

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 Chapelhall Community Development Group for the Asset Transfer of the land at Chapelhall Senior Citizens Centre

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 Chapelhall Community Development Group (CCDG) to purchase the land which currently sites the former Chapelhall Senior Citizens Centre, Lauchope Street, Chapelhall ML6 8SW (as outlined in Appendix 1 of this report) and to provide information on the outcome of the assessment process together with a recommendation to approve 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 approve the Community Asset Transfer request from Chapelhall Community Development Group (CCDG) to purchase the land which currently sites the former Chapelhall Senior Citizens Centre as described at appendix 1, subject to finalisation of necessary technical details and satisfactory agreement to the conditions set out in Appendix 2, section 3.

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 The applicant is a registered Scottish Charitable Incorporated Organisation (SCIO), tier 2 incorporated in 2024.
- 2.2 The organisation has submitted a formal request to purchase to purchase the land which currently sites the former Chapelhall Senior Citizens Centre, Lauchope Street, Chapelhall ML6 8SW (as outlined in Appendix 1 of this report). The proposed financial offer is £36,000, which is slightly over 50% of the site's estimated market valuation of £71,000. The applicant seeks a discount based on the social value and community benefit the project will generate.
- 2.3 The proposal outlines a plan for CCDG to use the land CCDG to develop the site into a two-storey modular, multi-use community hub offering a wide range of social, educational, and well-being activities based on identified community needs including

social isolation, youth engagement, food/fuel poverty, and mental health, to all age groups.

- 2.4 A summary of the scores achieved through assessment 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.

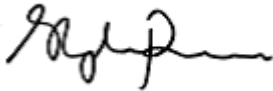
- 2.5 In line with the council's Community Ownership and Management Policy and associated scoring process the findings of the Officer Assessment Panel were reported to the Community Asset Leadership Group for consideration. The Group comprises of
- Chief Officer (Strategy and Engagement)
 - Chief Officer (Asset and Procurement)
 - Chief Officer (Community Operations)
 - Chief Officer (Legal and Democratic)
 - Chief Officer (Finance and Technology)
- 2.6 The recommendation is that the Communities Committee approve 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
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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 assessment
- 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 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 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 organisation has presented a case for social value discount on the purchase of the land. The offer price is £36,000 which is slightly over 50% of the internal commercial valuation. The case for a discount is reasonable and within an acceptable level which offers a compromise position for both parties.</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? There is an inherent reputational risk to the council of transferring an asset for community ownership. The main risks identified are around the financial uncertainty and reliance on grant funding and limited opportunity for income generation that is often present for CVS organisations. The proposal provides sufficient assurance risks are tolerable and/or can be mitigated</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?

