

## COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

### ASSET TRANSFER REQUEST FORM

#### North Lanarkshire Council

This Community Asset Transfer request form must be completed to make a formal request. This form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. The council may also provide additional guidance on scheme.

You are strongly advised to contact the council and discuss your proposals before making an asset transfer request.

When completed, this form and supporting documentation should be sent to [communitymatters@northlan.gov.uk](mailto:communitymatters@northlan.gov.uk)

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

#### Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Airdrie Martial Arts Centre (SCIO 54337)

1.2 CTB address. This should be the registered address if you have one.

Postal address: [REDACTED]

Postcode: [REDACTED]

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: [REDACTED]

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED] or [REDACTED]

Telephone: [REDACTED]

/ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. (Please tick to indicate agreement)

*You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.*

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is .....	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is .....	SCO54337
	Community Benefit Society (BenCom), and its registered number is .....	
	Unincorporated organisation (no number)	

**Please attach a copy of the CTB's constitution, articles of association or registered rules.**

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

**No**

**Yes**

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

**No**

**Yes**

If yes what class of bodies does it fall within?

Community Controlled Bodies / Charity

## Information about the land and rights requested

1.7 Please identify the land to which this asset transfer request relates.

*You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.*

*It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.*

Glenmavis Community Centre

Coatbridge Road

ML6 0NJ



1.8 Please provide the UPRN (Unique Property Reference Number), if known.

*If the property has a UPRN you will find it in the relevant authority's register of land.*

UPRN: 90008227

## **Section 2: Type of request, payment, and conditions**

2.1 Please tick what type of request is being made:

X

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

### **3A – Request for ownership**

What price are you prepared to pay for the land requested?

Proposed price: £80000 minimum – willing to negotiate and go higher if required.

Please attach a note setting out any other terms and conditions you wish to apply to the request.

### **3B – request for lease**

What is the length of lease you are requesting?

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £  per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

### **3C – request for other rights**

What are the rights you are requesting?

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

Do you propose to make any payment for these rights?

Yes

**No**

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £  per

Please attach a note setting out any other terms and conditions you wish to apply to the request.

### **Section 3: Community Proposal**

3.1 Please set out the reasons for making the request and how the land or building will be used

#### **AMAC Summary**

Airdrie Martial Arts Centre is a community group which is currently the collaboration of 2 long standing Martial Arts schools - Cobra Martial Arts Scotland and RACE Taekwon-Do. Both the schools' instructors are all volunteer and teach Martial Arts for the love they have for their respective disciplines with more than 60 years combined experience. We are a tight knit Community who have created long lasting bonds through our experiences together such as training, activity days or general socialising.

The main focus of Airdrie Martial Arts Centre is to teach Martial Arts and encourage the positive improvements of the community's physical and mental wellbeing.

AMAC has invested around £10000 to make improvements for the clubs by buying new equipment such as the ring, mats, bags, pads, gym equipment, saunas etc.

Martial Arts has been proven to have a positive influence on the mental health of young people by giving them constantly evolving targets and allowing them to see themselves develop and achieve goals.

We have had a lot of students over the years; some of whom have been diagnosed with Autism (see "Testimonials" - [REDACTED]) or those suffering from diseases such as Alcoholism or Depression. We do everything we can to help each other and improve their lives to the best of our abilities. We offer a welcoming community who is always there for each other.

10-20% of our total combined students over the years hailed from Glenmavis; but we aim to dramatically improve that percentage if we are successful with the application.

RACE Taekwon-Do originally began in the Glenmavis Community Centre – known then as Airdrie School of Taekwon-Do – with [REDACTED] back in the early 2000s. The club was a big part of Glenmavis and even took part in their Fair Days. [REDACTED] eventually passed the club's reigns over to - now head TKD coach – [REDACTED], who was his student for many years. The club helped ~10 Glenmavis residents earn their Black Belts and one to represent Scotland at the European and World Championships.

Cobra Martial Arts Scotland opened their doors in 1996 – originally in Livingston - before opening a full time Dojo in Airdrie. The Instructor [REDACTED] has lived in Airdrie for most of his life, with the other Instructor's [REDACTED] both being born and raised in Airdrie. All the Instructors have been teaching Voluntarily to help improve the lives of their students and bring out the best in them – having taught several Championship level fighters and helping several others reach their Black Belts over the years as well as those who just wish to get physically and mentally healthy.

