provided by NLMWFA are reasonable and could potentially lead to positive outcomes in relation to:

1. Targeted Support to Deprived and Underserved Communities:

The proposed new facility will directly serve one of the most deprived areas in Scotland (SIMD data – Decile 2), with high levels of income and employment deprivation, poor health indicators, and social isolation.

Specific targeting of minority ethnic women, refugees, and asylum seekers, many of whom are currently underserved and face significant barriers to accessing mainstream services is a core driver of the project.

Tailored services for elderly women, victims of domestic abuse, and people with limited English skills have been outlined by the charity.

2. Demonstrated Community Demand and Engagement

Over 300 survey responses demonstrate broad-based community support and clear demand for a purpose-built community hub.

The proposal includes the use of modular facilities, and, in the longer term, a new hub designed with and for the community.

3. Creation of Economic and Social Opportunities

The initiative will generate new employment and volunteering opportunities, particularly for women and young people from ethnic minority communities.

Services will include employability programmes, job training, English language and digital skills classes, and access to social enterprise activities (e.g., a café, catering, craft workshops).

Social enterprise income will subsidise core community services and demonstrates a model of community-led economic development.

4. Holistic Wellbeing and Integration Outcomes

Planned activities directly support physical and mental health, social inclusion, and intergenerational connection (e.g., befriending, mental health support, gardening, cultural events).

Alignment with the Scottish Government's Mental Health Strategy and inclusion priorities.

The charity plans to provide a comprehensive approach to wellbeing that is responsive to identified needs and aligned with national health and social policy goals.

Special conditions:

The charity has requested:

- Shared access and maintenance arrangements with users of the adjacent running track.
- Full ownership of the car park, with willingness to allow shared use.
- An agreement on shared public areas and access

The requested conditions are clear, limited, and logical, aiming to facilitate continued access and coexistence with other potential site users. They reflect cooperative intent.

Other considerations:

The applicant has proposed terms including a cost to them of £27,500. The Council needs to consider the impact that approving this application for part of the site may have on the potential of the full site which is of significant financial value and could attract development investment that could also be of benefit to the wider community. As the application is heavily linked to development of the new community centre any agreement would need to include sale conditions to ensure that the scheme can be delivered. Transferring the requested portion of land could impact on the council’s use of the remaining site. While the organisation has provided information to suggest that the proposal would bring some community benefit, land of the value of this whole site has the potential to create significant community benefit through alternative use for example for social housing or private development.

Assessment:

Moderate:

Applicant has proposed terms, with prices well below Market/Fair Value

4	Link to Strategy– How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)
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Notes:

The proposal references alignment with The Plan for North Lanarkshire aiming to make the area “a better place to Live, Learn, Work, Invest, and Visit.” The business plan and application highlight how the new community hub will:

- Improve health and well-being,
- Provide employment and volunteering opportunities,
- Enhance educational outcomes,
- Address poverty and inequality,

While the application is not presented to directly align to the ambitions as set out in TPFNL the information provided does go into a lot of detail that shows how proposed activities support key elements of TPFNL Particularly around inclusion and integration and supporting the hub model for wider community access and benefit. There is also information provided on how the proposal would support key priorities such as mental health and wellbeing, children and young people and connections have been made to national outcomes.

The proposal also addresses several priorities within the Local Outcome Improvement Plans, including: -

- Reducing inequality: Tailored services for refugees, asylum seekers, women, and people from ethnic minority backgrounds.
- Improving community cohesion: Through inclusive programming, cultural integration events, and intergenerational activities.
- Tackling poverty and deprivation: Located in one of the 20% most deprived areas in Scotland, with targeted support for those facing in-work poverty and unemployment.
- Improving health and wellbeing: Through mental health support, fitness, and social inclusion projects.

Again, whilst the LOIPs are not quoted directly, the project's aims closely mirror the type of interventions typical in the local outcome improvement priorities.

The business plan and application show alignment with longer-term strategic goals, including:

- Community wealth building – through employment, training, café enterprise, and use of community assets.
- Equality and inclusion – by hosting and delivering services for ethnic minorities, women, asylum seekers, and refugees, and providing culturally sensitive support.
- Economic development – by generating income through hall rentals, café services, and events, and supporting local enterprise and employment.