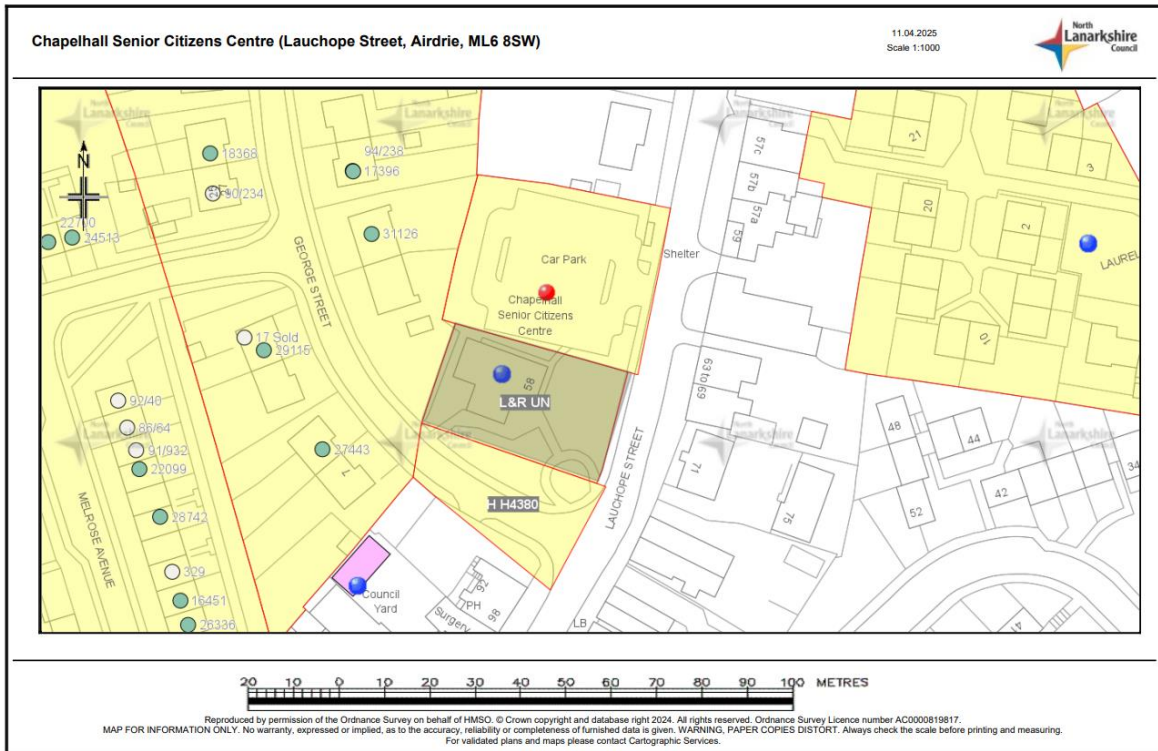
Yes No

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	Chapelhall Community Development Group
Details of the Asset	Land forming the site of Chapelhall Senior Citizens Centre
Community Area/Ward	Airdrie Chapelhall (Ward 12 – Airdrie South)
Date submitted	16 January 2025
Date of Scoring Panel	31 March 2025

Recommendation from Community Asset Leadership Group	Approve
Summary comments	<p>Chapelhall Community Development Group (CCDG) is a small local charity, recently formed as an umbrella organisation representing four long-standing CVS organisations operating in the Chapelhall area of Airdrie.</p> <p>The charity is looking to purchase the land which currently sites the former Chapelhall Senior Citizens Centre.</p> <p>The charity has offered £36,000. Using the internal valuation figure of £71,000 their offer is equivalent to 50.70%, representing a social value discount of 49.30%.</p> <p>The transfer aligns well with the Council’s objectives under The Plan for North Lanarkshire and the Airdrie Local Outcome Improvement Plan, and offers a sustainable route for enhancing civic participation, improving community wellbeing, and the provision of additional accessible services in Chapelhall.</p> <p>Based on the social, economic, and community benefits outlined, the scoring panel members suggests positive consideration of the request.</p> <p>The proposal offers a reasonable, locally grounded response to community need, and supports the empowerment and self-determination of the Chapelhall community.</p> <p>The charity demonstrates a strong grassroots base, an active volunteer committee with relevant expertise, and community support through events and surveys.</p> <p>They have also been accepted for a stage 2 application to the Scottish Land Fund, which will provide a significant level of funding towards the offer price.</p> <p>The organisation demonstrates:</p>

	<ul style="list-style-type: none"> • Sound governance, • Proven community engagement and delivery capability, • A strong intent to operate to high standards. <p>Approval should reflect the following conditions and further information:</p> <ul style="list-style-type: none"> • Confirmation of capital funding and a robust capital costing plan supported by quotes or tendered estimates • A detailed operational plan for the first 12–24 months post-transfer, including maintenance, staffing, and contingency arrangements. • Confirmation of planning viability through early engagement with planning officers.
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		

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

Notes:

Chapelhall Senior Citizens Centre and associated land is owned by North Lanarkshire Council and managed by Community Operations. The asset is eligible for Community Asset Transfer.

At the Council meeting held on [10 December 2024](#), the facility was approved for closure and declared surplus to requirements.

CCDG seeks to purchase the land on which the Chapelhall Senior Citizens Centre is situated on Lauchope Street, Chapelhall ML6 8SW. The Council has confirmed that the building will be demolished within the first half of the 2025/26 financial year. Meaning that the transfer of the land can be considered.

