

North Lanarkshire Council Report

Communities Committee

Does this report require to be approved? Yes No

Ref SP/LP

Date 28/10/24

Community Ownership and Management of Assets: Overtown Sports Pitch and Pavillion

From: Stephen Penman, (Chief Officer of Strategic Communication and Engagement)

E-mail penmanste@northlan.gov.uk
pollockle@northlan.gov.uk

Telephone 07947 997750
07814 916564

Executive Summary

The purpose of this report is to provide the Communities Committee with the details of a Community Asset Transfer (CAT) request relating to Overtown Sports Pitch and Pavilion (as outlined in Appendix 1 of this report) made by Fir Park Corner Football Club and to provide information on the outcome of the assessment process together with a recommendation for approval of 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 Ownership and Management of Assets Leadership Group for approval in principle of the request made by Fir Park Corner Football Club to take full ownership of the Overtown Sports Pitch and Pavillion.

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 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 a where a group meets qualifying and eligibility criteria they can apply for 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 benefits brought by 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 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 council and risk levels. The policy and approach can be accessed [here](#) and further information and tools are available on the [council's website](#).

2. Report

- 2.1 Fir Park Corner is a Scottish Charitable Incorporated Organisation (SCIO) (charity number SC051821). The organisation is a Community Football Club who currently have an amateur team, an over 35's team and four children's teams.
- 2.2 Fir Park Corner submitted a formal request to purchase Overtown Sports Pitch and Pavilion (as outlined in Appendix 1 of this report) inclusive of the pitch, pavilion and associated carpark, at a discounted rate of £17,500 to reflect social value / community benefit and planned improvement work. This pitch is one that the council agreed at the last Communities Committee meeting to remove as a bookable site based on low usage and that the council has no operational requirement for.
- 2.3 The organisation proposes to use the site as a base for their football teams to train, play matches and host local events for the wider community through collaboration with other local organisations. Acquiring the site would enable them to expand their offer by adding further teams and therefore opportunities for more local people across age ranges to participate in sport. This would also reduce the need for and cost of booking pitches and facilities to run the club and matches and enable them to divert these resources into the maintenance and upkeep of the site.

- 2.4 The group commissioned a valuation of the site. The valuer utilised a per acre base rate to arrive at a value of £35,000. This value is within the anticipated range for this type of asset. The offered price is 50 per cent of the valuation (£17,500) and reflects characteristics of the site, its current use and the community benefit outlined in the submitted application. It is normal practice for the Estates Service to seek some form of legal ‘security’ over the site when a discount is applied. The form of security is dependent on various factors for example funding structure of the group or constitutional organisation matters. Such an agreement will be sought in this case but only where it is practical to do so.
- 2.5 Should the recommendation to approve this request be endorsed by committee, the Estates Service will look to agree Heads of Terms with the applicant. This will form the detailed terms for the title transfer, subject to approval of the Chief Officer of Assets and Procurement under delegated authority.
- 2.6 The scoring and assessment process overall provided assurance that community ownership of the Overtown sports pitch and pavilion by Fir Park corner Football Club has the potential to make a lasting impact on the health and wellbeing of the club’s members and to provide a valuable asset to the wider community.
- 2.7 The application scored strongly with 7 of the 8 assessment criteria scoring as strong or very strong and 1 scoring as moderate. An overview of assessment can be seen at figure 1. The details of the assessment are attached at appendix 2.

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			

- 2.8 The organisation scored particularly strongly under community support where they demonstrated that they had developed a robust community engagement plan and consulted extensively with local stakeholders (community council, businesses, football teams operating in the wider areas, elected members, local politicians, local church and community groups) They also held a community information session and developed a questionnaire / survey for the wider community. Over 350 local residents completed the survey with the majority of respondents fully supportive of their plans.
- 2.9 It should be noted that the moderate assessment score was for ‘type of request’ and reflects that the amount offered is below what the council would expect to be market value. This is an expected score for an organisation submitting an application to take on ownership of an asset at less than market value due to the assessment criteria applied, and assurance has come from the information related to community benefit. During assessment, the panel felt that some more detailed information could be provided within the finance section for example relating to cash flow and

projected running costs. On request, the club has since submitted further information and clarification which the scoring panel and Leadership Group are satisfied with. One of the matters highlighted was that some of the costings presented did not match the councils' expected costs based on internal projections, but the panel remains confident that the organisation has taken reasonable steps to adequately identify future operational costs based on their own operating model.