Assessment:

Strong:

Satisfactory evidence that the applicant understands the importance of linking to the outcomes of the TPFNL.

5 | Community Proposal – Includes project aims, community engagement and community benefit/need

Detailed proposal clearly outlining the types of activities to be provided backed up by engagement with local people. They aim to create community hub type facility to enhance community cohesion and provide key services to the community.

Prior to the new build facility being realised they have suggested that that they will focus on using the space for community growing and installing modular buildings to undertake activity in the meantime. The organisation also sees the building project as a further community benefit opportunity around jobs and supply chain.

The charity sets out a clear vision to redevelop the Janet Hamilton Centre into an inclusive, purpose-built community hub serving ethnic minority communities and the wider population. A phased development plan is outlined: demolition of current buildings, temporary use of green space/modular buildings, and construction of a new facility. Their aims align with their charitable purposes, focusing on inclusion, employability, mental health, and community cohesion

NLMWFA's core aims, as stated in both the business plan and asset transfer application, align with Scottish Government and local strategic priorities. These include:

- Reducing poverty and unemployment
- Improving health and wellbeing
- Advancing citizenship and social cohesion
- Creating recreational and educational opportunities

- Providing culturally appropriate support, especially for ethnic minorities and refugees

Key outcomes proposed include:

- A new, purpose-built or modular community hub on the site to replace the demolished buildings.
- Year-round delivery of services such as employability training, mental health support, befriending, digital skills, healthy eating, women's leadership, and intergenerational activities.
- Support for specific disadvantaged groups (e.g., refugees, older ethnic minority women, people facing in-work poverty).
- Use of the outdoor space for gardening, recreational activities, and cultural gatherings such as community barbecues for refugee families lacking access to outdoor amenities.

NLMWFA has demonstrated a comprehensive and sustained approach to community engagement in support of their asset transfer application.

- stakeholder consultations with residents, businesses, churches, schools, and Police Scotland and they have undertaken engagement on specific proposals.
- Used their Eid in the Park initiative to engage
- Engagement with New Scots particularly those living in high rise flats with limited access to outdoor space
- Community cleanup event organised by
- Use of both traditional and digital engagement platforms

Methodology:

- Ongoing Consultation and Feedback: NLMWFA has engaged with its members and wider community over several years, including through strategic planning meetings, volunteer input, surveys, and stakeholder engagement. The Business Plan notes over 300 survey responses and detailed feedback from diverse groups including service users, local schools, churches, and businesses.
- Formation of Dedicated Working Groups: A working group of trustees and an operational group of over 25 volunteers were tasked with steering the asset transfer planning process and integrating community feedback into the business plan.
- Wider Stakeholder Collaboration: NLMWFA engaged with North Lanarkshire Council, held stakeholder interviews, and consulted with a range of local organisations to ensure their plans meet wider community needs.
- Service User Involvement: Feedback was specifically sought from current users of Old Monkland Community Centre, with users affirming their support for NLMWFA to "do more of what we do best," indicating continuity and expansion of valued services.
- Partnership Networks: Ongoing partnerships with organisations such as Citizens Advice Bureau, Glenboig Development Trust, WSREC, and Generations Working Together strengthen the collaborative and outreach capacity of the organisation, while also acting as indirect engagement mechanisms.

The engagement methods employed are participatory, structured, and sustained over time. The use of mixed methods (surveys, events, interviews) shows a strong commitment to co-production. Importantly, there is clear evidence that the views of service users and the wider community shaped the design and development of the proposal. This approach demonstrates best practice and should be regarded as a key strength of the application.

Social benefits have been outlined for charity members, residents and the wider community including

Social Benefits for charity members

- Support Services (such as mental health, advocacy, and befriending services specifically for ethnic minority women, especially those with language barriers or experiencing domestic abuse.
- Empowerment and Skills Development programs include IT training, cookery workshops, employability initiatives, and leadership development, particularly aimed at local women and youth.
- Cultural Integration: Activities such as Islamic arts and crafts, language classes, and cultural celebrations foster identity and belonging.
- Targeted Inclusion: Special initiatives for refugee and asylum-seeking women who often experience double exclusion due to gender and ethnicity.