CCDG proposes to develop the site into a two-storey modular community hub offering a wide range of social, educational, and well-being activities. The group has identified key community needs including social isolation, youth engagement, food/fuel poverty, and mental health, and aims to address these through a multi-use facility accessible to all age groups.

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

Notes:

CCDG has a clear governance structure with defined roles and responsibilities. They are a Scottish Charitable Incorporated Organisation (SCIO) tier 2 incorporated in 2024.

Governance is overseen by a board of trustees, which includes key office bearers: Chair, Vice Chair, Treasurer, Secretary, and Events/Communications Coordinator.

The governance framework is credible and proportionate to the scale and ambitions of the project. There is clarity in roles and forward planning for organisational development.

There is strong evidence of relevant experience among the charity board and a credible, phased plan has been outlined.

- The group is formed from multiple experienced local organisations (e.g., Chapelhall Resilience Project, Over 60s Club, Tenants and Residents Association and Chapelhall Youth Project).
- Trustees have significant individual expertise: e.g., the treasurer is a qualified Chartered Accountant; other members have experience in youth work, local government, event planning, and support for older adults.
- CCDG has already secured funding to deliver a range of community events (Fun Days, Fairs, support groups).
- A phased development plan is presented, starting with interim use of Chapelhall Library and scaling to a modular community hub.
- The business plan includes financial forecasts, research on available capital/revenue funding sources, and details of activities proposed to meet the needs of residents.

A clear management structure is proposed involving a Hub Committee, Management Steering Group, and Volunteers, with responsibilities outlined for each group.

CCDG has demonstrated awareness of its limitations and is actively working to mitigate them through partnership support and strategic planning. For example, capacity gaps have been acknowledged and are being addressed. The business plan identifies the relatively high average age of current volunteers as a potential weakness (succession planning issue). CCDG proposes to recruit volunteers from wider demographics through enhanced communication (e.g., website launch) and community engagement.

A move toward paid roles (e.g., full-time Hub Manager and Volunteer Coordinator) is included in Year 2/3 planning. Governance support is being provided by Voluntary Action North Lanarkshire (VANL) and others.

A comprehensive suite of policies is proposed, though not all are currently in place. The business plan outlines plan for developing policies covering: Health and Safety, Safeguarding, Equality, Data Protection, Volunteering, and Employment among others. It is stated that professional advice will be sought to draft and maintain compliance.

While policy intentions are appropriate, some policies may not yet be fully implemented. The commitment to seek expert advice and ensure continuous review indicates a positive and responsible approach, but this area requires monitoring to ensure timely delivery. The information provided is valid and generally strong, with only minor areas (e.g., policy implementation) needing ongoing oversight to ensure full compliance and sustainability.

Assessment:

	<p>Strong Applicant has provided adequate evidence that they are a robust and viable organisation with satisfactory governance arrangements.</p>
3	<p>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>
	<p>Notes: The type of request is clearly specified as a request for ownership under Section 79(2)(a) of the Community Empowerment (Scotland) Act 2015. This is confirmed in Section 2.1 and 3A of the CAT application form. The charity has proposed a purchase price of £36,000.</p> <p>The request for ownership is both clearly specified and appropriate. The applicant is a registered Scottish Charitable Incorporated Organisation (SCIO), and meets the criteria for a community transfer body, and has demonstrated intention to use the land for sustained and inclusive community benefit. Their business plan outlines a phased modular build of a community hub, aligning well with the ambitions outlined in The Plan for North Lanarkshire.</p> <p>The proposed financial offer is £36,000, which is slightly over 50% of the site's estimated market valuation of £71,000. The applicant seeks a discount based on the social value and community benefit the project will generate.</p> <p>The proposed price of £36,000 represents a reasonable and fair offer given the projected scale and impact of community benefits. The community hub would deliver significant social return and enhance local amenities. CCDG's capacity, governance, and phased funding approach support the project's deliverability and sustainability.</p> <p><u>Social Value and Community Benefit Drivers supporting the discounted offer price:</u> The application and business plan identifies a reasonable range of community benefits, including:</p> <ol style="list-style-type: none"> 1. Improved Health and Wellbeing: A safe, inclusive space tackling isolation, offering mental health support, and fostering social interaction. 2. Education and Skills Development: Learning programmes in digital skills, employability, and community leadership. 3. Economic Participation: Creation of volunteering, micro-employment, and social enterprise opportunities. 4. Community Resilience and Empowerment: Building capacity of residents and CVS groups to co-produce services and improve outcomes. 5. Sustainable Land Use and Place Making: Retaining the community footprint, avoiding demolition waste, and introducing low-impact modular infrastructure. <p><u>Other considerations:</u></p> <ol style="list-style-type: none"> 1. Inclusion of standard security in favour of the council to reflect any discount agreed. 2. Public access to pathways included in the title will be required 3. Reserved rights of access to the land for essential repairs, maintenance and access to any utilities. 4. Common right to adjacent car parks will also be offered <p><u>Assessment:</u> Moderate: Applicant has proposed terms, with prices well below Market/Fair Value.</p>
4	<p>Link to Strategy– How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)</p>

