
NORTH AYRSHIRE COUNCIL

8 December 2020

Cabinet

Title:	Community Asset Transfer Applications Almswall Pavilion and Football Ground, Kilwinning and former Cleansing and Grounds Maintenance Depot, Ladysmith Road, Kilbirnie Public Park
Purpose:	To agree: a) The transfer of ownership of Almswall Pavilion and Football Ground, Kilwinning from North Ayrshire Council to Scottish Incorporated Charitable Organisation (SCIO), "Kilwinning Community Football Academy"; and b) A 25-year lease of the former Cleansing and Grounds Maintenance Depot, Ladysmith Road, Kilbirnie Public Park from North Ayrshire Council to Garnock Valley Men's Shed.
Recommendation:	That Cabinet: a) Agrees the asset transfer of Almswall Pavilion and Football Ground, Kilwinning from North Ayrshire Council to Scottish Incorporated Charitable Organisation (SCIO), "Kilwinning Community Football Academy"; b) Approves the recommended terms of transfer on this occasion at 10% of the property valuation of £62,000 (£6,200 in total); c) Agrees the 25-year lease of the former Cleansing and Grounds Maintenance Depot, Ladysmith Road, Kilbirnie Public Park from North Ayrshire Council to the Scottish Incorporated Charitable Organisation (SCIO), "Garnock Valley Men's Shed"; d) Approves the recommended terms of lease on this occasion at 5% of the normal annual fee of £8,000 (£400 per annum in total); and e) Authorises officers to conclude the associated legal and community asset transfer process.

1. Executive Summary

- 1.1 The report proposes the community asset transfer of Almswall Pavilion and Football Ground, Kilwinning (appendix 1) from North Ayrshire Council to the Scottish Incorporated Charitable Organisation (SCIO) “Kilwinning Community Football Academy” (KCFA) - appendix 2.
- 1.2 The transfer of Almswall Pavilion and Football Ground, Kilwinning will provide a sustainable base for the local youth football provision in a facility which has been declared surplus to service requirements by North Ayrshire Council. KCFA ownership of the facility would enhance the opportunity for KCFA to expand their family club and provide a base from which run their football and community activity without the financial restrictions that they currently have in the rented premises.
- 1.3 This report recommends that Cabinet agrees to the transfer on the recommended terms of 10% of the property valuation of £62,000 (£6,200 in total) and that officers should be authorised to conclude the process under these terms.
- 1.4 The report proposes a 25-year lease of the Former Cleansing and Grounds Maintenance Depot, Ladysmith Road, Kilbirnie Public Park (appendix 3) between North Ayrshire Council. This will allow it to be utilised as a community asset to address loneliness and social isolation amongst men in the Garnock Valley.
- 1.5 GVMS have been successfully operating the facility and have already carried out a range of improvements. The lease will allow them to continue the development of the asset to best meet the needs of the groups. The Group's work has a significant impact on raising male life expectancy, improving quality of life and connecting men with services and facilities in the wider community. They successfully engage with men who may be reticent about engaging with the community. As a result of their involvement in the Men's Shed, members are more confident and recognise that they can make a positive contribution to society.
- 1.6 This report recommends that Cabinet agrees to the lease the recommended terms of lease on this occasion at 5% of the normal annual fee of £8,000 (£400 per annum in total) and that officers should be authorised to conclude the process under these terms.

2. Background

- 2.1 Under the terms of the Community Empowerment (Scotland) Act 2015, community asset transfer provides an opportunity for people to be involved in developing and providing opportunities or services for their local communities. This may include requesting the transfer of ownership, lease or other rights. It may also allow groups to develop commercial ventures, which will support community benefit. Asset transfer may also mean that public assets get used more frequently and more effectively. Community-led ownership may also allow additional opportunities for groups to secure extra funding or resources.