Social Benefit for Local Residents and the wider community

- Community Café & Social Events: The café and event spaces aim to provide low-cost food, jobs, and a welcoming environment for socialising, particularly for the elderly.
- Health and Wellbeing: Programmes addressing mental health, fitness, gardening, healthy eating (e.g. “Healthy Curry Club”), and outdoor activities to improve physical and emotional wellbeing.
- Education and Advice: Access to benefits advice (in partnership with CAB), financial literacy training, and English language classes for all ages.
- Community Safety and Cohesion: A safe, inclusive space promoting reduced isolation and increased engagement, particularly in a high-deprivation area (SIMD decile 2) with high levels of income and employment deprivation
- Open Access Model: While focused on minority ethnic groups, the hub is explicitly designed to welcome all residents, regardless of background, ability, or faith.
- Collaborative Use: Shared access and collaboration with groups like the running track organisation, other charities, and public sector partners to ensure diverse user involvement.
- Intergenerational and Cross-Cultural Activities: Projects like “Generations Working Together” and exhibitions such as “Traces of Empire” promote inclusion across age and cultural lines.
- Flexible Spaces: Multi-use halls and outdoor areas will accommodate events, fitness classes, educational programs, and community gatherings for all demographics

Social Value:

While exact annual figures have not been provided, based on the following projected outputs and outcomes:

- Over 200 regular service users, increasing to broader access by the wider community.
- Mental health support, social integration, education and employability, access to advice services, outdoor and physical activity spaces.

- Services addressing key SIMD issues: employment deprivation, isolation, poor health, poverty.
- Focus on underserved groups: ethnic minority women, refugees, older adults, youth.
- Training, volunteering, and employment creation, including in the café and through service delivery.
- Reinvestment model for income (e.g. café and event hire) to sustain services.

Assessment:

Strong:

Adequate description of aims / objectives and vision for the proposal. A good understanding of the community benefits including adequate evidence. Need/demand evidence include some consultation and research.

6	<p>Support – Includes stakeholder engagement and partnership working <i>This section looks Including evidence community and stakeholders have been engaged</i></p>
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Notes:

Detail of activity provided to show community, stakeholder and partnership engagement and input to the development of the proposal using a range of methods.

The proposal outlines the importance of partnership working in achieving its aims and the NLMWFA outlines intention to ensure that services and activities are developed and delivered through a network of partners.

NLMWFA has conducted significant community engagement over several years, including structured consultations, surveys (over 300 responses), stakeholder meetings, and events involving service users, residents, and community groups.

The organisation has operated in North Lanarkshire for over 30 years and currently supports over 200 active members through a range of services.

A dedicated working group and strategy committee were formed to oversee the asset transfer process, indicating structured internal support and planning.

The level of community engagement is clearly documented. The consultation process appears inclusive and targeted, especially towards vulnerable and minority ethnic populations.

Collaborations include projects with:

- Generations Working Together
- Museums Galleries Scotland and Summerlee Museum
- WSREC and Historic Scotland
- Glenboig Development Trust
- FACIC on youth and community events.
- Ongoing partnerships with CAB (Citizens Advice Bureau), local schools, churches, and public sector services.

The charity mentions plans to expand and strengthen relationships with existing and new partner organisations for service delivery, including NHS and local enterprise groups.

Partnership working is a strong and credible component of NLMWFA's approach. The named collaborations are with recognised agencies and align well with the services proposed, suggesting a mature partnership model.

The business plan notes that over 300 survey responses were received during community consultation exercises. Letters of support are referenced and have been verified.

There is detailed narrative evidence of consultation outcomes and engagement with key groups including ethnic minorities, refugee families, older people, and women's group

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 <i>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.</i>
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Notes:

Some financial information has been provided, and this has been used to assess overall financial stability and readiness.

NLMWFA outlines various income-generating activities: café, outside catering, event hall rentals, training courses, and gardening workshops. Price points for these services are noted as “TBA” (To Be Advised), and income figures are not detailed in the business plan. While the narrative discusses anticipated revenue sources and cost areas, there is no attached detailed budget or financial projections over the 5-year plan period.

The proposal demonstrates a fair understanding of income-generating opportunities and cost areas, but lacks detailed, quantified costings and income projections. This weakens the ability to fully assess financial viability at this stage.