Notes:

The proposal demonstrates a clear and credible link to the Council’s Plan for North Lanarkshire. The business plan explicitly references the Council’s strategic goals, stating that the proposed Community Hub will contribute to all five of the Plan’s priorities. The applicant articulates how their proposal aligns with The Plan for North Lanarkshire, suggesting a well-informed understanding of local strategic priorities. This strengthens the strategic relevance and validity of the application.

The business plan references the Airdrie Local Outcome Improvement Plan, which covers Chapelhall. The project addresses key LOIP themes, including:

- COVID-19 Recovery and Renewal
- Mental Health and Emotional Wellbeing
- Poverty and inequality

The planned activities at the hub, such as youth engagement, senior citizen support, mental wellbeing activities, and a community café, are directly relevant to these priorities. The linkage to LOIP priorities has been identified and is appropriate. The activities outlined address local social issues and suggest a realistic intention to contribute to community-level outcomes.

There is evidence that the project is aligned with and will support long-term outcomes, such as:

- Community Wealth Building: The project promotes local economic activity by planning partnerships with local retailers and generating footfall that supports the village economy
- Equality and Inclusion: The hub is designed to be open to all, with targeted support for isolated seniors, youth, parents, and residents with limited digital or financial literacy.
- Economic Development: Volunteer and employment opportunities are expected to grow as the hub develops, with possible future paid roles such as a Hub Manager and Volunteer Coordinator. The site development is expected to enhance the village’s physical environment and attractiveness for residents and visitors.

The application and business plan demonstrates strategic alignment with North Lanarkshire Council’s priorities. The links to national and local policy objectives are made and are supported by realistic, phased plans. The proposal if accepted, should enable a community-led approach to delivering positive long-term outcomes for Chapelhall and surrounding areas.

Assessment:

Moderate:

Limited evidence that the applicant understands the need to ensure the projects reflect one of more of the strands of the TPFNL.

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

Notes:

Aims and Intended Outcomes:

CCDG’s stated aims are to:

- Improve social wellbeing and mental health.
- Combat solitude, poverty, and loneliness.
- Create a multi-functional community hub for all age groups.
- Promote volunteering, civic engagement, and lifelong learning.

- Enhance local partnerships and support services (e.g., Citizens Advice, health support, youth engagement).

Intended Outcomes (3-Year Forecast) include:

- 20–40 regular volunteers.
- Daily engagement of 100+ older adults.
- 50–100 young people participating in youth programmes.
- 50+ young parents supported through peer activities.
- 100+ residents accessing advice/health support.
- Increased local footfall benefiting local businesses.

The organisational aims are clearly articulated, relevant to the local context, and respond well to identified community needs. The intended outcomes are realistic and evidence-based, supported by data gathered through community consultation and current engagement with the users of the library-based provision. The phased approach to development, coupled with the financial projections and strong governance, indicates a well-prepared and deliverable proposal.