Although we wish to run our classes in the Community Centre, we would like to still run the Community Centre as a Community Centre for the Community to use. We would be taking Hall Hires for other clubs such as Mothers and Toddlers, After School Club, Zumba, Line Dancing, Kids Parties etc. as well as still allowing the use by those who were previously using it such as the Boys' Brigade.

Two of our coaches have lived in Glenmavis for 5+ years and they have seen the Community Centre rarely open in that time. We would like to change that and bring some life back to the Community.

Our Chairperson, [REDACTED], has had several years of experience running businesses such as

- the Moy Hall Servicemen's Club as the Voluntary President which included Upkeep of the building, authorising Wage Payments, Stock Management, Running the Bar, Managing Bookings, Managing Staff.
- the Motherwell YMCA as Caretaker which included Maintaining the building, taking Bookings, Stock Management, Managing Staff etc.

This shows that he has the experience needed to run the Community Centre effectively by relying on the skills he has learned from his previous experiences.

## **Evidence**

Survey KJT/WS250804 carried out by DM Hall Charted Surveyors. This valued the property at £100,000.

## **Current Activities & Plans**

The main focus of Airdrie Martial Arts Centre is to teach Martial Arts and encourage the positive improvements of the community's physical and mental wellbeing.

Martial Arts have been proven to have a positive influence on the mental health of young people by giving them constantly evolving targets and allowing them to see themselves develop and achieve goals. (For example see:

<https://digitalcommons.sacredheart.edu/cgi/viewcontent.cgi?article=1760&context=acadfest> by Rachel Bagdasarian, 2020)

The acquisition of the Glenmavis Community Centre would help our organisation achieve our goals by giving us a permanent space of residence with greater access to the community by being in a better and more easily accessible and visible building. (providing a Recreational Facility for the community/members). It would also be better to work with the tight knit community of Glenmavis and work on building a connection with the village by attending and supporting fair days etc.

When RACE Taekwon-Do trained out of Glenmavis Community Centre years ago under the name of Airdrie School of Taekwon-Do it created a small community within the community giving the children and adults of the village a place to go, meet new people and make new friends. There are those who trained at the Community Centre from the very beginning who, although they no longer train have built a lasting friendship with those they trained with, and some have even started families together. Martial Arts help create these bonds and one of the aims of returning to Glenmavis is to try and rebuild that sense of family that the club once gave to the community.

We want AMAC to get to the stage where it is a self-sustaining non-profit charity that can offer everything outlined in our plan to the local community without the need for external funding.

The current timetable we have at our current location shows that we have a demonstrated performance that we can have the building in use every day of the week as we stand just now.

What we have discovered from both our survey and speaking to the community is that the building is very rarely open. This is a shame for such an amazing building to lay for days or weeks on end without being fully utilised to the best it can.

Please find the current timetable below.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open Spaces until 18:00	Open Spaces until 18:00	Open Spaces until 18:00	Open Spaces until 18:00	Open Spaces until 18:00	Open Spaces until 11:00	Open Spaces until 11:00
Cobra Juniors 18:00-18:45	RACE Juniors 18:15-19:15	Cobra Juniors 18:00-18:45	RACE Juniors 18:15-19:15	Cobra Mixed 19:00-20:30	RACE Circuits 11:00-14:00	Cobra Seniors 11:00-14:00
Cobra Mixed 19:00-21:00	RACE Seniors 19:15-21:00	Cobra Mixed 19:00-21:00	RACE Seniors 19:15-21:00		Open Spaces from 14:00 onwards	Open Spaces from 14:00 onwards

However, we are more than willing to adjust our current schedule and times to accommodate the use of the hall by others in the community which we have mentioned in our flyers that we have distributed around the village.

The current timetable offers ample opportunities for other groups and individuals to lease the hall out with our class time.

