
NORTH AYRSHIRE COUNCIL

2 June 2026

Cabinet

Title:	Community Asset Transfer – Auld Dirrans Resource Centre, Kilwinning
Purpose:	To seek approval for the transfer of ownership of Auld Dirrans Resource Centre, 70 Dirrans Terrace, Kilwinning KA13 7PH to Irvine Elite Boxing Club.
Recommendation:	That Cabinet: a) Agrees to the asset transfer of Auld Dirrans Resource Centre from North Ayrshire Council to Irvine Elite Boxing Club b) Approves the recommended terms of transfer on this occasion at 5% of the property valuation of £85,000 (totalling £4,250) and c) Authorises officers to conclude the associated legal and community asset transfer processes for Auld Dirrans Resource Centre.

1. Executive Summary

- 1.1 This report proposes the Community Asset Transfer (CAT) of Auld Dirrans Resource Centre, 70 Dirrans Terrace, Kilwinning KA13 7PH from North Ayrshire Council to Irvine Elite Boxing Club (SCIO).
- 1.2 The transfer of the asset will provide a sustainable base for local community activity focusing on boxing and physical activity. The proposed uses include a range of events and activities which contribute to the Club's key objectives.
- 1.3 It is recommended that Cabinet agrees to the transfer of Auld Dirrans Resource Centre with a recommended associated fee of 5% of the valuation price of £85,000 (£4,250 in total) applied. This reflects the condition of the facility; savings made against future upkeep, and the potential social return on investment. The report also recommends that officers should be authorised to conclude the process under these terms.

2. Background

- 2.1 North Ayrshire Council wants to support its communities to make the best of the land and assets which are available as part of its Community Wealth Building ambitions.

Under the terms of the Community Empowerment (Scotland) Act 2015, Community Asset Transfer (CAT) 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. Furthermore, community-led ownership may allow additional opportunities for groups to secure extra funding or resources.

- 2.2 Auld Dirrans Resource Centre is located in the south east of Kilwinning and is easily accessible by car, public transport or by foot and bicycle (see site plan at Appendix 1). The transfer will give the club a base to deliver their events and activities from and will allow the club the expand its offering and in turn grow its members and impact in the local community and beyond.
- 2.3 The proposed uses include a range of events and activities which contribute to the group's key objective: "to advance public participation in boxing for people living in North Ayrshire."

In order to achieve this the club delivers activities:

- To teach children and adults the sport of boxing and uphold the rules of sport
- To encourage and promote health, fitness and wellbeing across the community
- To provide play and training facilities for the community
- To promote and maintain the highest standards of technical competences and safety in boxing

- 2.4 The group formed in 2016 and changed governance in December 2024 to become a SCIO. The group have held a lease of an industrial unit in Irvine for the past six years. They have done so successfully and demonstrated skills in the care and maintenance of an asset.
- 2.5 Leasing the unit has allowed the club to deliver valuable opportunities to its Community; however, having ownership of a facility will allow them to further develop in a variety of ways to better serve their community and meet local needs. The club is committed to keeping membership fees low and offering free or subsidised sessions for families facing financial hardship. Securing the asset will allow the club to expand its offering to include a community gym running from 9.00am-9.00pm alongside its core boxing and fitness classes. The club run a successful girls' boxing classes which opens the sport up to a demographic not usually associated with it. The club also plans to offer free taster sessions and school holiday programmes and will work closely with community link workers and social services to identify individuals and families who would benefit most from participating in their programmes.
- 2.6 The asset has been vacant for some time and will benefit from active use and improvement. The group are keen to improve the facility whilst equipping the asset to meet their specific needs. Having sole use of the space will allow them to permanently install key pieces of equipment, saving setting up time and improving safety and accessibility. The space offered by the asset will allow for events to take place on the premises assisting in income generation.
- 2.7 Boxing has had a strong presence in North Ayrshire for many years and the benefits of involvement in the sport is impactful. The individual, personal testimonies of

members clearly demonstrate the breadth the depth of the benefits that its members experience by attending. These include –

