

# North Lanarkshire Council Report

## Communities Committee

Does this report require to be approved?  Yes  No

Ref SP/LP/GS

Date 28/04/25

## Application from Airdrie Harriers for transfer of land at Langloan, 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 relating to land at Langloan St, Coatbridge ML5 1HH (as outlined in Appendix 1 of this report) made by Airdrie Harriers, and to provide information on the outcome of the assessment process together with a recommendation to refuse the application.

### 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; and
- (2) Approves the recommendation by the Community Assets Leadership Group to refuse the Community Asset Transfer Request from Airdrie Harriers 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 of approving the transfer. An application can be rejected on grounds including, but not exclusive to, the business model is not sustainable, the proposal is not financially viable, the group cannot evidence community support or community benefit, or the group cannot demonstrate that they have the capacity to manage the asset.
- 1.5 In June 2024 the Policy and Strategy Committee approved a new Community Ownership and Management of Assets Policy and associated resources aiming to improve the council's approach to building capacity and opportunity with organisations looking to take on ownership, lease or management of a council owned asset. The aim is to shift the focus to achieving positive outcomes 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](#).

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## **2. Report**

- 2.1 Airdrie Harriers is a Scottish Charitable Incorporated Organisation (SCIO) (charity number SC051632). The organisation has submitted a formal request to purchase land at Langloan Street, Coatbridge. This includes the running track, grass terracing, site of Janet Hamilton Community Centre and Coatbridge Outdoor Sport Centre buildings and the car park situated outside the perimeter fence (as outlined in the map at Appendix 1 of this report) at an offer price of £1.
- 2.2 The organisation proposes to improve the standard of the running track working towards accreditation to attract competitions. They also want to create wider community facilities such as a community centre, modular units and an open area with some gym equipment. Longer term proposals include cross country trails both for their own training and for wider community use as a community trail and a community orchard and allotments.
- 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.**

<b>Summary Grading</b>	<b>Very Strong</b>	<b>Strong</b>	<b>Moderate</b>	<b>Weak</b>	<b>Very Weak</b>
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		

2.4 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); and
- Chief Officer (Finance & Technology).

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

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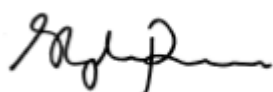
### **3. Measures of success**

- 3.1 Support provided to community groups and organisations as a result of initial CAT or PR enquiries;
- 3.2 Positive outcomes or referrals because of initial CAT or PR enquiries; and
- 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 [Council's website](#).
- 4.3 Full application can be accessed on the [Council's 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)**

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## 5. Impacts

<b>5.1 Public Sector Equality Duty and Fairer Scotland Duty</b> 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?  The recommendation involves refusal of the transfer of an asset to community ownership for community use. An EQIA is will consider any impact on equalities groups and will be available <a href="#">here</a> .  If Yes, has an assessment been carried out and published on the council's website? <a href="https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments">https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments</a> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>5.2 Financial impact</b> 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?  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 £1 to purchase the land limits the Council in identifying alternative uses for the land with a potentially significant financial impact.
<b>5.3 HR policy impact</b> 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?
<b>5.4 Legal impact</b> 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?  The Council's approach to Community Ownership and Management of Assets reflects and supports the requirements of the Community Empowerment (Scotland) Act 2015. Representatives from Legal and Democratic Services are involved in the Corporate Community Ownership and Management of Assets Working Group and the Leadership Group.
<b>5.5 Data protection impact</b>

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

Yes  No

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

Yes  No

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

Yes  No

**5.6 Technology / Digital impact**

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

Yes  No

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

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

Yes  No

**5.7 Environmental / Carbon impact**

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

Yes  No

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

**5.8 Communications impact**

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

Yes  No

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

**5.9 Risk impact**

Is there a risk impact?

Yes  No

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

While the organisation has a track record in delivering local activities and services, they do not have a demonstrable track record in operating an asset of the size and scale being proposed.

There is risk related to financial viability and uncertainty that the scale of investment required from funders may not be met and that income targets are unrealistic in the current climate and given the changes to the site limiting the ability to raise money from hall lets. Financial projections do not provide sufficient assurance that the proposal is financially viable and this alongside the very high discount being requested increases the potential risk to the council of transferring the asset under the terms proposed.