### **Community Offering – What We Can Deliver Now**

Some of the plan we have other than Martial Arts for if we are successful in the CAT of the Community Centre are as follows:

- Accommodate the Boys Brigade to continue to use the hall – Through our survey we have seen that there is concern that if we were successful the BBs would no longer have anywhere to run. As mentioned previously we are more than happy to accommodate the continued used of the hall by the BBs and adjust our times of classes if needed – within reason - to do so. The BBs used the hall for 1 hour per week on a Friday night, only during the school terms but not during the holidays. They are welcome to contact us and discuss this if they are interested.
- Accommodate bookings for events by members of the community – There was concerns in our survey that if we were successful that would result in the centre no longer being an asset available for use by the whole community. We will be open for booking for events and functions for the community residents for a rental fee. Although this is still being discussed, we would likely ask for £15-20 per hour for classes/clubs or £50 for a Function/Event. In addition, the equipment we use can easily be stored away to allow for use of the entire hall.
- First Aid Courses for the community – The Chairman of AMAC is fully qualified to teach First Aid. Part of our plan with this is to run First Aid classes for those in the community to build confidence and raise awareness of what to do in vital situations.
- Tai Chi classes – When we were out delivering the flyers and survey cards,

we were stopped by 2 women who asked about the potential of a Tai Chi class. They were worried they would not be able to partake in the Kickboxing or Taekwon-Do classes; we advised that we teach all ages and that we have members of both clubs that are 60+ years of age. They enquired about Tai Chi classes for those not interested in Kickboxing or Taekwon-Do. We know of a Tai Chi instructor – [REDACTED] - who is willing to come and take a Tai Chi class from time to time to honour their request. [REDACTED] has helped [REDACTED] in several of his Ring Fights over the years, helping him to achieve a peaceful mind and calm all of his aches and worries before each fight.

- Coffee Mornings for the elderly - We understand that this is something that the Community Centre used to offer. We would like to reinitiate this to create a social space for the elderly of the community to get together.
- Christmas Lunches for the elderly – This is something our Chairman puts on currently at the Moy Hall and we would like to transfer this over with us to the Glenmavis Community Centre. This is usually catered for 20+ people each time it occurs. This is a great way for those in the Community to spend time with each other over a nice hot meal with refreshments and get that much needed socialising that they may not get if they stayed home.
- Personal Training – We have had Personal Trainers contact us regarding the use of the hall if we were to be successful to be used for 1-2-1 sessions with their clients. We can also offer 1-2-1 Martial Arts training sessions out with class times for those looking for extra training.
- Morning Circuit Classes – Morning Circuit Classes are a great way to start the day and to get in your fitness goals for the day early. We can offer morning Circuit Classes to encourage fitness and exercise no matter your previous experience. These are a great environment to train in with likeminded people trying to better themselves, achieve fitness goals, meet new friends and encourage them along the way.
- Seminars – A big part of Martial Arts is cross training with other clubs and instructors. With the vast network of high level Martial Artists, we have between both Cobra and RACE we plan to start running seminars where we invite other clubs to train with us or invite guests to conduct the training. For example, we have been in contact with UFC star [REDACTED] who has agreed to conduct a seminar on our premises.
- Mini Gym – We are looking to transform the back room of the Community Centre into a Mini Gym area for the use of our students and the public. We already own several Treadmills, Static Bicycles, Rowers, an all-in-one gym Weight Bench, two

Saunas and Cross Trainers as well as several Punch Bags. All equipment has been safety checked and receive yearly checks by our qualified PAT Tester.

## **General Maintenance and Upkeep**

- For any general maintenance required that we ourselves are not capable of carrying we can utilise local sources to complete these tasks; for example, electrical and structural maintenance. We will do this by getting 3 separate quotes from different businesses from the local area and using one of them to ensure we are creating jobs in the community.
- Our chairman is a qualified PAT Tester.
- Two of our committee members are IOSH qualified to carry out GRA's
- We will hire a caretaker to open the premises as required when committee members aren't available to do so creating jobs in the community.
- We will hire a cleaner to clean the premises multiple times a week creating jobs in the community.
- We plan to remove the playpark as it is currently sitting in disrepair and is a potential hazard to any children who would play on it within the community.
- We plan to resurface the carpark.

## **Survey**

As previously mentioned, we have conducted surveys on the opinion of both the community and our members on the potential move for Airdrie Martial Arts Centre to the Glenmavis Community Centre.

Our surveys were set up via Survey Monkey.

Although this method has been done at a cost to us it allows us to add restrictions to our surveys allowing for only one submission per device to avoid any spamming either for or against AMAC.