- **Physical and Mental Health:** Boxing is an excellent way to improve cardiovascular health, build endurance, and increase muscular strength. It also helps with mental health by reducing stress, improving focus, and boosting confidence.
- **Social Connections:** Boxing clubs foster a sense of camaraderie and team spirit. Members often form close-knit relationships, supporting each other through training and other challenges. This creates a supportive network and a sense of belonging.
- **Youth Engagement and Mentorship:** Boxing clubs often engage with at-risk youth, providing them with a positive outlet and mentorship. This can offer diversionary opportunities and can help steer them away from negative influences and towards personal growth and development.
- **Inclusivity and Diversity:** Boxing gyms are known for their inclusivity, welcoming people from diverse backgrounds, ages, and skill levels. This diversity enriches the experience and promotes mutual understanding and acceptance.

2.8 Irvine Elite Boxing Club is fully affiliated with Boxing Scotland, the official governing body responsible for the sport's standards, regulations, and athlete development across Scotland. Boxing Scotland is a member of World Boxing and the IABA and is directly supported and endorsed by sportscotland. This ensures the club operates to nationally regulated standards, including those for coach qualifications, safeguarding procedures, medical protocols, and athlete progression pathways. Because of this recognised affiliation, Irvine Elite Boxing is the only club in the local area authorised to teach and participate in Olympic-style amateur boxing, including access to sanctioned competitions, talent pathways, and national coaching structures. This distinction is important for ensuring athlete safety, proper development, and recognised competitive opportunities.

2.9 Having ownership, enhancing the asset and increasing the range of events and activities within an improved facility will encourage a wider range of people to get involved. This will support several strategic and policy areas relating to physical activity as well as positive mental health and wellbeing. Opportunities for local volunteering will increase, stimulating involvement in shaping and regenerating community life, building self-esteem and confidence.

2.10 The ownership will have wider community benefit as the care and maintenance of the asset will be carried out by local businesses, contributing to the local economy and supporting the principles of Community Wealth Building.

2.11 The statutory community consultation has taken place with no objections received.

3. Proposals

3.1 That Cabinet:

- a) Agrees to the asset transfer of Auld Dirrans Resource Centre from North Ayrshire Council to Irvine Elite Boxing Club
- b) Approves the recommended terms of transfer on this occasion at 5% of the property valuation of £85,000 (totalling £4,250) and

- c) Authorises officers to conclude the associated legal and community asset transfer processes for Auld Dirrans Resource Centre.

4. Implications/Socio-economic Duty

Financial

- 4.1 Through the transfer of the assets, the Council will achieve a potential capital receipt of £4,250 and be relieved of ongoing care and maintenance costs.

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 and the value proposed reflects the community benefits.

Climate Change and Carbon

- 4.5 The transfer seeks to provide sustainable community facilities through securing the asset in Kilwinning for the key purposes of Irvine Elite Boxing as detailed in 2.3 above.

Key Priorities

- 4.6 The proposals contained within the report support the following North Ayrshire Council Plan priorities:
- Wellbeing – To transition to a wellbeing economy, delivering prosperity, wellbeing and resilience for local people, through providing opportunities for people to come together to support each other.
 - Communities and Local Democracy - We will have active inclusive and resilient communities, through supporting networking and community ownership.

In addition, the transfer supports the Kilwinning Locality Priorities -

- Supporting Skills and Work
- Improving our Local Environment
- Alleviating Poverty and Promoting Equality of Access to Opportunities
- Improving Community 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.

Islands Communities Impact Assessment (ICIA)

4.8 None.

United Nations Rights of the Child (UNCRC)

4.9 The request supports the rights of children and young people through offering better access to facilities, in particular supporting the article 12 right to be heard as young people have been instrumental in the success of the facility and the impact of the services provided ensured the success of the application.

