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## NORTH AYRSHIRE COUNCIL

23 January 2024

### Cabinet

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<b>Title:</b>	<b>Amendment to the approved Community Asset Transfer of Ardeer Quarry Football Ground and adjacent land.</b>
<b>Purpose:</b>	To seek approval for an amendment to the Community Asset Transfer of Ardeer Quarry Football Ground.
<b>Recommendation:</b>	<p>That Cabinet:</p> <ul style="list-style-type: none"><li>a) Agrees to an amendment to the previously approved Asset Transfer of Ardeer Quarry Football Ground and adjacent land from North Ayrshire Council to Scottish Charitable Incorporated Organisation (SCIO), "TASS Community Sports" to include an additional area of adjacent land</li><li>b) Authorises officers to conclude the associated legal and community asset transfer processes for Ardeer Quarry Football Ground and adjacent land inclusive of the additional piece of land.</li></ul>

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### 1. Executive Summary

- 1.1 The report proposes an amendment to the community asset transfer approved at Cabinet on 29<sup>th</sup> November 2022 in relation to Ardeer Quarry Football Ground and adjacent land from North Ayrshire Council to the Scottish Charitable Incorporated Organisation (SCIO) "TASS Community Sports".
- 1.2 The amendment is to transfer an additional pocket of land, not originally included in the initial application, and for this to become part of the overall transfer.

### 2. Background

- 2.1 The Community Asset Transfer was approved at a meeting of Cabinet on the 29<sup>th</sup> of November 2022. As Officers worked with TASS on the transfer, it became evident that an additional area of land, currently in use for car parking, would be advantageous to all concerned if it were included in asset transfer.
- 2.2 The area sits in the middle of the land originally requested (see appendix 1 ) and is a vital part of the day to day operations.

- 2.3 The car park is currently owned and maintained by NAC. The asset transfer will allow NAC to withdraw from both ownership and maintenance of the car park.
- 2.4 Having this area in their ownership gives TASS greater scope and flexibility in relation to where to locate assets should they develop the area to meet emerging needs in the future.
- 2.5 In anticipation of the transfer, NAC has invested in upgrading a large part of the access road, assisting in alleviating the stakeholders of potential costs in the short / medium term.
- 2.6 TASS and NAC will continue to liaise with the current stakeholders in order to develop new arrangements for the care and maintenance of the shared areas.

### **3. Proposals**

#### **3.1 That Cabinet:**

- a) Agrees to an amendment to the previously approved Asset Transfer of Ardeer Quarry Football Ground and adjacent land from North Ayrshire Council to Scottish Charitable Incorporated Organisation (SCIO), "TASS Community Sports" to include an additional area of adjacent land.
- b) Authorises officers to conclude the associated legal and community asset transfer processes for Ardeer Quarry Football Ground and adjacent land inclusive of the additional piece of land.

### **4. Implications/Socio-economic Duty**

#### **Financial**

- 4.1 The transfer of the asset will see a reduction in revenue expenditure and, in the longer term, there will be cost-avoidance in the capital budget due to the need for future investment in the asset.

#### **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 overall transfer.

### **Climate Change and Carbon**

4.5 The transfer seeks to provide sustainable community facilities through securing the open space in Stevenston for recreational purposes.

### **Key Priorities**

4.6 The proposals contained within the report support the North Ayrshire Council Plan strategic aims:

- To transition to a wellbeing economy, delivering prosperity, wellbeing and resilience for local people.
- We will have active, inclusive and resilient communities.
- A Community Wealth Building Council that is efficient and accessible, maximising investment and focusing resources towards our priorities.

### **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 Consultation has taken place with, Streetscene, Estates, Property Maintenance and Investment, and Legal Services. All parties are supportive of the proposal for the additional asset.

Audrey Sutton  
Executive Director (Communities & Education)

For further information please contact **Rhonda Leith, Head of Service (Connected Communities)**, on **(01294) 324415**.