The applicant has not secured funding yet for construction of the new facility or for temporary modular units described

The business plan references multiple potential funding sources including:

- Development and regeneration grants
- Zakat contributions and “Goodly Loans” from the Muslim community
- Crowdfunding and community fundraising
- Advocacy for community-adapted funding mechanisms (e.g., community shares) .

The charity has started to research funding options, with some initial progress, but no funds have yet been secured. The charity references that a Development Manager will be recruited to lead funding applications. Zakat almsgiving contributions along with cash reserves are confirmed for the offer price and the applicant notes contingency use of the site (e.g., green space and modular buildings) if construction funding is delayed. The organisation does have a track record of sustaining services despite funding challenges

However, the lack of detailed budget or projections is a weakness along with no evidence that capital or operational funding has been secured. The applicant shows an understanding of financial risk and has thought through alternatives in case of funding delay. However, the lack of specific financial reserves or risk-adjusted budget limits the strength of contingency planning.

The long-term model is based on sound principles of social enterprise and mixed income streams. However, it is contingent on securing significant initial capital and successfully launching income generating activities.

There is some concern that realising the proposal would still be significantly dependent on grant funding. This is likely to take time and limit opportunities for income generation or use of the asset to its full potential in the short term.

Assessment:

Weak:

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.

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

Notes:

The organisation does show a track record in delivering local activities and services, but they do not have a demonstrable track record in developing or operating an asset of the size and scale being proposed. The financial projections do not provide assurance that the proposal is financially viable therefore increasing the potential risk to the council of transferring the asset under the terms proposed. The projections include café income that does not seem realistic in this current climate and in the location of the site, at least in the short term. And the scale of required capital works will delay the ability to meet income generating aspirations in the short term

Several risks have been identified including

- There is currently no secured capital funding for this development, representing a significant risk of under delivery or project delay.
- Although a range of income-generating ideas (café, hall hire, events) are presented, pricing strategies and financial projections are underdeveloped or marked as “TBA” (to be advised). This undermines confidence in long-term sustainability
- The scale-up from their current operation to managing a larger, multi-use facility may strain existing governance and staffing capacity unless appropriately resourced and supported.
- Proposed shared access and maintenance arrangements with the adjacent running track are outlined in principle but not formalised, creating uncertainty around operational boundaries and liabilities.

NLMWFA has shown awareness of key responsibilities through its commitment to shared access, a development manager role, and phased delivery. However:

- The business plan lacks detail on life cycle costing, repairs and maintenance budgeting, and ongoing facilities management
- There is no clear asset management plan for the interim use of the land while fundraising takes place.
- There is also no clear articulation of statutory compliance responsibilities (e.g., health and safety, insurance, accessibility standards for new builds)

- The absence of confirmed capital sources poses a significant barrier. Phased use (e.g., modular buildings, green space) is sensible but will not deliver full project benefits.
- Scaling from their current site to a larger facility requires enhanced governance, staff development, and professional support—none of which are yet fully in place.
- Income generation assumptions are not costed, and key elements such as café profitability, hire charges, and maintenance costs are undeveloped.

There are clearly some potentially positive impacts on the community including

- Strong emphasis on inclusion, particularly for minority ethnic women, refugees, and people facing deprivation.
- The project aligns with local and national priorities including child poverty reduction, employability, and community cohesion.
- Services such as befriending, mental health support, and healthy living initiatives are well aligned with SIMD data and demonstrated need.
- Positive economic impacts are anticipated through training, employment creation, and volunteering.

Some potential negative impacts include

- If the capital build does not progress as planned, there is a risk of the site becoming derelict or underused, which could impact local perceptions and create reputational risk for the council and NLMWFA.
- Community tensions could arise if expectations among residents and user groups are not managed effectively during a long build period or if promised inclusive access is not realised in practice.

Assessment:

Weak:

Inadequate or no evidence of capabilities in place to manage the asset. Little or no awareness of the potential impact of the transfer on others or possible barriers/challenges identified. No social benefit/impact monitoring outlined.