**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?

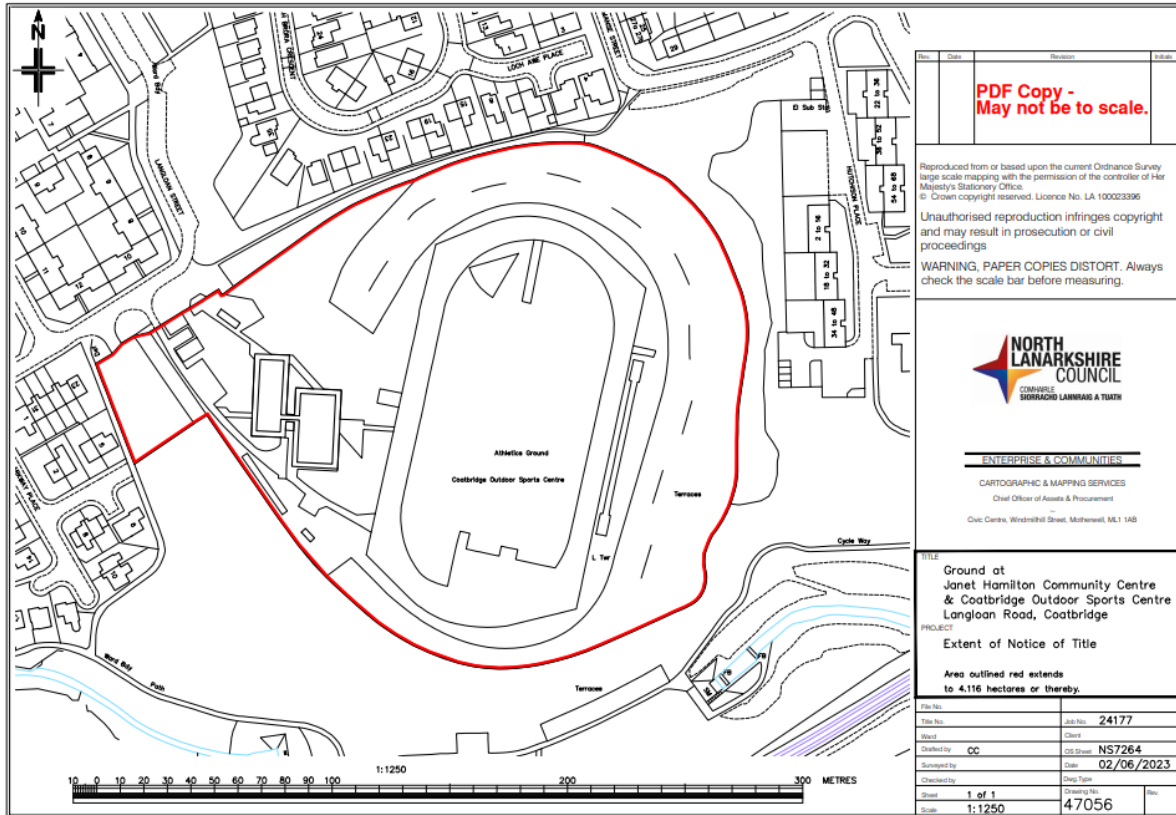
Yes  No

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



## Scoring Assessment

Name of Organisation/Applicant	<b>Airdrie Harriers</b>
Details of the Asset	<b>Langloan site (site of the Janet Hamilton Centre)</b>
Community Area/Ward	<b>Langloan (Coatbridge Community Board) Coatbridge West - Ward 10</b>
Date submitted	<b>31 May 2024</b>
Date of Decision	<b>Communities Committee 28<sup>th</sup> April 2025</b>

Recommendation from Leadership Group	<b>Reject application</b>
Summary comments	<p>Airdrie Harriers is a Scottish Charitable Incorporated Organisation (SCIO) (charity number SC051632). The organisation has a long track record and has a presence in the Airdrie and Coatbridge area for 90 years.</p> <p>The organisation has offered a price of £1 to purchase the land at Langloan St, Coatbridge ML5 1HH. This includes the running track, grass terracing, site of Janet Hamilton Community Centre And Coatbridge Outdoor Sport Centre buildings and the car park situated outside the perimeter fence.</p> <p>The District Valuer has assessed the site as having a commercial value of £1 million. The application presents justification for the high discount through the case for community benefit and required investment to bring the asset up to the standard proposed. The organisation has also indicated that they would be prepared to consider a 'limited or nominal financial sum, over and above the proposed price'.</p> <p>The application aims to improve the standard of the running track working towards accreditation to attract competitions. They also want to create wider community facilities such as a community centre, modular units and an open area with some gym equipment. Longer term proposals include cross country trails both for their own training and for wider community use as a community trail and a community orchard and allotments.</p> <p>The proposal reflects aspirations to develop an energy micro-generation project with the use of and solar panels for the benefit of the wider community.</p> <p>Overall, the application showed some strength with four areas scoring strongly, three moderates and one weak score.</p> <p>The organisation has in place a strong Board with a broad range of skills and experience, and they show evidence of having in place strong governance arrangements. The application clearly aligns with and supports key elements of The Plan for North Lanarkshire</p>