Consumer Duty

4.10 None.

5. Consultation

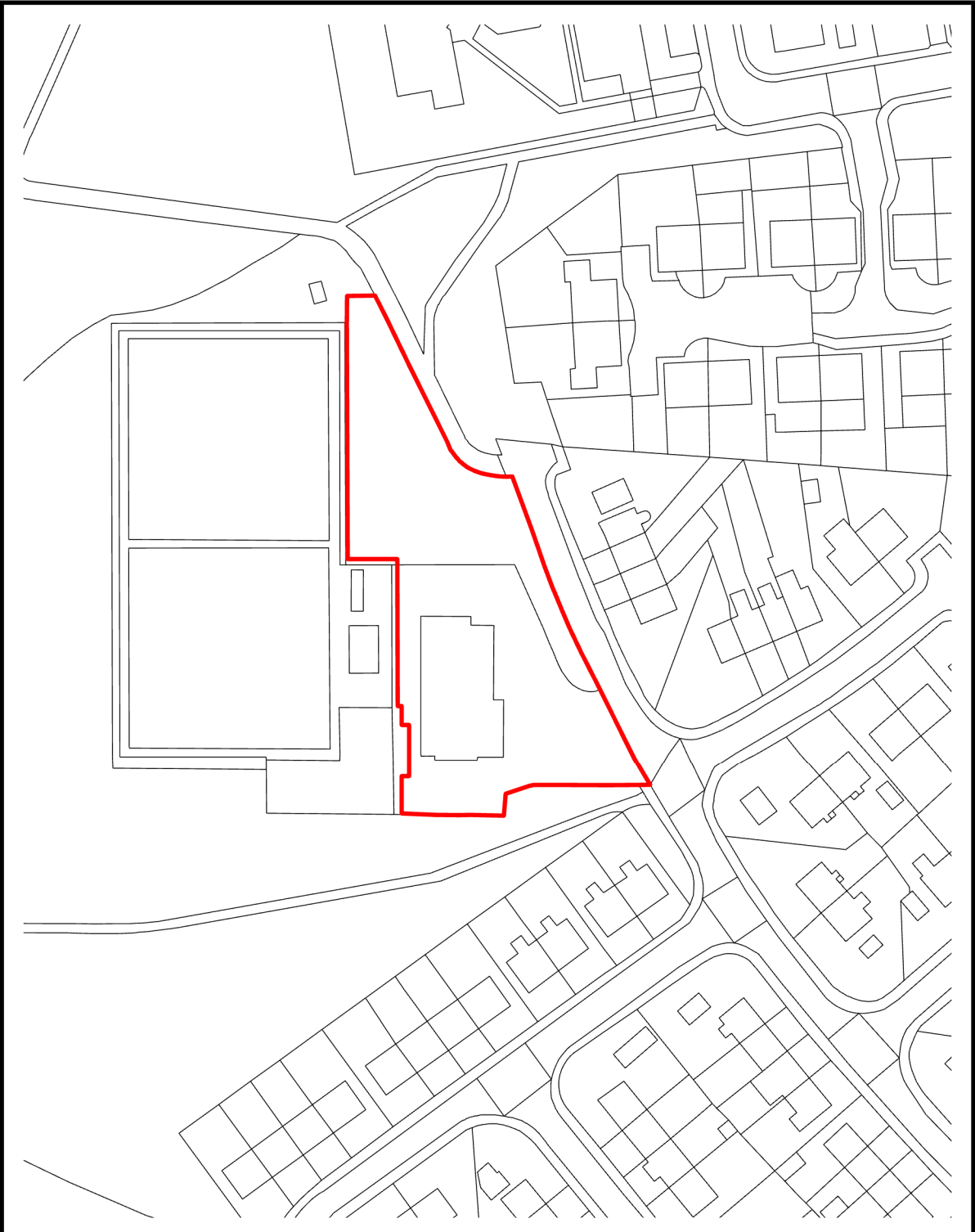
- 5.1 The consultation required in terms of the Community Empowerment (Scotland) Act 2015 for a community asset transfer application has now concluded. The outcome is outlined in section 2.11 above.
- 5.2 Consultation has taken place with, Streetscene, Finance, Estates, Connected Communities, Property Maintenance and Investment the Business Team and Legal Services. All parties are supportive of the proposal for the asset.


David W. Hammond
Executive Director (Communities & Housing)

For further information please contact **Rhonda Leith, Head of Service (Connected Communities)**, on **01294 324395**.

Background Papers

Appendix 1 - Plan



	CAT Application: Kilwinning Community Shed Abbots Avenue Kilwinning Ayrshire KA13 6BZ	Site area - 3052m2 or thereby
1:1,250		