
NORTH AYRSHIRE COUNCIL

2 June 2026

Cabinet

Title:	Community Asset Transfer – Blacklands Hall, Kilwinning
Purpose:	To seek approval for the transfer of ownership of Blacklands Hall (and adjacent land), Abbots Avenue, Kilwinning, KA13 6BZ to the Kilwinning Community Shed.
Recommendation:	That Cabinet: <ul style="list-style-type: none">a) Agrees to the asset transfer of Blacklands Hall and the adjacent land from North Ayrshire Council to the Kilwinning Community Shed;b) Approves the recommended terms of transfer on this occasion at 5% of the property valuation of £85,000 (totalling £4,250); andc) Authorises officers to conclude the associated legal and community asset transfer processes for Blacklands Hall and adjacent land.

1. Executive Summary

- 1.1 The report proposes the Community Asset Transfer (CAT) of Blacklands Hall (and adjacent land), Abbots Avenue, Kilwinning from North Ayrshire Council to the Kilwinning Community Shed SCIO (the Shed).
- 1.2 The transfer of the asset will provide a sustainable base for local community activity, focusing on the group's key priorities and providing a space for the community to come together, create and support each other. The proposed uses include a range of events and activities which contribute to the Shed's key objectives.
- 1.3 This report recommends that Cabinet agrees to the transfer of Blacklands Hall and adjacent land at 5% of the valuation costs of £85,000 (totaling £4,250). 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 are authorised to conclude the process under these terms.

2. Background

- 2.1 North Ayrshire Council wishes to support its communities to make the best use of land and assets which are available as part of our 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 to acquire public assets. 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 additional funding or resources.
- 2.2 Blacklands Hall sits in the heart of the Kilwinning community. The asset was originally a sports facility with changing and office facilities. It was previously leased to a local football club who have recently vacated the premises making it available for a CAT. The proposed transfer will provide a sustainable base for the local Community Shed. The transfer includes a small, grassed area adjacent to the hall which will allow the group to meet the growing demand from members for gardening and growing activities. and gives future capacity to contribute to the Local Community Food Network. Appendix 1 identifies both the hall and the grassed area proposed for transfer.
- 2.3 The benefits of Community Sheds are well evidenced and the Shed group is keen to deliver these to the local community of Kilwinning. Proposed uses include a range of events and activities which contribute to their key objectives. This includes:
- Creating, developing and maintaining a facility, namely a Community Shed that will benefit the community
 - Offering members opportunities to meet and undertake creative, physical, purposeful and recreational activities of their choice
 - Reducing the isolation of members, contributing to their physical and mental wellbeing, and fostering community spirit
 - Developing the capacity of the members to share their skills and knowledge with others
- 2.4 Kilwinning Community Shed was set up in May 2024 and has so far grown to 44 members. Having their own facility will allow the Shed to further develop in a variety of ways to better serve the community and meet the needs of the members. They are keen to work alongside local community groups helping to enhance the local area and well as supporting local schools with learning opportunities and developing learning and play spaces.
- 2.5 The group currently use various venues in the town for different activities. Acquiring the asset will allow them to come together under one roof and consolidate the different elements, creating a better sense of belonging and improving social cohesion. The group aspire to expand and deliver gardening, woodworking, arts and crafts, model making, computing skills, cookery, 3D printing and a model railway with a community cafe a potential development for the future.
- 2.6 The Shed have been operating and caring for another asset in the town and have proven their ability in this regard. They upgraded that building to meet their needs and have reaped the benefits of having their own facility, however have been unable to remain there due to the building being used for other purposes by its owner. The CAT

of Blacklands Hall will allow them to stabilise and further grow their offering to the local community.

2.7 Having ownership, enhancing the assets and increasing the range of events and activities within an improved facility will encourage a wider range of people to get involved. Participants will benefit from being more active and engaged in community led activity. This will support several strategic and policy areas relating to physical activity, positive mental health and wellbeing. Opportunities for local volunteering will increase, stimulating involvement in shaping and regenerating community life, building self-esteem and confidence. The activities delivered by the Shed support the advancement of all four of Kilwinning's Locality Planning priorities:

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

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

2.9 The request includes the hall and the small grass area adjacent to the hall (as note on Appendix 1). The car park is currently shared with the local bowling club. The Shed is keen to work with the bowling club to continue that relationship, as well as develop a closer partnership with them and support them wherever possible.

2.10 The statutory community consultation required for a Community Asset Transfer has taken place with no objections received.

3. Proposals

3.1 That Cabinet:

1. Agrees to the asset transfer of Blacklands Hall and adjacent land from North Ayrshire Council to Kilwinning Community Shed;
2. Approves the recommended terms of transfer on this occasion at 5% of the property valuation of £85,000 (totalling £4,250); and
3. Authorises officers to conclude the associated legal and community asset transfer processes for Blacklands Hall and adjacent land.