	<p>(TPFNL) specifically around health and wellbeing, children and young people and supporting the Council's asset base. There is strong evidence of community engagement and partnership working although it is unclear how much engagement was focussed on the running community and to what extent the wider community supports and would use the asset</p> <p>The transfer of this asset does pose a significant risk to the council. The financial projections do not provide sufficient assurance that the proposal is viable as presented and this, alongside the very high discount being requested, increases the potential risk to the council of transferring the asset under the terms proposed. For example, the financial projections do not appear to have taken into consideration the extent of change in site circumstances due to fire damage and demolition meaning that the group's aspirations are likely to incur additional costs.</p> <p>The lack of robust financial planning and uncertainty over funding opportunities associated with the proposals gives rise to concerns over the financial viability 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>While the organisation has a long track record in delivering local activities and services, it does not have a demonstrable track record in operating an asset of the size and scale being proposed.</p> <p>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		
<b>1</b>	<b>Details of the Asset – Includes asset status and proposed use</b> <i>This section asks the council to ensure they are in a position to transfer the asset</i>					
<b>Notes</b> The Janet Hamilton Centre/Coatbridge Outdoor Sports Centre has not been operational with all activities within the buildings ceasing in January 2023 because of a fire and damage impacting the electrical systems. The council has recently demolished part of the site due to fire damage and health and safety concerns. The council owns the land and						

therefore is able to transfer the land if deemed appropriate. Transfer would not directly impact on or restrict any current council services.

This is one of two asset transfer requests for this asset and therefore approval of one may impact on the other.

Airdrie Harriers seek to purchase the site of Coatbridge Outdoor Sport Centre/Janet Hamilton Centre based at Langloan St, Coatbridge ML5 1HH at a price of £1. This includes the running track, grass terracing, Janet Hamilton Community Centre building, Coatbridge Outdoor Sport Centre building, two storage outbuilding and the car park situated outside the perimeter fence (as outlined in Appendix 1). The community centre building and outdoor sport centre building have been demolished due to fire damage leaving them in a dangerous condition.

They aim to invest in the site to upgrade the running track, make use of outdoor space for running and wider community recreational use through creation of community trails and use of modular structures and to develop a community centre facility.

Based on the District Valuer 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 needs to be considered particularly given the high discount requested.

The asset request fits with the previous use of the asset for community use and as a sports facility as well as an outdoor running track.

#### **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**

Airdrie Harriers is a Scottish Charitable Incorporated Organisation (SCIO) (charity number SC051632). The club was founded in 1933, and they have a long track record of providing services to the Airdrie and Coatbridge communities for 90 years.

The organisation has to date primarily been an athletics club within the Airdrie, Coatbridge and surrounding areas but have expressed a commitment to promoting wider health and wellbeing benefits community spirit within North Lanarkshire.

Airdrie Harriers demonstrated sound governance arrangements with appropriate policies and procedures, regular business meetings and AGM procedures in place. They have worked with the Community Partnership Team over a period to further improve and ensure they meet the eligibility criteria for Community Asset Transfer. They work with democratic committees to run the club, and the committee and coaches meet bi-monthly to discuss any agenda points people wish to raise.

The club's board and volunteers reflect a broad range of individuals such as business owners, company directors, athletes and coaches. Skills and experience including project and financial management and marketing. They have provided biographies for all board members.

The club aims to expand their board to include, for example, other local community groups and businesses and to fill gaps that they feel would be necessary to manage the development of their plans; for example construction, facilities management and business development.

**Assessment**

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

<b>3</b>	<b>Type of request, payment and conditions</b> <i><b>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</b></i>
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**Notes**

The scoring here reflects that the amount offered is significantly below commercial Market value. The organisation has offered £1 for an asset assessed by the District Valuer as having a commercial value of £1million.

The organisation has based its offer price on their belief that the site may have contamination issues and therefore could be challenging to re-position or re-purpose. However, this is not evidenced. They also submitted their application on the basis that they believe that significant expenditure would be required to bring the asset to the standard required to deliver their proposal.

While the organisation has provided information to suggest that the proposal would bring some community benefit, land of this value could possibly generate significant community benefit through alternative use for example for social housing or private development.

While the club has indicated in their application that, they would be prepared to consider a 'limited or nominal financial sum, over and above the proposed price' they would prefer to direct resource to the upgrade of the asset to help achieve the community benefit they believe their proposal could bring to the area.