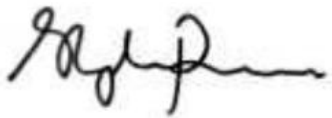
- 2.10 The club proposes that they will ensure that the asset will serve as vital resource for encouraging physical activity across many age groups. This will be achieved through the operations of amateur Saturday and Sunday adult football teams, as well as youth academy teams. Future plans outlined include the development of women's football team and additional academy teams.
- 2.11 Additionally, the club have detailed a four-stage plan for improving the sports pitch and pavilion which when implemented aims to bring back to full use this underused and dated community facility. The improvement work will also enhance the local area and lead to increased community involvement with the club and the community activities it plans to deliver. The club also intends to deliver a range of community events and activities throughout the year.
- 2.12 The club has submitted, alongside their application, a request to access the Community Asset Fund for improvements to the asset to the value of £100k. They have provided information on the types of improvements and quotes that they have obtained for the works including plumbing, joinery, groundworks and roof works for the pavilion as well as works to upgrade the pitch, signage, perimeter security and car park area.
- 2.13 Community support for the proposal has been established through various community engagement activities and the club plan to build on the relationships that they have started to develop.
- 2.14 Overall, the scoring panel and leadership group felt satisfied and assured that the community ownership of this facility can create sustainability for this asset and will provide greater community benefit than is currently being achieved.
- 2.15 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 Ownership Leadership Group for consideration (comprising; Chief Officers for Strategic Communication and Engagement; Asset and Procurement; Community Operations; Legal and Democratic, and; Financial Solutions). The recommendation is that the Communities Committee approves the application in principle subject to final negotiation of terms through the council's property and legal processes.

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 Appendix 1 Map of Asset
- 4.4 Appendix 2 Assessment of Fir Park Corner request to purchase Overtown Sports Pitch and Pavilion
- 4.5 Equality Impact Assessment will be published [here](#)



Stephen Penman
Chief Officer (Strategic Communication 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 the transfer of an asset to community ownership for community use and recognises the associated community benefit that is expected from the proposal. This should benefit the community positively but an EQIA has been undertaken to 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>The proposed purchase price is below what the council would consider as the marketable value of the asset. However assessment of the application as well as the condition, location and current use of the concluded that community benefit of the proposal outweighs the true value of the asset to the council. Financial Solutions are involved in the assessment process and the Leadership Group responsible for making recommendation to committee.</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</p>

2015. Representatives from Legal and Democratic Services are involved in the Corporate Community Ownership and Management of Assets Working Group and the Leadership Group as required.

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

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 inherent risk in transferring an asset for community ownership. However the club has demonstrated strong community support, cognisance of the research, business case and diligence checks completed as part of the application process. The demonstrated knowledge, and experience of the management committee has provided assurance of the organisations capacity to take ownership of the asset and to implement their plans to bring the sports pitch and pavilion in full use. The risk has been determined as low but the organisation will be encouraged to consider strengthening their contingency planning and to review their plans for dealing with potential drainage issues on the pitch.

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?