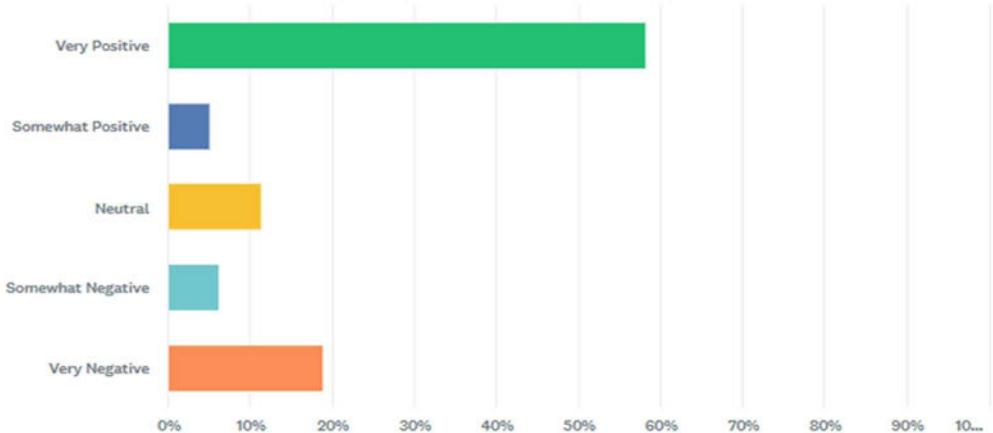
The surveys in their entirety will be sent over along with this submission but please find below some info pulled from them.

## Glenmavis Community Centre Transition Survey

All information below for this survey have had a filter applied to only show answers from Glenmavis residents. The entire results can be found in the attached PDF.

### How do you feel about the Glenmavis Community Center being taken on by Airdrie Martial Arts Centre?

Answered: 79 Skipped: 0



Answer Choices ↓	Percentage ↓	Responses ↓	
Very Positive	58.23%	46	...
Somewhat Positive	5.06%	4	...
Neutral	11.39%	9	...
Somewhat Negative	6.33%	5	...
Very Negative	18.99%	15	...
Total		79	

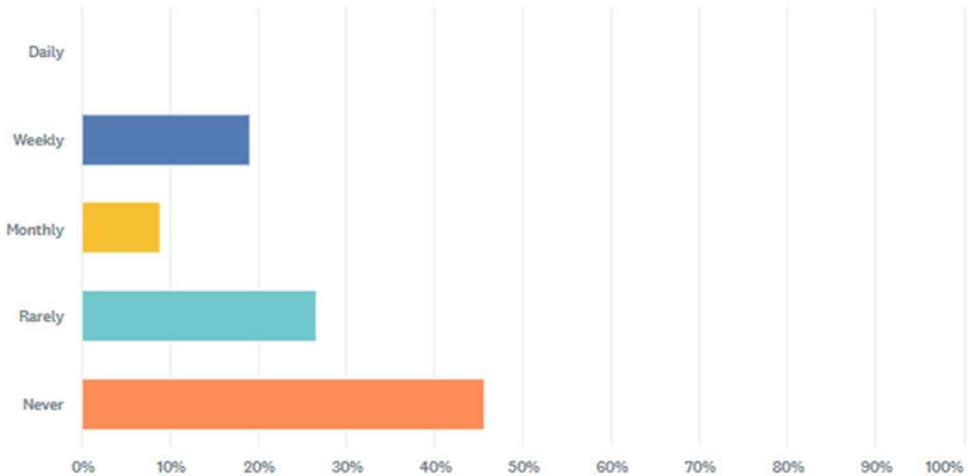
The above screenshot shows that there was a majority (63%) who were Positive about AMAC taking on the Glenmavis Community Centre with only 25% seeing it as a possible Negative with 11% being Neutral.

Q1

Customize Export ▾

### How often do you currently visit the Glenmavis Community Center?

Answered: 79 Skipped: 0



45% of those who answered the survey never visit the Community Centre.

It may be that they don't have anything currently running that suits the individual.

This was confirmed from our survey, chatting with the community when out distributing fliers and the Q&A section of our Open Day Taster.