**Assessment**

Moderate: Applicant has proposed terms, with prices well below fair/market value

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

The application shows direct link to the ambitions as set out in TPFNL and shows how the organisations proposed activities support key elements of TPFNL for example around health and wellbeing, children and young people and economic benefits as well as how the application supports the council's asset base for the benefit of communities. There is specific reference as follows:

**Improving economic opportunities and outcomes** – through creation of a full-time staff member volunteer opportunities. They also mention using local businesses and suppliers to contribute to Community Wealth Building

**Supporting all children and young people to realise their full potential** – They focus on providing an inclusive athletics club to support children and young people to learn a

range of skills as they grow in a positive environment. They reflect on the wider positive benefits of being in an athletics club for children and young people. A successful CAT application would enable them to expand their offer from supporting 130 athletes to 200.

**Improve the health and wellbeing of our communities.** The club works with both athletes who compete and athletes that participate for the health and wellbeing benefits and values both. They believe expanding the facility will provide more opportunities for the community to participate in health and well-being activities at all levels and continue to build on their success in engaging people less likely to engage in health and fitness (i.e. young females and low socio-demographic levels.)

**Enhance participation, capacity and empowerment across our communities.** The club has 25 to 30 volunteer positions, and they believe asset transfer will enable them to grow this and therefore the number of athletes they can support. They provide examples of how parents and athletes have used the skills and experience of volunteering to further careers and other areas of their lives. The proposal aims to involve the community in the development of the site to create a refreshed sense of pride

**Improve North Lanarkshire's resource base.** The proposal aims to reverse decline and create a shared use asset that the community can use in an area of high socioeconomic deprivation for a range of purposes

The proposal also supports climate conscious approaches to creating community benefit with plans to introduce 'community energy microgeneration 'and use of Air Pumps and solar panels to to supply make the site self-sufficient for energy needs and provide energy and heat to local community.

**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**

**Notes**

The proposal broadly outlines the types of activities to be provided backed up by some engagement with local people and in partnership with some other local organisations with more detail provided on how they plan to physically improve the asset as a space for local people and athletes

The application is based on a request to purchase land at Langloan St, Coatbridge ML5 1HH. This includes the running track, grass terracing, site of the Janet Hamilton Community Centre building, Coatbridge Outdoor Sport Centre building and the car park situated outside the perimeter fence at a discounted price of £1 to reflect social value / community benefit and planned improvement work.

The organisation has been using the current track to train since 1985. They aim to bring the site up to a standard that it can be regarded as 'one of the leading track facilities in Scotland' and to eventually create a community centre type facility at the site of the old Janet Hamilton Centre and to add modular units to be used for example as a toilet block and a large open area with some gym equipment. They aim to undertake track improvements including resurfacing and drainage and longer term are working towards Track Mark accreditation to attract competitions and championships. Additionally, they eventually intend to build cross country trails for training and for the wider community to use as a community trail, a community orchard and community allotments. The proposal

also talks about developing a community energy micro-generation project with the use of wind and solar panels for the benefit of the wider community and contributing to a climate conscious model.

The club mentioned how their project can create wider community benefit with reference to economic benefits such as volunteer and job opportunities and by providing a community hub they will create a base for a range of social, support and health and wellbeing activities to operate. However, the extent to which the wider local community will engage with and gain from these wider benefits is unclear and potentially limited due to the primary focus on operating as an athletics club dependant on paid membership.

This asset is a significant size and based on external valuation could achieve a commercial value of around £1million with potential for creation of wide community benefit through alternative use for example social housing or for private development.

An overview has been provided of liaison with groups interested in using the site. They outline informal engagement and relationships with residents and those who use the site, for example dog walkers and local children who play on the site.

Examples of more targeted engagement activity are referred to such as working with Langloan Residents & Housing Association to run a fun day and conduct a Community Ownership Survey to gain feedback on their CAT proposal. They received 158 survey responses and have used feedback to shape their proposal.

While the scoring panel could see some efforts to engage the wider community it was not entirely clear what proportion of those who participated in engagement activity are from the wider community rather than the athletics community. More generally, engagement could have been more extensive and/or more clearly presented in the application

#### **Assessment**

**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.

<b>6</b>	<b>Support – Includes stakeholder engagement and partnership working</b> <i><b>This section looks Including evidence community and stakeholders have been engaged</b></i>
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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 methods such as a local survey and community events. The club has shown evidence of some discussion with current and potential users as well as the wider community (as detailed in question 5) and Langloan Residents and Housing Association. They have undertaken joint work with the Langloan Residents & Housing Association to deliver a fun day and to undertake a survey on the potential community asset transfer (CAT) of with 158 positive responses.

