

Our Ref: CAT-DN/SP/GS  
Contact: Gary Stark  
Tel: 07939314527  
E-mail: NLCCommunityOwnership@northlan.gov.uk  
Date: 5 May 2025



**Chief Executives Office  
Strategy and Engagement**  
Community Partnership Team  
Civic Square  
Floor 3  
Motherwell  
ML1 1AB  
[www.northlanarkshire.gov.uk](http://www.northlanarkshire.gov.uk)

Dear [REDACTED]

## COMMUNITY ASSET TRANSFER APPLICATION - DECISION NOTICE

This Decision Notice relates to the asset transfer request made by Palm Church on the 6 November 2024 in relation to Rochsoles Community Centre, including the associated grassed area and access paths. (4 Dykehead Road, Airdrie, ML6 6SQ).

North Lanarkshire Council has decided to **agree** to your request to purchase the asset.

### Summary of Decision

Your proposal to purchase and develop Rochsoles Community Centre as a combined place of worship and inclusive community hub has been assessed against the council's approved criteria. The assessment concluded that your plans would deliver significant community benefit, supporting social wellbeing, tackling inequality, and enhancing local services.

Key considerations included:

- A purchase offer of £40,000, representing 52% of the council's valuation, which reflects the recognised social value of your proposed activities.
- Strong alignment with The Plan for North Lanarkshire, particularly in enhancing participation, improving wellbeing, and tackling poverty.
- Plans to deliver services such as money advice, food support, family groups, and activities for those with additional support needs.
- Demonstrated organisational capacity and commitment to inclusive community access.

A further document containing the terms and conditions under which the Council would be prepared to transfer ownership will be issued as soon as possible by our Estates Team.



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Going forward, a draft offer will be required and thereafter considered and adjusted by our relative solicitors. Final dates for submission of the formal offer will be confirmed in due course but will be expected no later than 6 months from the date on the terms and conditions document.

For clarity, the formal offer must reflect the final terms and conditions agreed and may include such other reasonable terms and conditions as are necessary or expedient to secure the transfer within a reasonable time.

Right to review

If you consider that the terms and conditions differ to a significant extent from those specified in your request, you may apply to the Council to review this decision.

Any application for review must be made in writing and emailed to [NLCCommunityOwnership@northlan.gov.uk](mailto:NLCCommunityOwnership@northlan.gov.uk) by Tuesday 3 June 2025, which is 20 working days from the date of this notice.

Guidance on making an application for review is available at <http://www.beta.gov.scot/policies/community-empowerment/asset-transfer>

If you require any additional information, please contact my colleague Gary Stark on:

**Email:** [StarkGa@northlan.gov.uk](mailto:StarkGa@northlan.gov.uk)      **Mobile:** 07939314527

For any legal matters or clarifications, we recommend you consult a solicitor for advice.

Yours sincerely

**Stephen Penman**  
**Chief Officer – Strategy and Engagement**

**Note – Heads of Terms will be issued by NLC – Estates Team**