We want to find out from the community what they would like us to offer if we get ownership of the centre and what we can to do best please them which we documented further up under what we plan to offer. Some of which came from the survey and chatting with the community.

Please find below some comments from this survey.

The glenmavis community centre has done literally nothing since the airdrie martial arts stopped. The people who are trying to say its vital to remain open did not seem to care for all those years it went unused so why are they bothered now.

05/06/2025 17:36

[View full response](#)[Add tags▼](#)

It needs to be utilised. The kids need something to engage with other than phones and social media. The martial arts is something they could attend with friends and family

05/06/2025 13:50

[View full response](#)[Add tags▼](#)

Airdrie martial arts would help develop more interest in the actual community centre itself with the positive things they bring especially for the kids

29/05/2025 11:00

[View full response](#)[Add tags▼](#)

It would be very beneficial for our own local community to have the opportunity to participate in martial art experiences

26/05/2025 18:03

[View full response](#)[Add tags▼](#)

I believe that if the AMAC ran the site, the level of respect and discipline within the hall would likely be higher than if other groups took it on , and I believe its condition would be likely to be greater for longer

26/05/2025 14:34

[View full response](#) [Add tags▼](#)

It's been here for years and nobody has been invested but now you are looking to take it on, suddenly its in popular demand. Fingers crossed you guys win this.

13/06/2025 09:36

[View full response](#) [Add tags▼](#)

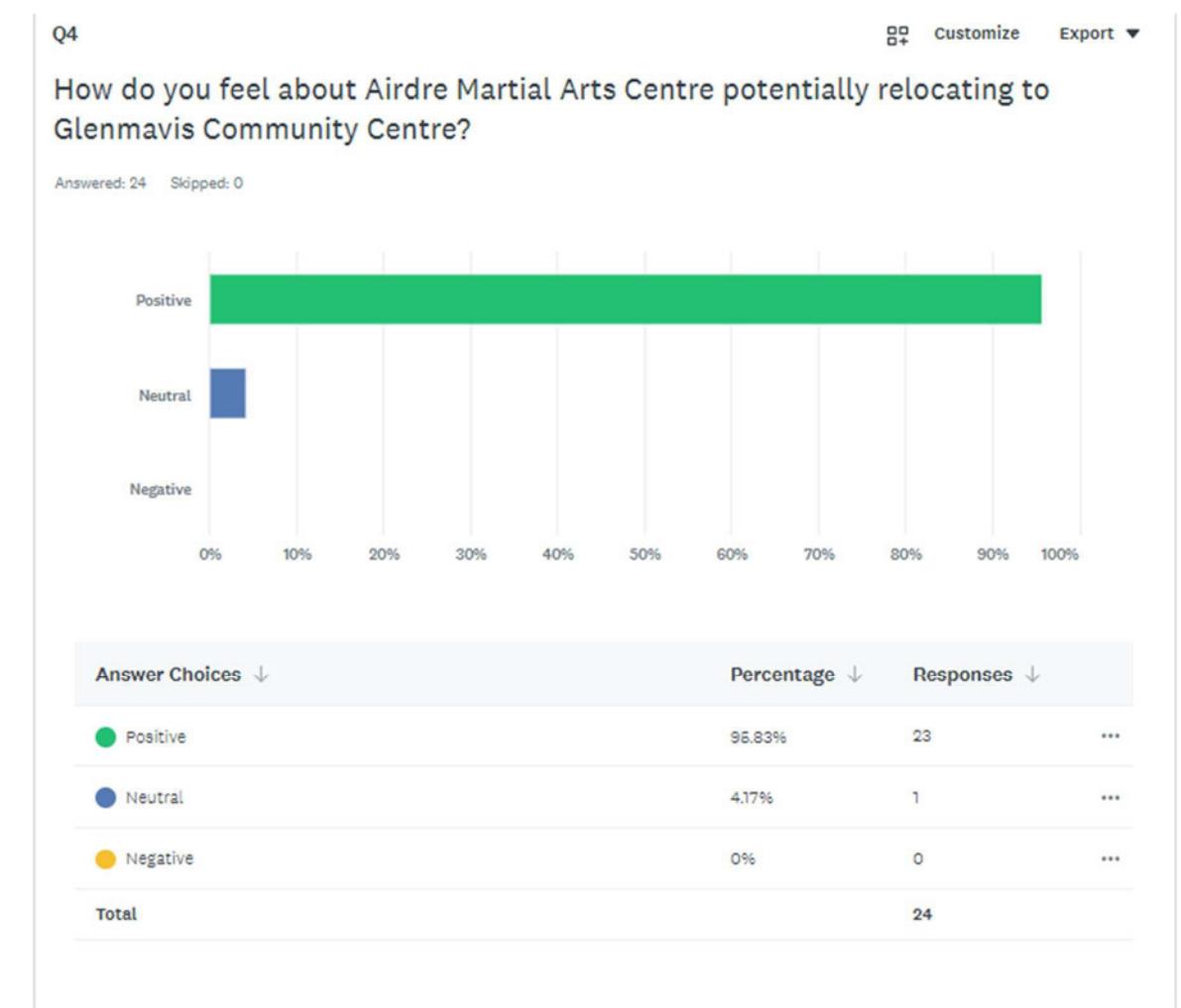
I've lived in Glenmavis for 3 years now and haven't seen the community centre doors open so it would be good to see it getting used either that being the Martial arts group or any other group

