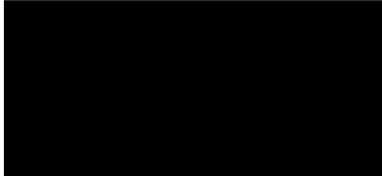


Our Ref: CAT-DN/SP/GS
Contact: Gary Stark
Tel: 07939314527
E-mail: NLCCCommunityOwnership@northlan.gov.uk
Date: 5 September 2025



Rivals Foundation



Chief Executive's Office

Stephen Penman
Chief Officer (Strategy & Engagement)
Civic Centre
Windmillhill Street
Motherwell, ML1 1AB
www.northlanarkshire.gov.uk

Dear [REDACTED]

COMMUNITY ASSET TRANSFER APPLICATION - DECISION NOTICE

This Decision Notice relates to the asset transfer request submitted by Rivals Foundation on Monday 28 April 2025 in respect of Netherton Community Centre, including carpark and surrounding open space.

North Lanarkshire Council at the meeting of the Communities Committee on Monday 18 August 2025 has decided to refuse the request. The reasons for this decision are summarised below:

Summary of Decision:

Rivals Foundation is a community-focused charitable organisation dedicated to improving the lives of individuals through inclusive recreational activities and support programmes. The application outlines the organisation's proposal to transform the facility into a hub for residents taking a holistic approach to ensure everyone, regardless of circumstances, can participate in structured, supportive and affordable activity programmes.

The charity commissioned Allied Surveyors Scotland to complete the commercial valuation of the property. The value advised was £220,000. The charity has offered to pay £20,000 for the asset representing 9% of the overall value. This equates to a discount of 91% for social value and community benefit.

The application and supporting evidence provided does not quantify social value or justify the level of discount requested. It is recognised that whilst the organisation has experience in programme delivery, they have not gone far enough to demonstrate their readiness to own and operate this particular asset for the purposes outlined in their application.

The application did not provide enough detail about governance and management arrangements, particularly the roles and responsibilities of trustees and how the organisation would manage the building long-term.

Considering the limitations of the information provided by the applicant, it is reasonable to say that the charity plan to offer services to some underrepresented groupings. However, it is not clear whether their intentions are aligned more to a business model or to a community based / social value model.

The financial information was not detailed enough to demonstrate how the purchase, refurbishment, and ongoing running costs would be supported. The significant discount requested on the property value was also not backed up with clear evidence of social value or community benefit.

While some consultation work has been referenced, the evidence of strong local support and community demand was limited. There was also little information about partnership working with other organisations in the area.

The organisation has implied a connection to The Plan for North Lanarkshire and the Local Outcome Improvement Plan; however, this could have been strengthened by more specific referencing and some evaluation work based on their existing operations.

The committee report with full scoring assessment can be accessed on our [website](#).

Next Steps and Support:

We are committed to supporting community organisations to achieve their ambitions. Council officers will be in touch with you shortly to offer feedback in more detail and to discuss how we can assist you to strengthen any future proposal.

Right to Review:

You have the right to apply to the Council to review this decision. Any request for review must be made in writing to:

North Lanarkshire Council – Community Partnership Team by emailing NLCCCommunityOwnership@northlan.gov.uk by Monday 6 October which is 20 working days from the date of this notice.

Further guidance on the review process is detailed in section 10 of our [Community Ownership and Management of Council Owned Assets Policy](#)

If you require any assistance, please contact my colleague Gary Stark on starkga@northlan.gov.uk or on 07939 314527.

Yours sincerely

Stephen Penman
Chief Officer (Strategy and Engagement)