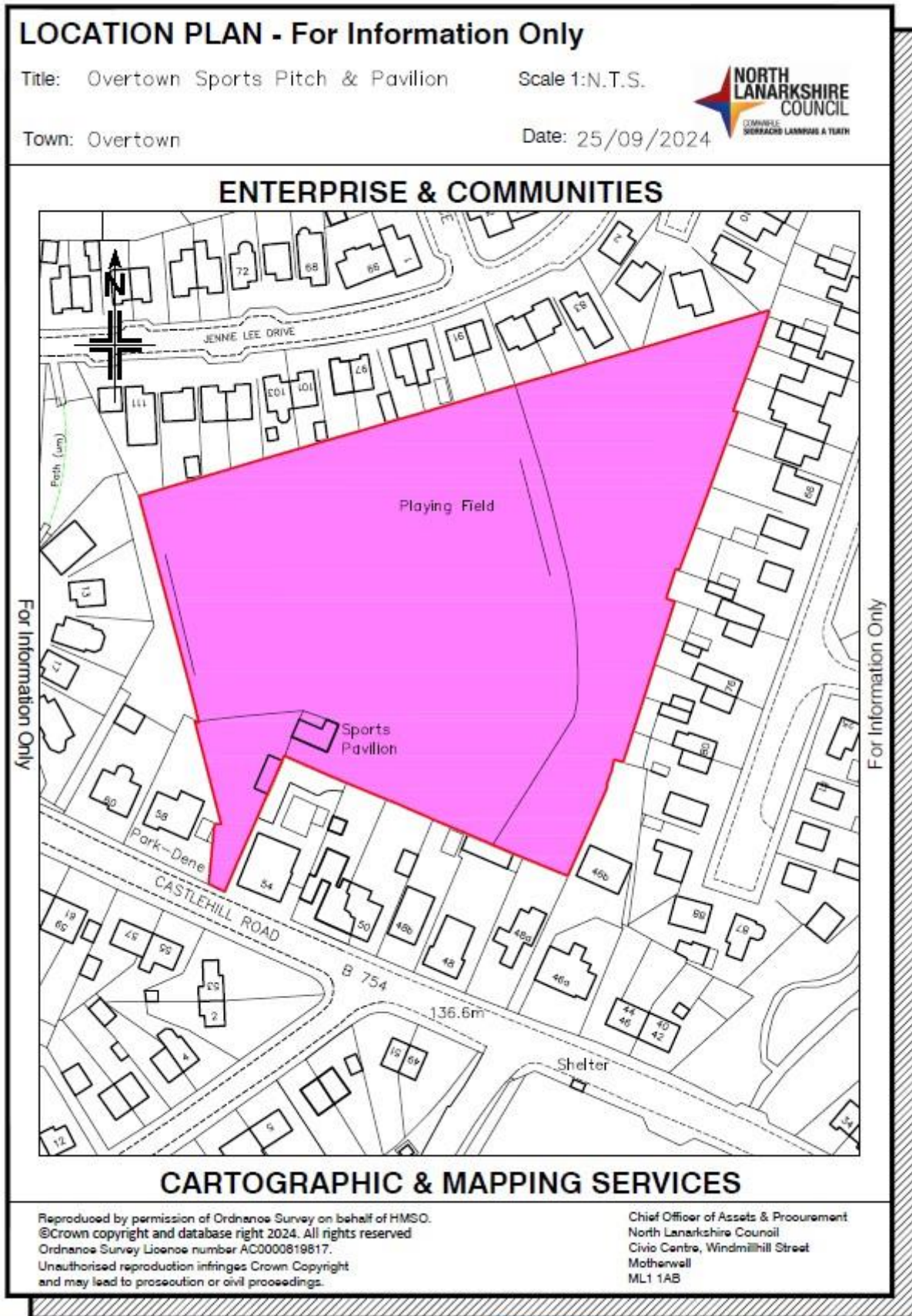
Yes No

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

Asset location map



Assessment framework used to inform the recommendation on a Community Asset Transfer Request

Name of Organisation/Applicant	Fir Park Corner Football Club
Details of the Asset	Overtown Sport Pitch and Pavilion
Community Area/Ward	Overtown (Wishaw Community Board) Wishaw - Ward 21
Date submitted	12 June 2024
Date of Decision	2 September 2024

Recommendation Approve/Reject/ Defer (delete as appropriate)	Approve
Summary comments	<p>The scoring panel are of the view that community ownership of the Overtown sports pitch and pavilion by Fir Park corner Football Club has the potential to make a lasting impact on the health and wellbeing of the club's member. Evidence from across Scotland and from the description provided by the club indicates many benefits from having accessible local sports facilities on health outcomes. The club will serve a vital resource for encouraging physical activity across many age groups. This will be achieved through the operations of amateur Saturday and Sunday adult football teams, as well as youth academy teams. Future plans include the development of women's football team and additional academy teams.</p> <p>The club have indicated a four-stage plan for improving the sports pitch and pavilion which when implemented will go some way to bring back to full use an underused and dated community facility. The improvement work will also enhance the local environs and will hopefully lead to increased community involvement with the club and the community activities it plans to deliver. Although football training and matches will be the mainstay at the facility the club intend to deliver a range of community events and activities throughout the year.</p> <p>The transfer of this asset to the community football club will also support efforts to address</p>