Community Engagement:

CCDG used a multi-layered approach to community engagement including: -

Surveys:

Survey Monkey (308 responses): 93.18% supported the CAT proposal; over 80% indicated a willingness to help by attending meetings, volunteering, or providing financial support.

Fun Day Questionnaire:

(85 respondents): 97% supported the CAT; 40% volunteered for future events; 77% would use the Hub.

Events-Based Engagement:

Major community events such as the Christmas Fayre (500+ attendees), Fun Days, and Pumpkin Picking served as both engagement and feedback opportunities.

Partnerships & Media:

Ongoing partnership with Chapelhall Library to run “mini-Hub” activities and gather further community insights.

Media outreach through Facebook and local channels has generated high interest in upcoming initiatives (e.g., proposed Gala Day).

The community engagement approach taken by CCDG is strong and appropriate. It combines both digital and in-person methods, including inclusive community events and formal surveys. Their methodology not only demonstrates significant local support but also identifies local needs and priorities directly from residents. The response rates are good for a village of approximately 7,000 people, and the integration of feedback into programme planning and improvement work reflects good practice. Overall, CCDG’s engagement approach is credible, proportionate, and robust.

Social Benefit for Charity Members

For the four CVS organisations operating under CCDG umbrella, the hub will:

- Provide a central, permanent base for collaboration
- Enable shared resources and facilities
- Enhance their delivery capacity and impact
- Offer cross-referral opportunities for beneficiaries
- Foster new projects through co-working and joint planning

Social Benefit for Local Residents

Residents of Chapelhall will benefit from:

- A welcoming, accessible space for all age groups
- Delivery of health, wellbeing, learning, and employability programmes
- Opportunities to volunteer, engage, and lead
- A hub that reflects and responds to community priorities

- Improved social cohesion and reduced isolation

The proposed modular hub will act as a focal point for community activity and offer residents a stake in shaping services that matter to them.

Social Value Commitment

Overall, the proposal demonstrates clear, credible and substantial social value calculation of **£43,163.33** for all free to access services per annum. Over five years this amounts to **£215,816.65**

Inclusivity for the Wider Community:

The charity’s activities and outreach span across all age groups, with specific provision for:

- Youth (drop-ins, clubs, citizenship programmes)
- Older adults (social groups, befriending, tailored programming)
- Families and toddlers (playgroups, parental support)
- People experiencing poverty or isolation (pop-in café, advice sessions)
- Minority groups and people with disabilities are welcomed through inclusive messaging and infrastructure commitments (e.g., accessible design, drop-in access).

The proposal commits to:

- Equality, Diversity & Inclusion policies.
- Welcoming people “regardless of age, gender, physical capabilities, religion or any other section of our community.”
- Engaging with varied community organisations including churches, schools, and community police.

The proposal is highly inclusive in both vision and design. While the documents do not provide specific ethnic or cultural demographic data for the village, CCDG clearly articulates a non-discriminatory, welcoming approach and outlines specific measures (policy development, accessible design, intergenerational programming) to support this. Future inclusivity could be further enhanced by collecting demographic participation data and proactively reaching underrepresented groups.

CCDG presents a well-evidenced, inclusive, and community focused proposal for the community asset transfer. Their engagement methods are strong, their goals are clear and achievable, and they demonstrate a genuine commitment to building a space that reflects and serves the diversity of Chapelhall.

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

Support from wider community and key stakeholders:

CCDG has gathered feedback from two surveys (refer to section 5 – community engagement above). The organisation has made a credible effort to demonstrate community support. While the sample sizes are modest, they are good for a village. The consistency and strength of positive feedback indicate a high level of community backing.

Partnership Working and Collaborations:

CCDG has secured a Partnership Agreement (Licence to Occupy) with Chapelhall Library, using it as a “mini-Hub” to run activities prior to the new build.

Active working relationships exist with:

- Community Enterprise (business planning)
- Voluntary Action North Lanarkshire (volunteering and governance)
- NLC – Community Partnership Team (local team and community ownership support)
- Local schools and churches
- Bio City complex, offering use of its car park for major events.
- Collaboration with groups such as Citizens Advice, health and community police services, and potential intergenerational programmes with local schools.