Description of Scoring Criteria

	1.Details of the asset; <i>Includes asset status and proposed use. This section asks the council to ensure they are in a position to transfer the asset</i>	2.Organisation information; <i>Includes governance and capacity to deliver</i>	3.Type of Request: <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>	4.Link to the Plan for North Lanarkshire: <i>How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)</i>	5.Community Proposal: <i>Includes project aims, community engagement and community benefit/need</i>	6.Support: <i>Includes stakeholder engagement and partnership working. This section looks including evidence community and stakeholders have been engaged</i>	7.Financial Information; <i>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.</i>	8.Risk/Social Impact <i>Includes potential impact and barriers/challenges and understanding of managing the asset.</i>
Very Strong	The proposal has a cost saving, does not impact on council direct delivery or service and there are no restrictions on the asset transfer.	Applicant has clearly evidenced that they are a robust and viable organisation with effective governance arrangements in place.	Applicant has proposed acceptable terms, with prices reflecting Market/Fair	Applicant has clearly evidenced that their project links into the key themes of TPFNL	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, social/economic/environmental impact. Comprehensive evidence of need/demand provided including consultations, research and surveys	Applicant has clearly demonstrated links with relevant stakeholders and groups as well as strong local partnership and community engagement. Evidence of joint responsibility for delivery of other projects/service.	Clear Evidence that sufficient financial resources are/will be in place by the time of transfer and good resource planning for short/ medium/long term sustainability demonstrated. Detailed, realistic and achievable income and expenditure, cash flow forecast provided along with a comprehensive contingency plan.	Full evidence that applicant has in place the necessary capabilities to manage the asset. Considerable awareness of the potential impact of the transfer on others, and barriers/challenges clearly identified. Comprehensive information provided on the anticipated social benefit/impact of the transfer and how this will be measured
Strong	The proposal is cost neutral to the council, it does not impact on council direct delivery of services and there are no restrictions on the asset transfer.	Applicant has provided adequate evidence that they are a robust and viable organisation with satisfactory governance arrangements.	Applicant has proposed terms, with prices reflecting Market/Fair Value.	Satisfactory evidence that the applicant understands the importance of linking to the outcomes of the TPFNL	Adequate description of aims, objectives and vision for the proposal. A good understanding of the community benefits including adequate evidence. Need/demand evidence include some consultation and research.	Applicant has evidenced some partnership working arrangements. Relevant links with groups also evidenced along with strong community engagement activity.	Evidence indicates that sufficient financial resources are/will be in place by the time of transfer and some resource planning has been demonstrated. Satisfactory income and expenditure and cash flow forecast. Some consideration has been given to contingency planning.	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.
Moderate	The proposals presents 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.	Applicant has evidenced some signs of being robust and viable and partial information provided on governance arrangements.	Applicant has proposed terms, with prices well below Market/Fair Value.	Limited evidence that the applicant understands the need to ensure the projects reflect one of more of the strands of the TPFNL.	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 survey	Applicant has demonstrated limited links with groups and community engagement activity. Some evidence of partnership working provided.	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.	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.
Weak	The proposals presents difficulties to the council in terms of cost, council direct delivery of services and restrictions on the asset transfer.	Applicant has shown no evidence of being robust and viable and no/little information being provided on governance arrangements	Applicant has failed to propose terms or prices.	Little or no evidence that the applicant has made a clear connection to the TPFNL	Inadequate or no description of aims, objectives and vision for the proposal. Limited reference to community benefit and associated opportunities. No evidence of need/demand provided	No/poor evidence of community involvement. No/poor evidence of partnership working	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.	Inadequate or no evidence of capabilities in place to manage the asset. Little or no awareness of the potential impact of the transfer on others or possible barriers/challenges identified. No social benefit/impact monitoring outlined.
Very Weak	Unlikely to proceed because of ownership restrictions on the asset this would prevent a transfer of responsibility or ownership to another organisation.	Applicant has provided no evidence of being robust or viable. Governance arrangement does not meet the criteria for asset transfer.	Applicant unsure of securing funding to afford costs.	Applicant has no understanding of the TPFNL	No description of aims, objectives and vision for the proposal. No reference to community benefit. No evidence of need or demand provided.	No evidence of community involvement. No evidence of partnership working.	No evidence of financial resources in place. No evidence of resources or financial forecast to predict cash flow.	Applicant has provided no evidence of capabilities to manage the asset. No awareness of the potential impact of the transfer on others. No social benefit or impact monitoring in place.