4. Implications/Socio-economic Duty

Financial

4.1 Through the transfer of the assets, the Council will achieve an overall 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 which are detailed within this paper, 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 for a wide range of community-led activities.

Key Priorities

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

- Wellbeing, by providing a space to support connection and social cohesion.
- Communities and Local Democracy, by allowing a community group to take control of an asset.
- Climate Change, through the work of the group to improve environmental sustainability and support the circular economy by repurposing materials.

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 None.

Consumer Duty

4.10 None.

5. Consultation

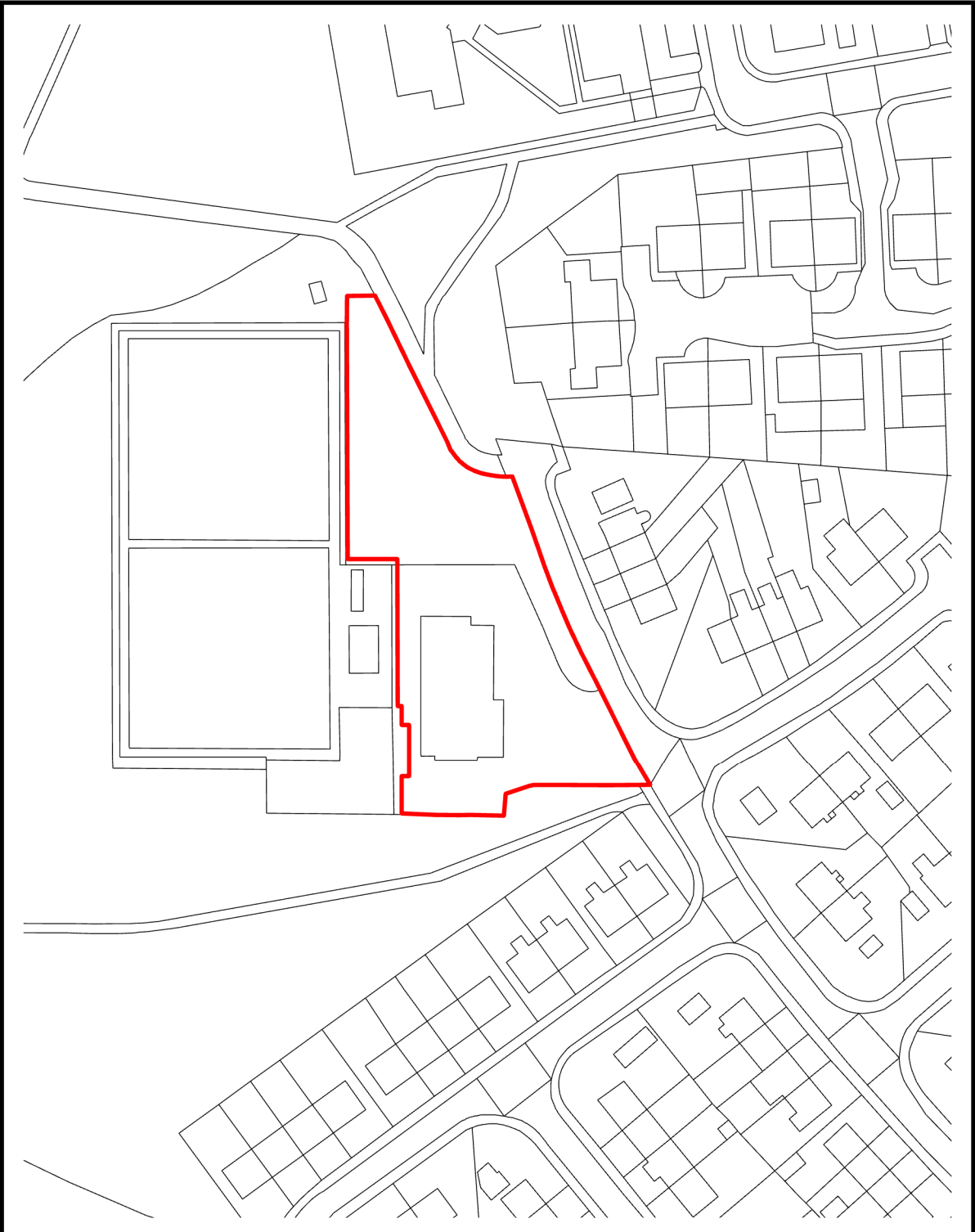
- 5.1 The consultation required in terms of the Community Empowerment (Scotland) Act 2015 for a community asset transfer application has now concluded. The outcome is outlined in section 2.10.
- 5.2 Within North Ayrshire Council, consultation has taken place with Streetscene, Connected Communities, Finance, Estates, Property Maintenance and Investment, and Legal Services. All parties are supportive of the proposal for the listed assets.


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



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