

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref CAT/CLIFTONVILLE/DT **Date** 28/05/20

Proposed Community Asset Transfer

From James McKinstry, Head of Asset and Procurement Solutions

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Executive Summary

The purpose of this report is to advise committee of a Community Asset Transfer (CAT) request and seek approval for the transactional terms.

Recommendations

It is recommended that the Finance and Resources Committee:

1. Subject to approval of the 'in principle' report referenced below, also being considered at this committee, approves the proposed asset transfer as per the summary terms detailed.
2. All other terms and conditions to be adjusted by the Head of Asset and Procurement Solutions.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

Ambition statement (15) Encourage the health and wellbeing of people through a range of social, cultural, and leisure activities

1. Background

- 1.1 Community Asset Transfer (CAT) policy has been the subject of a number of reports to Committee. The latest of these was reported to the Community Empowerment Committee on 27 April 2020 with the title “Community Asset Transfer and Participation Requests – Aligning the Approach to One Place One Plan”. The report was approved by the Chief Executive under the emergency scheme of delegation with the addition of a further agreed recommendation regarding the consultation of Community Boards.
- 1.2 The approved CAT policy stipulates that the ‘in principle’ decision for a transfer application is reported to the relevant committee of the asset’s holding service. In the current case the asset is held within the Legacy Estate which sits within Asset and Procurement Solutions.
- 1.3 The ‘in principle’ report has been submitted to this committee for approval and is titled “Community Asset Transfer Request – Coatbridge Indoor Bowling Club with the reference of LMCM/LP/CAT.
- 1.4 This report covers the transactional terms for consideration on the basis that the above report is approved.

2. Report

- 2.1 Cliftonville and Coatdyke Group submitted a formal CAT request which has been assessed in terms of the adopted CAT policy. The request is for the full transfer of title covering the Coatbridge Indoor Bowling Club and associated grounds shown on the attached plan.
- 2.2 The price offered for the asset is £150,000. This is £50,000 below the council’s valuation of the asset (market value) which is fairly stated as £200,000. This is reflective of the age and condition of the asset along with the requirement for substantial investment required to modernise the building.
- 2.3 The price of £150,000 has been agreed following application of the council’s assessment and policy.
- 2.4 Any agreed disposal terms would be in line with transactions of this type to a community group.
- 2.5 It would be normal for the transfer to be subject on the community group obtaining appropriate funding and being satisfied with the asset to be transferred including the title position and building condition.

3. Equality and Diversity

3.1 Fairer Scotland Duty

There is no requirement to carry out an assessment in this regard.

3.2 Equality Impact Assessment

There is no requirement to carry out an assessment in this regard.

4. Implications

4.1 Financial Impact

There is a direct revenue loss of £30,000 per annum to the Asset and Procurement Solutions Service but with the capital receipt contributing to the council's General fund.

As detailed the proposed price is below the council's assessment of market value but assessed as appropriate in terms of the Council's CAT policy.

4.2 HR/Policy/Legislative Impact

There are no specific impacts.

4.3 Environmental Impact

There are no specific impacts.

4.4 Risk Impact

There are no particular risks with regard to the proposal.

5. Measures of success

5.1 The future delivery of activities and services to the local community by the Cliftonville and Coatdyke Group encouraging social inclusion and wellbeing

5.2 Supporting the council's capital receipts programme.

6. Supporting documents

6.1 Appendix 1 Location Plan



JAMES MCKINSTRY
Head of Asset and Procurement Solutions

Appendix 1: Location Plan

43530

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LOCATION PLAN - For Information Only

Title: Coatbridge Indoor Bowling Club

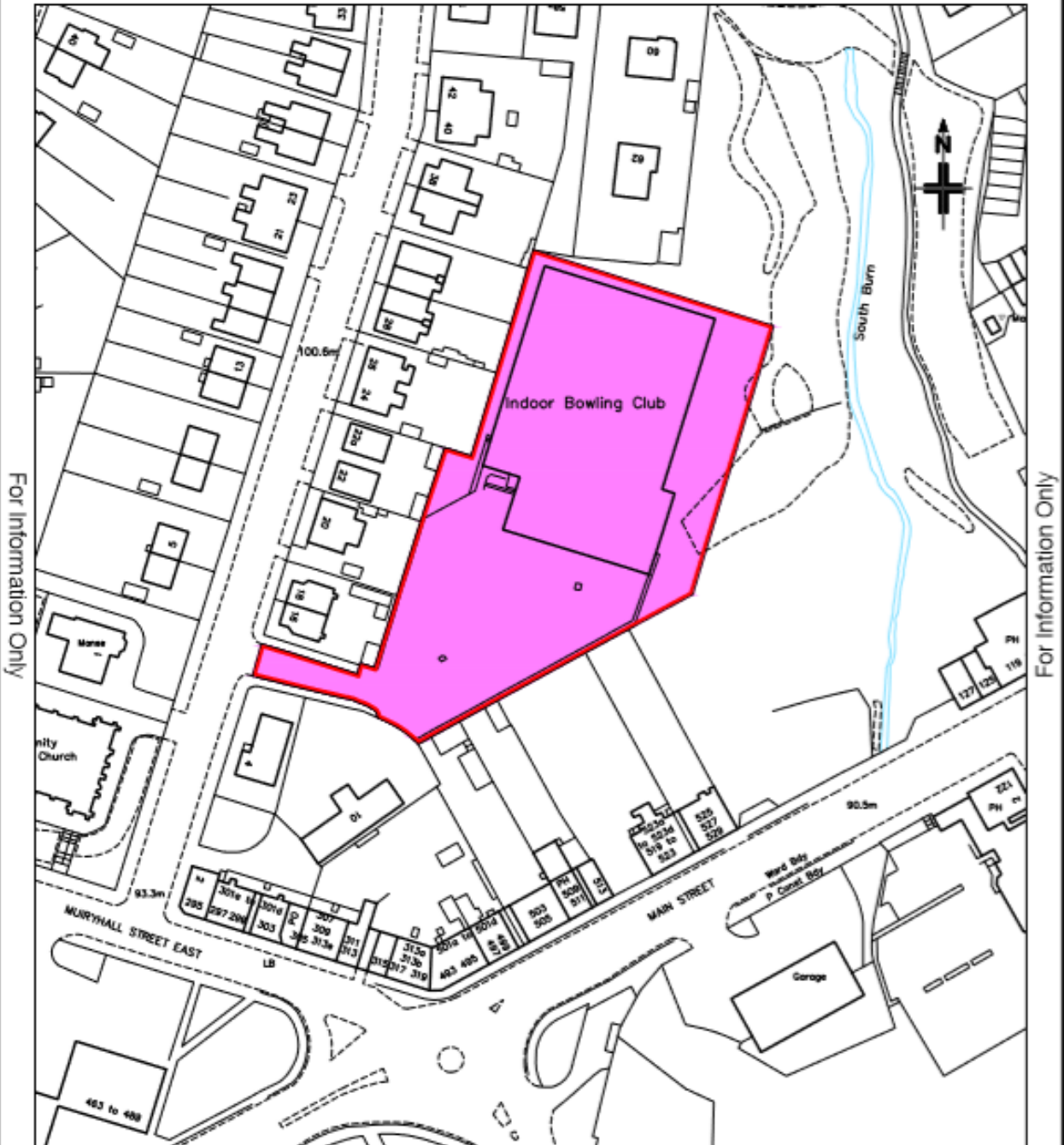
Scale 1:NTS



Town: Coatbridge

Date: 24/01/19

ENTERPRISE & COMMUNITIES



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