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## NORTH AYRSHIRE COUNCIL

26 November 2019

### Cabinet

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<b>Title:</b>	<b>Community Asset Transfer of Dunlop Memorial Hall</b>
<b>Purpose:</b>	To agree the transfer of ownership of Dunlop Memorial Hall from North Ayrshire Council to the Scottish Charitable Incorporated Organisation, "Irvine and Dreghorn Brass Band."
<b>Recommendation:</b>	<p>That Cabinet:</p> <ul style="list-style-type: none"><li>a) Agrees to the asset transfer of Dunlop Memorial Hall from North Ayrshire Council to the Scottish Charitable Incorporated Organisation, "Irvine and Dreghorn Brass Band;"</li><li>b) Authorises officers to conclude the associated legal and community asset transfer process; and</li><li>c) Approves the recommended terms of transfer on this occasion at 10% of the property valuation (£4000).</li></ul>

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### 1. Executive Summary

- 1.1 The report proposes the community asset transfer of Dunlop Memorial Hall from North Ayrshire Council to the Scottish Charitable Incorporated Organisation "Irvine and Dreghorn Brass Band."
- 1.2 The transfer of the Dunlop Memorial Hall will provide a base for the community brass band in the unlisted, historic building, which has been declared surplus to service requirements by North Ayrshire Council. The proposed use includes rehearsal and storage rooms for brass and percussion instruments and a music library. There will be a right of access and communal parking as these areas are shared with adjacent buildings to be retained by NAC
- 1.3 This report recommends that Cabinet agrees to the transfer with an associated 10% of the valuation costs applied 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. 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.
- 2.2 The Irvine and Dreghorn Brass Band has been providing musical recreation and development for young people and adults since 1975. The Band's current hall is due to be demolished and they are seeking suitable premises. The Dunlop Memorial Hall is particularly suitable as the Band has historic connections with the community. It will enable greater links to be forged with the community, Dreghorn Primary School and Greenwood Academy.
- 2.3 The Dunlop Memorial Hall functioned as the community hall until its repurposing as the Council's library headquarters in 2013. Its current market value is £40,000. Through the transfer of the Dunlop Memorial Hall, the Council will achieve a capital receipt of £4000, a reduction in revenue expenditure and, in the longer term, in capital costs too. The current annual running costs are approximately £9000 per annum, resulting in a four year payback period.
- 2.4 The library team has relocated to Greenwood Conference Centre to enable the community asset transfer to take place. The hall is named after John Boyd Dunlop, the inventor of the pneumatic tyre, who was born in Dreghorn and the building still bears a commemoration plaque.
- 2.5 The asset will be used to create:
  - A large, sound-proofed room permanently laid out for the brass band;
  - A small concert venue for community events;
  - Individual rooms for tuition;
  - Office/social space and meeting facilities;
  - Secure instrument storage;
  - Music library; and
  - Recording facility.
- 2.6 There will be a right of access and communal parking as these areas are shared with adjacent buildings to be retained by NAC
- 2.7 The transfer of the Dunlop Memorial Hall offers increased exposure to music and the arts and has been enthusiastically welcomed by the community.

## **3. Proposals**

- 3.1 It is proposed that Cabinet:

- a) Agrees the asset transfer of Dunlop Memorial Hall from North Ayrshire Council to the Scottish Charitable Incorporated Organisation, “Irvine and Dreghorn Brass Band”.
- b) Authorises officers to conclude the associated legal and community asset transfer process.
- c) Approves the recommended terms of transfer on this occasion at 10% of the property valuation (£4000).

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

##### **Financial**

- 4.1 Through the transfer of the Dunlop Memorial Hall, the Council will achieve a capital receipt of £4000, a reduction in revenue expenditure and, in the longer term, in capital costs too. The current annual running costs are approximately £9000 per annum.

##### **Human Resources**

- 4.2 None.

##### **Legal**

- 4.3 The property will be sold to Irvine and Dreghorn Brass Band for a purchase price of £4000. This price reflects the provisions of the Disposal of Land (Scotland) Regulations 2010, which requires an option appraisal to compare the difference between the proposed price and the market value, against the community benefit from the project. Other normal conditions will be included in the sale, in negotiation with the Band.

##### **Equality/Socio-economic**

- 4.4 There will be considerable socio-economic benefits from the transfer. These include positive impacts for the musical arts and community wellbeing.

##### **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 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 Both applications support 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.
- 5.2 The Dreghorn and Irvine Brass Band has received an enthusiastic welcome from the Dreghorn Community Association and the North Ayrshire Council Music Service. Members of local groups including the Brownies/Guides, Dreghorn Baptist Church and Irvine Camera Club welcomed the proposal to bring back the asset into community use and the opportunities for young people to play in the band.

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

## **Background Papers**

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