The breadth and nature of these partnerships are notable and well aligned to the project’s aims. The involvement of strategic and operational partners demonstrates the group’s collaborative capacity.

Letters of Support / Consultation Findings:

The application references letters of support from local councillors and parliamentarians. Community consultation evidence has also been submitted.

The 2018 Coalfields Community Action Plan, which prioritised the development of a community hub has also been referenced.

All supporting evidence is clear, methodologically sound, and relevant. The alignment with a published community action plan adds further credibility.

Level of Support:

CCDG has demonstrated support from a notable segment of the population and from relevant stakeholder groups. Their phased development approach (starting with the library mini hub) is proportionate to the anticipated scale and ensures early proof of demand before full implementation.

The level of support shown is proportionate to the proposed project’s ambition and potential community impact. The phased delivery model helps to manage risk and aligns well with the scale of demonstrated support.

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:

The budget and income projections have been supplied, and whilst they are generally realistic, they seem conservative. However, capital estimates remain indicative until planning and final supplier procurement is completed. Overall, the level of financial planning is appropriate for the project’s current stage. If the transfer is approved, it may be prudent to request additional financial information before the sale transaction is completed.

The charity has provided 3 years of financial projections, year-by-year income and expenditure forecasts are included, showing a surplus in Year 1 (£17,190), small deficit in year 3(-£73), and a marginal surplus in Year 3 (£3).

Income projections are based on activity fees, café income, fundraising, and modest grant funding. Assumptions are conservative (e.g., £2 spend per café visitor, average 25–100 daily users). There is a worry that the business model may not be sustainable in the longer term, linked to usage numbers and potential cash flow issues.

Revenue assumptions include £6,000 annually in grant income, though sources are not yet confirmed for the Hub (they have previously secured VANL and NLC funds).

Capital costs are provided, including modular building phases, furnishings, legal fees, and site enhancements, totalling £775,600 across three years. Costings are based on indicative supplier quotes (e.g., Portakabin Ltd), with plans to firm up costs post-CAT approval. CCDG is progressing with a Stage 1 Scottish Land Fund application and anticipates funding support for land purchase and development.

The charity has identified other capital funding options including: - Community Ownership Fund, National Lottery Heritage Fund, Garfield Weston Foundation, Robertson Trust, and others. However, no capital grants are yet secured.

While key potential funders are identified and eligibility is reasonable, capital and revenue funding are not yet secured. The project is dependent on successful outcomes from several competitive grant processes.

The modular construction approach allows for phased development, providing flexibility to scale the project in line with funding availability. However, CCDG acknowledges that timelines may shift depending on funder decisions and proposes adjusting development pace accordingly.

Plans to generate modest earned income (café, activities, hall hire) help build resilience, and existing “mini-Hub” experience will provide baseline revenue data.

No formal financial contingency or reserve fund is described in the forecasts, but the operating model is low-risk in early stages (volunteer-led, no salaried staff in Year 1).

Financial planning demonstrates an understanding of risk and includes practical contingencies through phased construction and income diversification. A formal reserves policy or contingency fund would strengthen this further.

Year 1–3 forecasts indicate break-even or small surpluses, with steadily increasing income from café and activity fees offsetting operational costs.

Sustainability is based on maintaining high volunteer engagement and modest external fundraising. Plans to explore limited staff recruitment (e.g., Hub Coordinator in Year 2–3) are flagged and financially modelled. Long-term income relies heavily on continued community participation, partnerships, and goodwill, which are well-supported by surveys and engagement.

The project has notionally mentioned some credible path to financial sustainability, particularly through phased growth, local engagement, and diversified income. Continued funding vigilance and formalisation of a reserve’s plan will be important to manage risk beyond Year 3.

Other information:

The proposed sale of the land to CCDG is expected to result in several financial benefits and avoided costs to the Council over a 5-year period:

A) Revenue and Operational Savings

Small annual savings of £3,800 per year is expected. Equating to £19,000 over a five-year period.