08/06/2025 09:03

[View full response](#) [Add tags▼](#)

## Members Survey

From our Members Survey there was an only unanimous positive reaction to our relocation to the Glenmavis Community Centre.



## Testimonials

We have also collected Testimonials from current students from both clubs. These will be sent over in their entirety along with the submission but please find a select few below.

“Joining Taekwon-Do as an adult has been one of the best decisions I have ever made. I initially joined to improve my fitness, but I’ve gained so much more – confidence, discipline, stress relief, and a real sense of community. The training is both challenging and rewarding, and the instructors are incredibly knowledgeable and supportive. No matter you’re age or experience level, you’re made to feel welcome and encouraged every step of the way. Taekwon-Do has not only improved my physical health but also my mindset and overall well-being. It’s truly life changing.”

[REDACTED]  
1<sup>st</sup> Degree (Black belt)

“Since my two kids have joined RACE Taekwon-Do I have seen what started as an activity turn into a real passion. They have both been made to feel welcome by classmates of all ages and abilities and are well supported and motivated. They were both painfully shy when starting but have grown in confidence that much that they were able to take part in a recent national competition. The coaches are great with the kids and have accepted us all as part of the family.”

[REDACTED]  
Parent of [REDACTED] and [REDACTED]  
7<sup>th</sup> Kup (Yellow belt green tags)

“I joined RACE Taekwon-Do as a way to try and improve my fitness. This was a big step for me as I was overweight and unfit. I have been accepted by all and although I was nervous about how poorly I would do, I have been accepted by all members. I was worried about being ridiculed about my level of fitness, but I have been encouraged and motivated to get healthier and more active.”

[REDACTED]  
9<sup>th</sup> Kup (White belt yellow tags)

"I am writing to let you know how RACE Taekwon-Do has helped my son [REDACTED] ages 9. Connor started in February 2024. Since then, he has grown in confidence, he has learned how to better communicate what he is feeling and often puts his hand up to answer questions even if he doesn't know the correct term for the answer, he can describe what the answer is. [REDACTED] won student of the year at Christmas 2024, he was absolutely delighted. He has done two gradings and it has helped him to understand his emotions, that it's okay to feel scared and nervous. RACE has shown him t maybe make the healthier choices. [REDACTED] goes twice a week but is always practicing in the house or out in the garden. The instructors are incredible and know how far to push the kids to get the best from them. I personally think having RACE as a part of the Glenmavis Community will have a great impact on anyone that wishes to join young and old."

[REDACTED]  
Parent of [REDACTED]  
7<sup>th</sup> Kup (Yellow belt green tags)

"Dear Sir/Madam,

My name is [REDACTED] I am writing this to tell you about how much Cobra Martial Arts Scotland (part of Airdrie Martial Arts Centre) has helped my son [REDACTED]. Let me give you a little back story.

At the age of 4 my son [REDACTED] was diagnosed with Autism; he struggled with his speech, understanding social cues & social anxiety. He was often left out of things with his peers and would more than often sit on his own & play on his own. Through the years his social anxiety has gotten worse and he stopped going out to play with the little friends he had. Becoming a teenager wasn't the best, the friends he has at school - they don't socialise outside apart from online games.