They have outlined partnership working and stakeholder engagement with a range of local organisations including

- Langloan Tenants & Resident Association
- North Lanarkshire Muslim Women's Alliance

- Bannon fitness classes
- Boys Brigade
- Drumpellier Waysiders Rugby
- Monklands Archery:

There is mention of the potential for working with Police Scotland to support them around fitness testing through coaching and use of the facilities when their testing facility moves to Coatbridge. It is unclear to what extent this has been discussed with Police Scotland and how feasible this proposal is. Partnership working could have been strengthened by considering partnership with more key services providers given the focus on health and wellbeing activities

**Assessment**

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

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

Financial information and 5-year financial projections have been provided reflecting several assumptions and opportunities for income generation shown through membership and booking fees. The organisations shows that they have been operating with an annual surplus of £30k for several years.

The capital site upgrade plans presented are ambitious at a cost in the region of £500k. To ensure operation while the upgrades take place, the organisation plan to install and operate from modular units.

A significant amount of the income for the 5-year period is based on that from bookings at the Janet Hamilton Centre. Considering recent damage and demolition, the scoring panel felt that these projections were unrealistic and that some of the other projected income opportunities outlined appeared to be very ambitious.

Overall, the proposal appears dependent on significant grant funding and income from fees and lets.

The proposal shows that research has been undertaken and advice taken from 'Sported ' to explore higher value grant opportunities suited to the project. A list of potential funders has been provided and while it is stated that early feedback from funders has been positive it is unclear what discussion/feedback has been obtained to consider likelihood of funding materialising to the scale required and in projected timescales.

The site circumstances have changed since fire and demolition which is likely to incur additional costs that have not been clearly factored into costings

**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 included with limited consideration given to contingency planning.

8

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

**Notes**

The business plan includes a risk register showing that the organisation has an awareness of risk and a plan in place to monitor and manage risk.

While the organisation has a track record in delivering local activities and services, they do not have a demonstrable track record in operating an asset of the size and scale being proposed. The financial projections do not provide sufficient assurance that the proposal is financially viable and this alongside the very high discount being requested increases the potential risk to the council of transferring the asset under the terms proposed.

Reiterating the concerns highlighted at question 7 related to financial viability and uncertainty, there appears to be significant risk that the scale of investment required from funders is not met and that income targets are unrealistic in the current climate and given the changes to the site limiting the ability to raise money from hall lets. There could be negative consequences and feeling amongst residents should funding not be raised within agreed timescales to best utilise the site as planned.

The plan presented does show consideration of social impact but focuses more on positive benefits rather than the potential for any negative impacts.

Positive impacts could include

- Local Deprivation - The project is in a highly deprived area and the proposed creation of a community hub, and associated services would align with perceived local need
- Health and Wellbeing - Benefits by providing athletics activities, community space and outdoor exercise and recreational space the initiative is likely to generate positive impact on health and wellbeing at least of the current club members and the projected increase in members but it is anticipated that the wider community will benefit from these opportunities too
- Creation of a community facility/asset to run a range of social and recreational activities as well as an opportunity for locally needed services to operate
- The proposed activities if delivered as planned may have wider impacts on such things as mental health, social isolation and physical activity

Negative impacts may be around how accessible the facility will be to the wider community and potential for exclusivity of Harriers paying members although the club has committed to creating an inclusive model based on local need and pride.

**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.

## Description of Scoring Criteria

	<b>1.Details of the asset;</b> <i>Includes asset status and proposed use. This section asks the council to ensure they are in a position to transfer the asset</i>	<b>2.Organisation information;</b> <i>Includes governance and capacity to deliver</i>	<b>3.Type of Request:</b> <i>This section confirms the type of request and seeks and whether or not the price reflects a fair price for the asset taking into consideration community benefit</i>	<b>4.Link to the Plan for North Lanarkshire:</b> <i>How the project links into the vision and ambitions set out in the Plan for North Lanarkshire (TPFNL)</i>	<b>5.Community Proposal:</b> <i>Includes project aims, community engagement and community benefit/need</i>	<b>6.Support:</b> <i>Includes stakeholder engagement and partnership working. This section looks including evidence community and stakeholders have been engaged</i>	<b>7.Financial Information;</b> <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>	<b>8.Risk/Social Impact</b> <i>Includes potential impact and barriers/challenges and understanding of managing the asset.</i>
<b>Very Strong</b>	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 <a href="#">value</a>	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
<b>Strong</b>	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.
<b>Moderate</b>	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 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.
<b>Weak</b>	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.
<b>Very Weak</b>	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.