B) Avoided Capital Investment Costs

The building has fallen into significant disrepair and is no longer fit for purpose. To return the facility to a usable standard, substantial capital investment would be required. Based on similar facilities and the scale of CCDG’s modular replacement plans, it is reasonable to speculate that the capital refurbishment costs to bring the existing facility up to modern standards (including accessibility, energy efficiency, and interior fit-out) could exceed

£300,000–£500,000, and could potentially more than the full modular rebuild proposed by CCDG.

Assessment:

Moderate:

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

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

Notes:

Key Risks:

A few risks have been identified:

Delivery Risk:

The project is ambitious, involving phased construction of a modular hub with significant capital costs (approx. £775,600 over 3 years). There is dependency on securing multiple external grants, with only Scottish Land Fund Stage 2 currently being progressed. Without confirmed capital funding, the full delivery is at risk.

Volunteer Dependency:

Initial operations rely entirely on volunteers. While CCDG has a strong cohort of volunteers and community goodwill, sustainability could be threatened by burnout or lack of capacity, especially if demand grows or unforeseen operational issues arise.

Governance Risk:

The charity has identified that the average age of trustees and volunteers is relatively high. While they are actively recruiting younger volunteers, lack of succession could impact governance and continuity.

Financial Risk:

Income projections are conservative but still require consistent activity levels and community engagement to avoid operating deficits, particularly in Year 2 where a small deficit is forecast. Revenue generation from activities and café usage is untested at the scale anticipated.

Responsibilities relating to asset management

CCDG has outlined a phased development approach, including indicative costs and staged building. Plans include site security, compliance with health and safety, and discussions with planning authorities.

Hub management arrangements have been mentioned, with roles defined for a hub manager and a volunteer coordinator in later years. There is awareness of policy needs (e.g. health & safety, safeguarding, GDPR, etc.) and intent to seek professional support. However, there is limited detail on long-term maintenance planning, lifecycle costs of modular buildings, or risk mitigation for asset deterioration. A full maintenance strategy or reserves policy beyond early operating years is not yet evidenced. Albeit there is opportunity for the organisation to develop these should a positive agreement be reached.

Wider social impact (positive or negative)

Positive Impacts:

The proposal clearly addresses key local challenges: social isolation, lack of amenities, youth engagement, and poverty.

- Delivery of broad programme of activities (youth work, older people's groups, adult learning, café/drop-in, advice clinics).
- Extensive community engagement evidence strong local support (93%+ approval in surveys).
- Potential for place-making and increased footfall in the village high street, with positive spill-over effects for local businesses.
- Aligns well with North Lanarkshire's priorities for community empowerment, mental wellbeing, and local regeneration.

Environmental and Economic Impacts:

- Modular buildings reduce environmental disruption and offers flexibility.
- The redevelopment of a soon to be vacant site is likely to improve the village's visual appeal and property perceptions.

No significant negative impacts were identified, and the group has been proactive in considering community collaboration rather than competition.

Barriers to success

a. Funding Availability:

While a broad range of potential funders is identified, competition for capital and revenue grants remains high, and CCDG's full financial model is dependent on external sources.

b. Build and Planning Constraints:

The site requires demolition, and modular building plans must be approved. Any delays here could slow progress significantly.

c. Skills and Capacity:

While current committee members bring relevant experience (finance, youth work, events), the delivery of a complex capital and community project may still require external professional support.

d. Digital and Operational Readiness:

Plans for website, digital booking systems, and data monitoring are still under development. The success of operations will rely on effective communications, impact monitoring, and efficient use of digital tools.

CCDG has demonstrated a strong community mandate, a clear vision, and a reasonable understanding of what it takes to deliver a phased community hub project. The business plan shows early due diligence in governance, programming, and community need. However, the application is ambitious relative to current capacity. The organisations plans are credible but would benefit from:

- Firm confirmation of capital funding before progressing.
- More detailed long-term asset maintenance and staffing models.
- Strengthening volunteer succession and developing paid roles earlier, if viable.

Assessment:

Moderate:

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

Appendix 3

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.