So the day he came to me and asked if I could find him a martial arts club he could possibly attend the relief as a parent was out of this world, but I was also terrified of him being left out because of his Autism. I looked at a couple of clubs local to where we live but they weren't right for him. We saw Cobra Martial Arts Scotland (AMAC) online and seemed like the right fit so we took the 30 minute drive for [REDACTED] to attend a trial. The smile he came out of class with that night said it all, he then asked to go back which he did and kept going back. We didn't think he would last but that first year he won Junior Student of the Year we couldn't have been any more proud. He has since completed numerous gradings & tournaments that host over 500 people (this would never been possible before as Andrew can't deal with large crowds) but with the encouragement and help of friends he did it. He has also won Most Dedicated Student. My son has finally found his place & his friends all thanks to the amazing time

& effort both [REDACTED] & [REDACTED] put in not only to the club but to each individual student it is inclusive to all individuals.

After 4 years of attending, the club has helped [REDACTED] with his social anxiety & also helped him control other feelings that he can't understand, he has made some amazing friends at the club and they keep in touch out with class which [REDACTED] also has attended many days out with his friends."

Yours [REDACTED]  
Mother of [REDACTED]  
Brown Belt

"To whom it may concern,

I am writing to express my full support for Airdrie Martial Arts Centre (AMAC) in their proposal to take over the Glenmavis Community Centre. This initiative would bring significant benefits to the local community and ensure that the centre—an important asset for the area—continues to be actively used, well-maintained, and accessible to all.

As a parent and active member of the community, I have seen firsthand the positive impact that Airdrie Martial Arts Centre has had on its participants; including my son who has been a member for almost 8 years.

The values that AMAC instils – discipline, respect, teamwork, and perseverance align perfectly with a community centre which aims to provide a safe, welcoming space for local residents and the wider community. Under the leadership of AMAC the club fosters a supportive environment where individuals of all ages can learn, improve and thrive.

I am confident that AMAC taking over this centre will be of great benefit to our community. The club has demonstrated not only a commitment to excellence in martial arts but also investing in deep connections within the community, of which it has become a cornerstone.

I strongly endorse this transition and believe it will have a lasting positive impact on the Glenmavis community."

Kindest regards,  
[REDACTED]  
Mother of [REDACTED]

"I would just like to say I believe that it would be a great asset to the village of Glenmavis if Airdrie Martial Arts Centre took over the community centre .

As the Community Center isn't in full use; I think it would be great for young people to keep their mind healthy and body fit . As this is a club for all ages I think everyone would benefit from this.

I think it would be a positive example in the village for both physical wellbeing and mental health.

My son actually goes to this club and has done so for 6 years. I have seen such a difference in his confidence, his attitude to hard work, his stamina and his ability to work in a team. All great qualities I think we all want for our young people of today .

I think that sometimes we don't realise just how important having clubs with great moral values are."

Regards

[REDACTED]

Mother of [REDACTED]

Blue Belt

### **SIMD Data**

We have reviewed the SIMD data for Glenmavis and the surrounding areas in Airdrie and found that the overall level for the following areas ranged from 1-5 at best in all domains other than geographical. (1 = Worst, 10 = Best)

- Glenmavis – S01011687
  - Income domain – 4
  - Employment domain – 3
  - Health domain – 3
  - Educational / Skills domain – 5
  - Housing domain – 3
  - Geographic domain – 2
  - Crime domain – 3
- Thrashbush – S01011659 – Overall 2

- Whinhall – S01011655 – Overall 1
- Rawyards – S01011666 – Overall 1
- Gartlea – S01011640 – Overall 2
- Petersburn – S01011633 – Overall 2

To these areas, we can offer affordable Martial Arts training and a discount to those with financial issue such as those heavily relying on benefits and/or single parent households.

Through Martial Arts training we teach a variety of skills such as discipline, respect and leadership which contribute to the growth of individuals which can grow into life and career skills.

Having students take part in Martial Arts will also give them a positive aim to work towards and will hopefully help reduce the crime rate by giving the kids a positive and safe place to release their energy in a controlled and supervised setting while offering them positive role models to look up to and positive goals to aim for (grading, competitions and instructing).