Kilwinning Community Football Academy

- 2.2 The main aim of Kilwinning Community Football Academy (KCFA) is to use football to engage and inspire people to build a better life for themselves and unite the communities in which they live. Dedicated staff deliver football coaching, educational programmes and personal development, providing people with opportunities to change their lives for the better. The Academy has divided their aims and objectives into two separate outcomes, Community and Football.
- 2.3 The proposed uses include a range of events and activities which contribute to their key objectives to:
- Increase community activity offering fun structured activities for the community;
 - Create a safe and fun environment for players with a view to improving current facilities and lead the community in gaining support for a new football facility in the area;
 - Maintain links between the club, schools and leagues in order to co-ordinate and secure development opportunities for all players;
 - Increase the numbers of children & young adults playing organised, quality football across North Ayrshire and surrounding areas; and
 - Contribute to the active and healthy well-being of all children in our club, through positive coaching, development of their skills, fitness, confidence, and understanding of the game and building respect for officials, other players and coaches
- 2.4 KCFA agreed the lease of an industrial unit in October 2018. Since then the club has converted the unit into a purpose-built area with community space, offices, bar and toilets. This has been the base for the Academy in running community events, fundraisers, fitness classes and becoming the home of the Academy. They have demonstrated their ability to manage the asset and built up experience as they progress to the ownership of the facility at Almswall Park. Reducing monthly revenue pressures through ownership of Almswall Park will be enable KCFA to invest in the asset's future, building on its profile as an all-weather facility.
- 2.5 Securing the KCFA base at Almswall will allow the Group to enhance the amount of volunteer opportunities they can provide both in the sports sector and in facilities management. In addition, they would also be able to sustain their current 2 paid part time posts at the club and realise the potential of offering more employment opportunities through external funders or via the increased income generating potential.
- 2.6 The facility was part of the portfolio of leases previously operated by KA Leisure, who rescinded the lease in response to the community interest. The asset transfer of the facility offers a long-term solution to the sustainability of the facility and a strong base from which KCFA can deliver their growing support for community work health, wellbeing, fitness and sport into the future.

Garnock Valley Men's Shed

- 2.7 The purpose of Garnock Valley Men's Shed is to provide recreational facilities and advance the social needs, health and wellbeing of men of all ages and backgrounds living in Garnock Valley and surrounding areas. They are part of the national network of "Men's Sheds".

2.8 The men attending experience a sense of purpose and meaning to life. Outcomes include:

- Increased self-worth/empowerment;
- Increased confidence/self-esteem;
- Increased sense of independence/control;
- Decreased depression/suicidal thoughts;
- Increased sense of pride/achievement;
- Increased happiness/contentment; and
- Decreased stress/anger.

2.9 Operating under a temporary occupational licence for the past 18 months GVMS has made significant renovations/upgrades to the facility, including complete renovation and fitting of a new kitchen/social area; electrical rewiring and installation of a new lighting system; installation of a fully equipped wood/metal craft workshop; re-connection of the building's water supply; installation of CCTV; and construction of a bespoke scale-modelling room. Most of this work has been undertaken by the members themselves, building their confidence and resilience, whilst ensuring 'buy-in' and ownership of the building. In addition, relationships with local contractors have been developed through community benefits, adding value to the project and to the asset.

2.10 As a result of tasks undertaken by GVMS for the benefit of the local community, members are held in high esteem by a variety of community groups and organisations. Members have built benches for the local football club, the local allotments and assisted with the maintenance of the local community garden. In addition, members have been heavily involved in volunteering at ParkLives in Kilbirnie, where families attend in large numbers to access free food and sports activities.

2.11 GVMS plan to continue to utilise the building as community asset to address loneliness and social isolation amongst men in the Garnock Valley. They aim to develop the foundation work to fully develop the building, starting with a re-launch and progressing to a fully operational men's mental health facility.

2.12 The benefits include a redeveloped asset which will have a significant impact on raising male life expectancy, improving quality of life and connecting men with services and facilities in the wider community.

2.13 The group has indicated an interest in full ownership of the asset in the future. At that stage a further report would be brought to Cabinet to seek relevant approvals.