	<p>local inequalities. By offering members affordable access to physical activity.</p> <p>Additionally, the facility will create volunteering opportunities and pathways for young people interested in sports and leisure careers. This should contribute to the local economy through skills development of the volunteers</p> <p>Community support for the proposal has been established through various community engagement activities and the club plan to build on the relationships that they have started to develop.</p> <p>Overall, we are confident that the community ownership of this facility will foster long-terms sustainability for this asset.</p>
Final Decision	

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> <p><input type="checkbox"/> 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</p> <p><input checked="" type="checkbox"/> 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.</p> <p>The asset is currently managed and operated by Active and Creative Communities Team. However, over the last few years has been significantly underused, with occasional ad-hoc bookings. The holding service has reviewed the asset as part of the sports pitch strategy and have identified that the site is no longer needed for operations.</p> <p>The transfer of ownership to Fir Park Corner Football Club presents an opportunity to safeguard the pitch and pavilion for long-term community use and remove the cost burden for the council. With the applicant proposing a full transfer of ownership and a commitment to secure funding to improve the facility, provides a positive solution for the site, which otherwise would be earmarked for closure.</p>
----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The applicant if successful, is proposing to use the pitch and pavilion for training and football matches for all of the teams which they operate. The site has the potential of enabling the club to further develop additional teams and services.

- 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.
- Weak:** the proposals presents difficulties to the council in terms of cost, council direct deliver of services and restrictions on the asset transfer.
- Very Weak:** unlikely to proceed because of ownership restrictions on the asset this would prevent a transfer of responsibility or ownership to another organisation.

2 Organisational Information – Includes governance and capacity to deliver

ÿ **Very Strong:** Applicant has clearly evidenced that they are a robust and viable organisation with effective governance arrangements in place.

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

The organisation has outlined the strengths and experiences of their management committee. Currently seven North Lanarkshire residents are involved in the management and day-to-day operations of the club. The management committee come from various professional backgrounds and most have significant experience in terms of community football operations. They have demonstrated a strong personnel base, which should be a positive in terms of implementing their plans and further developing and improving the club.

The club meet regularly throughout the year and all meetings and decisions made are noted. The club are set up as Scottish Charity in the form of a Scottish Charitable Incorporated organisation. The trustee of the charity (management committee) is elected from within the membership. Initial checks made, have identified that the club have relevant policy, procedures and safeguards in place.

- Moderate:** Applicant has evidenced some signs of being robust and viable and partial information provided on governance arrangements.
- Weak:** Applicant has shown no evidence of being robust and viable and no/little information being provided on governance arrangements.
- Very Weak:** Applicant has provided no evidence of being robust or viable. Governance arrangement does not meet the criteria for asset transfer.

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>
<p><input type="checkbox"/> Very Strong: Applicant has proposed acceptable terms, with prices reflecting Market/Fair Value. (score would reflect acceptable terms; for example – the right timescale for being able to complete the sale or lease and funds are already in place)</p> <p><input type="checkbox"/> Strong: Applicant has proposed terms, with prices reflecting Market/Fair Value.</p> <p><input type="checkbox"/> Moderate: Applicant has proposed terms, with prices well below Market/Fair Value.</p> <p>The club are proposing a full purchase of the title inclusive of the pitch, pavilion and associated carpark, at a discounted rate to reflect social value / community benefit and planned improvement work. An offer of £17,500 has been made by the club, and whilst this is under our internal estimate of value, the scoring panel on advice from Estates agree that the offer is within an acceptable range reflecting the site is landlocked and an agreement to allow a discount for the social value described by the club.</p> <p>However, consideration of imposing a standard security may be needed. Additionally, a check on the site by Estates and Operational Property has identified encroachment issues, which means the title cannot be transferred with full vacant possession to the club. These matters will need to be considered as part of the negotiation for the heads of terms.</p> <p><input type="checkbox"/> Weak: Applicant has failed to propose terms or prices.</p> <p><input type="checkbox"/> Very Weak: Applicant unsure of securing funding to afford costs.</p>	
4	Link to Strategy– How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)
<p><input type="checkbox"/> Very Strong: Applicant has clearly evidenced that their project links in to the key themes of TPFNL</p> <p><input type="checkbox"/> Strong: Satisfactory evidence that the applicant understands the importance of linking to the outcomes of the TPFNL</p> <p>The club have demonstrated satisfactory understanding of their contributions to the Plan for North Lanarkshire and the proposed activities should positively contribute to priorities agreed for the Wishaw Local Outcome Improvement Plan (LOIP).</p> <p>The scoring panel view that the plans developed by the club will align closely with our ambition for improving the health and wellbeing of our communities and enhancing participation, capacity and empowerment across our communities.</p> <p><input type="checkbox"/> Moderate: Limited evidence that the applicant understands the need to ensure the projects reflect one of more of the strands of the TPFNL.</p>	

