



## **Terms and Conditions for Asset Transfer Request**

NLMWA (North Lanarkshire Muslim Women and Family Alliance) is requesting the transfer of a of Janet Hamilton Centre. Our goal is to provide a range of services to the wider community, including but not limited to cultural, educational, and recreational activities. We are committed to promoting community cohesion and empowering ethnic minority and local residents of North Lanarkshire.

### **Terms and Conditions**

#### **Land Proportion and Shared Use**

NLMWA requests a specific 2.75 acres proportion of the land at the Janet Hamilton Centre for the development of our community hub.

We propose shared access, shared running costs, maintenance, and security responsibilities for communal use areas such as the entrance and the pathway leading towards the outdoor sports centre.

#### **Carpark Ownership**

NLMWA requests full ownership of the carpark area. We will ensure that other groups or users of the outdoor sports facilities have access to the carpark as needed.

#### **Option for Full Ownership**

NLMWA submitted a Community Asset Transfer (CAT) application for a proportion of the land to facilitate and give opportunity to other groups that wish to continue running the outdoor sports centre. Promoting cohesion and inclusivity is one of our primary goals for this asset transfer.

If the council prefers a single entity to take ownership of the entire site (The Janet Hamilton Centre & Coatbridge Outdoor Sports Centre), NLMWA is willing and prepared to assume full ownership and management of the Janet Hamilton Centre and Coatbridge Outdoor Centre. This option aligns with our mission to empower the community and promote social cohesion.

#### **Community Benefits and Inclusivity**

The transfer of this land to NLMWA will significantly benefit the local community, particularly the more than 400 refugees residing in the area who lack adequate space for cultural gatherings and activities.



Our plans include the creation of outdoor spaces for community events, educational programs, and recreational activities that will be inclusive and accessible to all community members.

### **Commitment to Shared Goals**

NLMWA is committed to working collaboratively with other community groups and stakeholders to ensure the success of the shared use of the facilities.

We will actively engage with local residents, businesses, and organisations to promote and facilitate community activities that foster social cohesion and inclusivity.

### **Sustainability and Maintenance**

NLMWA will ensure the sustainable use and maintenance of the property. We have developed a comprehensive plan to manage the facilities effectively, ensuring they remain safe and welcoming for all users.

### **Funding and Financial Responsibility**

NLMWA has identified multiple funding streams and secured substantial pledges from members of our community. We will continue to seek additional funding opportunities, including grants, crowdfunding, and fundraising events, to support the development and ongoing operation of the community hub.

Our contingency planning includes the utilisation of annual Zakat contributions, which are traditionally sent abroad, to support the financial sustainability of the hub.

We also recognise the need to advocate for policy changes to support community finance models that align with our cultural practices, such as "Goodly Loan" and community shares, ensuring long-term socioeconomic benefits for everyone.

### **Legal and Compliance Obligations**

NLMWA will comply with all legal and regulatory requirements associated with the ownership and management of the property.

We will work closely with the council to ensure all terms of the transfer are met and any potential issues are promptly addressed.

### **Agreement for Use and Maintenance of Common Areas**

A legal responsibilities agreement will be drafted between the involved parties regarding the use and maintenance of communal areas, including the entrance, pathway leading towards the outdoor sports centre, and the carpark which can include the following terms:



1. **Purpose:** This agreement sets forth the terms and conditions under which these communal areas will be maintained and illuminated for the mutual benefit of both parties.

2. **Responsibilities of Party A and B:**

**Maintenance:** Both parties shall be responsible for the maintenance of the entire pathway and entrance areas, including cleaning, snow removal, and repairing any damage.

**Lighting:** Both parties shall be responsible for the installation, maintenance, and payment of electricity for the lighting in these areas, ensuring it is sufficient for safe use.

3. **Cost Sharing:**

**Major Repairs:** Costs for major repairs or renovations exceeding £500 will be shared equally.

**Emergency Repairs:** In the event of emergency repairs, the first party to become aware will notify the other party, and costs will be shared equally.

4. **Dispute Resolution:**

**Negotiation:** Any disputes will first be attempted to be resolved through friendly negotiations between the parties.

NLMWA is dedicated to creating a vibrant, inclusive community hub that serves the needs of all residents. We believe that by taking ownership of the Janet Hamilton Centre as a new community hub, we can provide essential services, promote social cohesion, and empower the local community. We respectfully request that the council consider our terms and conditions favourably and support our vision for a better, more inclusive future for all residents of North Lanarkshire. NLMWA aims to ensure a mutually beneficial agreement with the council, facilitating the successful transfer and development of the community hub.