3. Proposals

3.1 It is proposed that Cabinet:

- a) Agrees the asset transfer of Almswall Pavilion and Football Ground, Kilwinning from North Ayrshire Council to Scottish Incorporated Charitable Organisation (SCIO), "Kilwinning Community Football Academy";
- b) Approves the recommended terms of transfer on this occasion at 10% of the property valuation of £62,000 (£6,200 in total);

- c) Agrees the 25-year lease of the former Cleansing and Grounds Maintenance Depot, Ladysmith Road, Kilbirnie Public Park from North Ayrshire Council to the Scottish Incorporated Charitable Organisation (SCIO), "Garnock Valley Men's Shed";
- d) Approves the recommended terms of lease on this occasion at 5% of the normal annual fee of £8,000 (£400 per annum in total); and
- e) Authorises officers to conclude the associated legal and community asset transfer process.

4. Implications/Socio-economic Duty

Financial

- 4.1.1 Through the transfer of Almswall Pavilion and Football Ground, the Council will achieve a capital receipt of £6,200 (which is 10% of the valuation figure of £62,000), a reduction in revenue expenditure and, in the longer term, there will cost-avoidance in the capital budget due to the need for future investment in replacement of the pitch and maintenance of the premises. The sum proposed reflects the community benefit.
- 4.1.2 Through the lease of the former Cleansing and Grounds Maintenance Depot at Ladysmith Road, Kilbirnie, the Council will achieve revenue income of £400 (which is 5% of the normal annual fee of £8,000), a reduction in revenue expenditure and, in the longer term, there will cost-avoidance in the capital budget due to the need for future investment in upkeep of the premises. The sum proposed reflects the community benefit.

Human Resources

- 4.2 None.

Legal

- 4.3 The Local Government (Scotland) Act 1973 places a statutory obligation on the Council to obtain the best price or the best rent when it disposes of any asset by sale or lease. These regulations permit a disposal at less than the best price achievable where either (a) the property is valued at less than £10,000, or (b) the Council has compared the financial cost of transfer against the community benefits and determined that the transfer is reasonable and promotes either economic development or regeneration, health, social well-being or environmental well-being.

Equality/Socio-economic

- 4.4 There will be considerable socio-economic benefits from the transfer, hence the figures proposed. These include a variety of positive impacts for the young people in Kilwinning, described at paragraph 2.3. The Garnock Valley Men's Shed offers a range of positive impacts, described at paragraph 2.8 improving health, wellbeing and self-esteem among men.

Environmental and Sustainability

4.5 The transfer seeks to provide sustainable community facilities.

Key Priorities

4.6 The proposals contained within the report support the following North Ayrshire Council Plan priorities:

- Active and strong communities
- Inclusive, growing and enterprising local economy
- People enjoy good life-long health and wellbeing.

Community Wealth Building

4.7 This proposal supports the following pillars of community wealth building:

- Advancing community enterprises;
- Advancing local ownership of underused land and buildings; and
- Supporting local business activities and increasing the variety of ownership models.

5. Consultation

5.1 The consultation required in terms of the Community Empowerment (Scotland) Act 2015 for a community asset transfer application has now concluded with no objections received for either group.

5.2 Consultation has taken place with Economic Development, Finance, Estates, Property Maintenance and Investment, and Legal Services.

Audrey Sutton
Interim Executive Director (Communities)

For further information please contact **Rhona Arthur, Interim Head of Connected Communities**), on **(01294) 324415**.

Background Papers

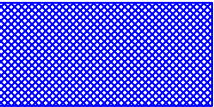
Almswall Pavilion and Football Ground, Kilwinning – Appendix 1