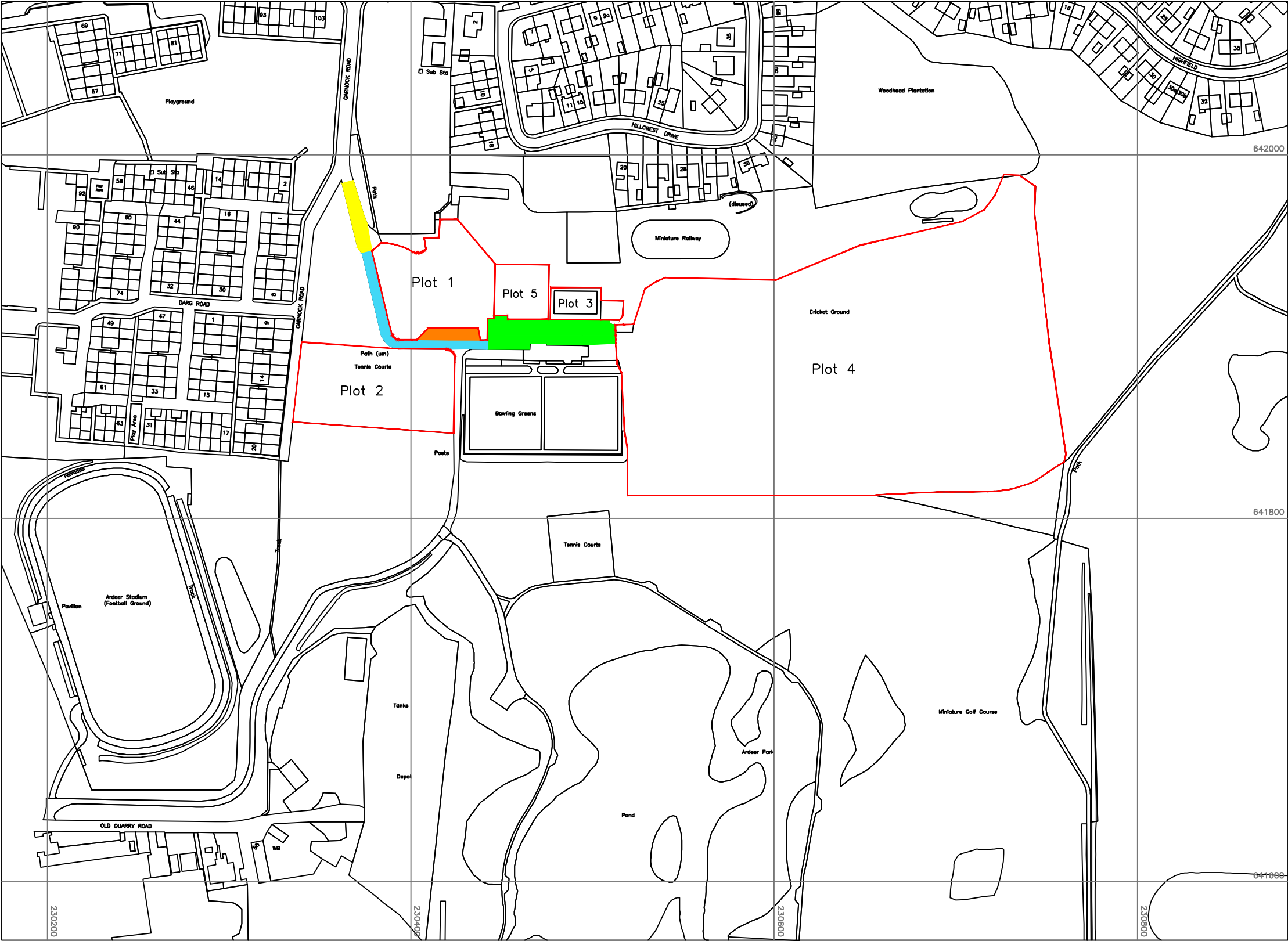
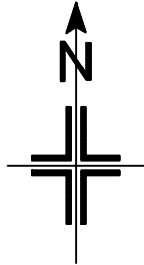
### **Background Papers**

Appendix 1: Map of Ardeer, Garnock Road, Stevenston

THIS IS THE PLAN REFERRED TO IN THE FOREGOING  
COMMUNITY ASSET TRANSFER BY THE NORTH AYRSHIRE COUNCIL  
IN FAVOUR OF TASS COMMUNITY SPORTS OF:

Ground At Ardeer, Garnock Road, Stevenston

- Area within Plot 1 = 3138.64m<sup>2</sup> or thereby
- Area within Plot 2 = 3858.68m<sup>2</sup> or thereby
- Area within Plot 3 = 617.41m<sup>2</sup> or thereby
- Area within Plot 4 = 31396.06m or thereby
- Area within Plot 5 (carpark) = 884.20m<sup>2</sup> or thereby



- Right of access ifo Rifle Club, TASS & Bowling club
- Right of access ifo TASS & Bowling club
- Right of access ifo TASS
- Right of access ifo TASS & Bowling club

Rev	Description	Drawn	Date
A	Area of Plot 3 increased	IMcF	8/6/23



DRAWN BY	DW/IMcF
DATE	22/06/23
DRAWING No	2628B
SCALE	1: 2500
OS SHEET	NS2741NW