- Weak:** Little or no evidence that the applicant has made a clear connection to the TPFNL
- Very Weak:** Applicant has no understanding of the TPFNL

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

- 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.

- 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.

The organisation has presented a strong case for need behind this asset transfer request and have outlined a plan which will help address the availability issues of local pitches for football clubs, this include allowing other clubs to access the facility when it is not in use.

The club have also identified a need and gap in terms of local football options within easy reach of Overtown. Their plan brings football back to the heart of the local community and the transfer of the facility will enable them to develop new additional academy teams for children and young people to access.

The club have clearly articulated the social benefits for their plans and if their application is successful, they envisage offering a route into healthy, low-cost physical activity with positive contributions to the securing improving the general health and mental health of residents.

The club have also outlined the contributions to the community wealth building agenda, and anticipate that supporters will bring additional footfall to local businesses on match days.

- Moderate:** 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.
- Weak:** 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.
- Very Weak:** No description of aims, objectives and vision for the proposal. No reference to community benefit. No evidence of need or demand provided.

6	<p>Support – Includes stakeholder engagement and partnership working <i>This section looks Including evidence community and stakeholders have been engaged</i></p>
	<p><input type="checkbox"/> Very Strong: 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.</p> <p>The organisation created a robust community engagement plan and consulted with many local stakeholders (community council, businesses, football teams operating in the wider areas, elected members, local politicians, local church and community groups) They also held a community information session and developed a questionnaire / survey for the wider community. Over 350 local residents completed the survey with the majority of respondents fully supportive of their plans.</p> <p>No formal representations were received during the formal 4 week consultation period.</p> <p><input type="checkbox"/> Strong: applicant has evidenced some partnership working arrangements. Relevant links with groups also evidenced along with strong community engagement activity.</p> <p><input type="checkbox"/> Moderate: Applicant has demonstrated limited links with groups and community engagement activity. Some evidence of partnership working provided.</p> <p><input type="checkbox"/> Weak: No/poor evidence of community involvement. No/poor evidence of partnership Working.</p> <p><input type="checkbox"/> Very Weak: No evidence of community involvement. No evidence of partnership working.</p>

7	<p>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></p>
	<p><input type="checkbox"/> Very Strong: 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.</p> <p><input type="checkbox"/> Strong: 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.</p> <p>The organisation has provided a three-year forecast of income and expenditure. The improvement work for the facility has been designed to be completed in four stages and the club are confident of being able to complete this work whilst operating the site. They intend to apply to funders and to fundraise also. Initial conversations have taken place with National Lottery and Sports Scotland.</p> <p>The scoring panel requested that the club provide some more detailed information related to this section for example around budget, cash flow, running costings etc and the club has since provided additional clarification. Some of the concern was linked to the costings provided by the club not matching the councils costings for similar. However on receipt of further information and</p>

discussion with the club the panel is confident that the organisation has taken reasonable steps to adequately to identify future operational costs for their own operating model.

- 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.
- 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.
- Very Weak:** No evidence of financial resources in place. No evidence of resources or financial forecast to predict cash flow.

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

- Very Strong:** 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 provide on the anticipated social benefit/impact of the transfer and how this will be measured.
- 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.

With the club demonstrating strong community support for the community asset transfer and taking cognisance of the research, business case and diligence checks completed by the club as part of the application process; and combined with the knowledge, understanding and experience of the management committee in terms operating a community football club, it has been deemed that the organisation has demonstrated that they will have the capacity to take ownership of the asset and to implement their plans to bring the sports pitch and pavilion in full use.

The organisation has outlined the social benefits which they expect to see from their ownership and management of the asset. Risk has been determined as low but the organisation will be encouraged to consider strengthening their contingency planning and to review their plans for dealing with potential drainage issues on the pitch.

- 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.
- 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.

- Very Weak:** 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.