Former Cleansing and Grounds Maintenance Depot, Kilbirnie Location – Appendix 2

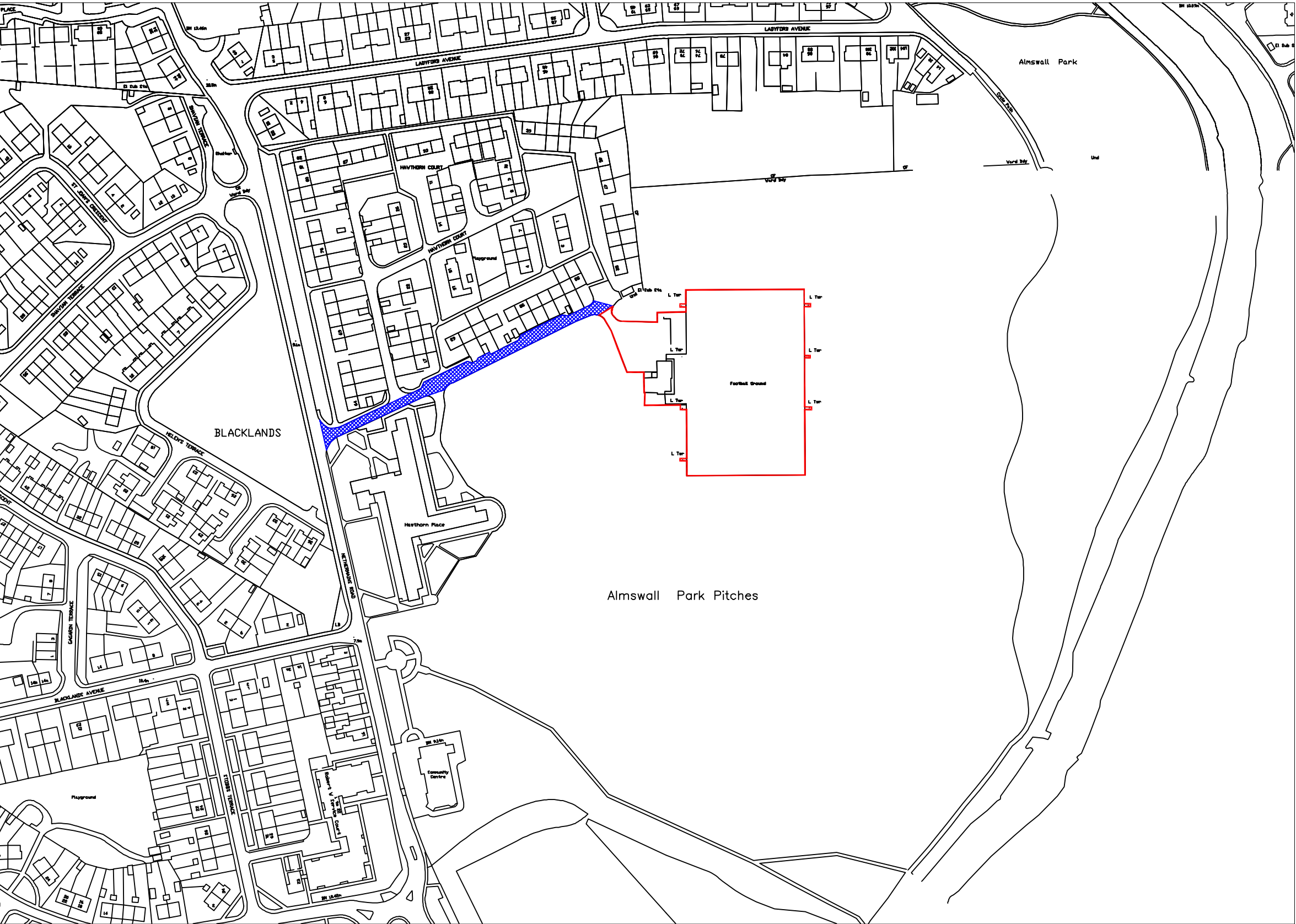
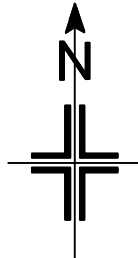
THIS IS THE PLAN REFERRED TO IN THE FOREGOING
LEASE BY THE NORTH AYRSHIRE COUNCIL IN FAVOUR
OF NORTH AYRSHIRE LEISURE LIMITED OF:

Almswall Park, Kilwinning


Area within red boundary = 0.96 Hectares (2.38 Acres) or thereby
Including maintenance



Priority Right Of Use



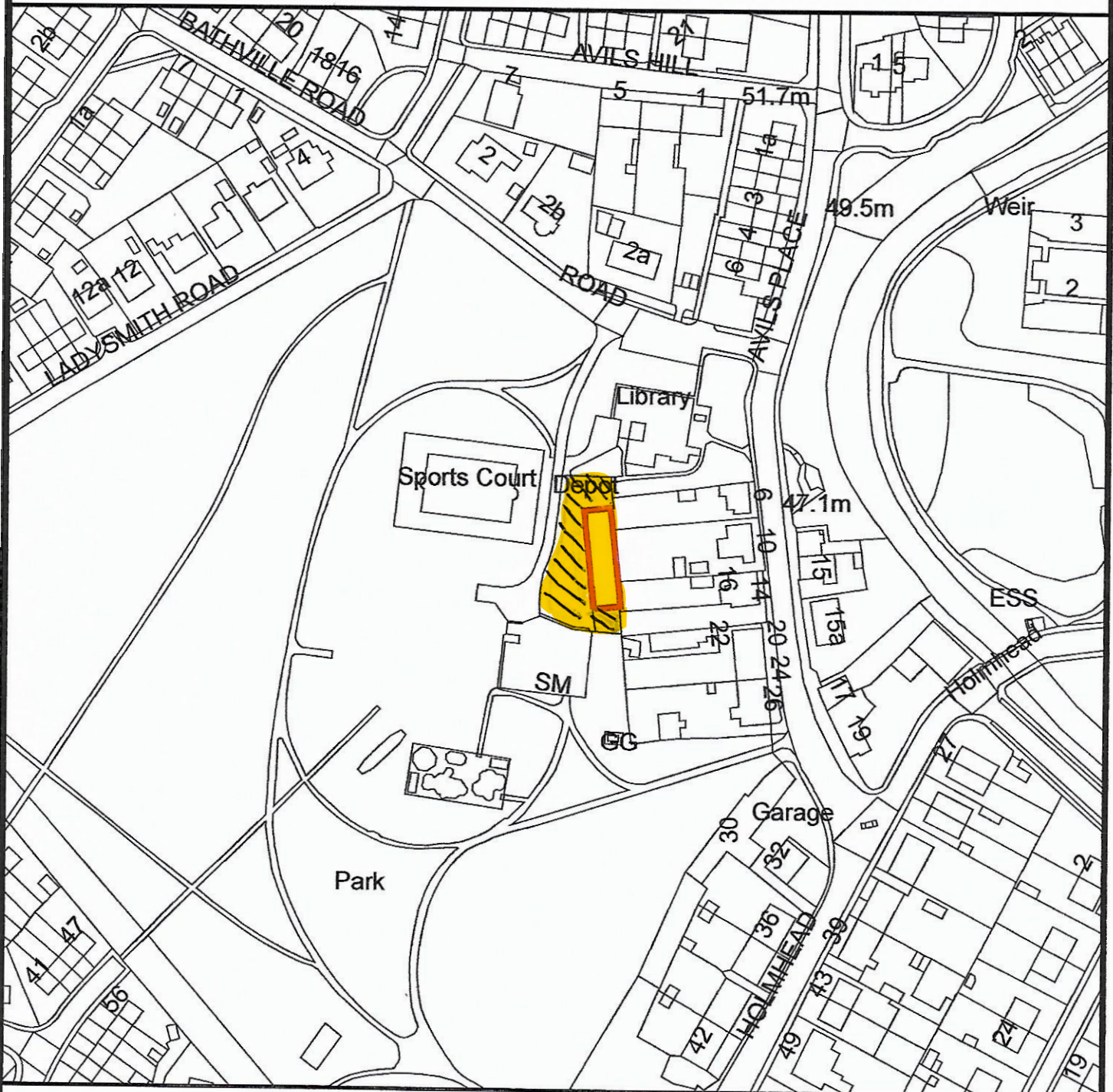
RED BOUNDARY LINES ARE INDICATIVE ONLY



North Ayrshire
COUNCIL
PRINCIPAL ESTATES OFFICER
ROBERT SAMSON F.R.I.C.S.

DRAWN BY	Diane Wildridge
DATE	30 / 3 / 2000
DRAWING No	1180
SCALE	1:2500
OS SHEET	N52641NE

Proposed Street Naming And Numbering The Shed, Ladysmith Road, Kilbirnie, KA25 6BH



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

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