Also, by taking over the Community Centre we can create jobs for the local community by utilising local sources for maintenance and other jobs as required - for example caretaking and cleaning.

Martial Arts is also a great way for individuals to stay fit and healthy and improve their overall attitude towards taking care of their own physical and mental health.

We help those struggling with poor health or mental wellbeing; for example we have students who struggle with alcoholism or poor mental health.

Taking part in our class keeps their mind occupied and working towards their goals and gives them something else to focus on other than their problems. We are using AMAC to try to encourage them to go to AA meetings etc. One of our student's parents actually runs an Alcoholics Anonymous group and is actively trying to help.

We have students struggling with depression who feel that training helps improve their mood and outlook.

## **Benefits of the proposal**

3.2 Please set out the benefits that you consider will arise if the request is agreed to.

*This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.*

### **The Plan For North Lanarkshire – How Our Community Plan Links With The Plans for North Lanarkshire**

“Tackling poverty is the long-term ambition for North Lanarkshire. Living in poverty can impact negatively on many areas of a person’s life and can prevent them from achieving their full potential. Support is required for individuals and families to assist them out of or prevent poverty and the long-term consequences associated with this. We want to ensure that the people of Airdrie know how and where to access support and services to lead a healthy life. We want to ensure that action is targeted to helping those who need it most” - LOIP Priorities for Airdrie

- Ensure a variety of options that supports social inclusion and economic growth – We will be offering a variety of affordable classes for all ages and walks of life. We will offer discounts for those less fortunate such as those on benefits or from a single parent household on a case-by-case basis. We have had several students from less privileged backgrounds who have benefitted from discounted prices to accommodate for their level of income.
- Refocus our town centres and communities to be multi-functional connected places which maximise social, economic and environmental opportunities – We will be providing a Recreational Facility for members of the community and surrounding areas to use which will also bring more people into the area who could then utilise other local businesses such as the shops nearby. This will also create a social hub for the community to come together to interact and work together. We could look at potentially getting solar panels installed in the future to become more economically friendly too. We could possibly look into arranging litter picking every now and again to ensure the tidiness of the area.
- Market and promote North Lanarkshire as the place to live, learn, work, invest and visit – By opening the Community Centre again, we will be bringing people into the area for a variety of events which will be run within the Centre. This will have an economic impact on the community by utilising the local amenities and businesses. We have also contacted the Airdrie Board (████████) so that we can get more information regarding the area and what we can do to help.
- Grow and improve the sustainability and diversity of North Lanarkshire’s economy – We aim to bring in new jobs to the area - such as a caretaker and cleaner - especially for the younger people via programs like the Duke of Edinburgh and Right Track.

We will support all children and young people to realise their full potential. We would like to transform the back room into a mini gym for the community to use as well as remove the current outdoor playpark as it is a health and safety hazard.

- Raise attainment and skills for learning, life and work to enhance opportunities and choices – We aim to achieve this by giving the young people a place for them to socialise and learn + develop new skills in a safe and secure environment. In this environment we aim to give them achievable goals which will help to build confidence and transferable life skills under the supervision of positive role models.
- Enhance collaborative working to maximise support and ensure all our children and young people are included, supported and safe – We are open to people from all walks of life and do not discriminate against any disabilities, lifestyles or backgrounds. We do not tolerate any discrimination or bullying within our class or outside.
- Engage children and families in early learning and childcare programmes and making positive transitions to school – We offer Kids Only Classes that introduce the children to the basics of Martial Arts and the introduction to the theory of the Creed/Oath of Martial Artists. This also teaches the structure of the class by introducing them to Discipline and Respect in a fun environment.
- Invest in early interventions, positive transitions, and preventative approaches to improve outcomes for children and young people – We provide positive role models for the children to look up to and aspire to be like. [REDACTED] and [REDACTED] have both trained since their childhood and are living embodiments of how this comes to fruition and are keen to inspire others to follow in their footsteps.
- Engage with children, young people, parents, carers and families to help all children and young people reach their full potential – We provide mixed classes where children can train alongside their parents and work together to reach their goals and build strong bonds.

### **Improve the Health and Wellbeing of Our Communities**

“Mental Health and Emotional Wellbeing was identified through consultations with the Airdrie Community at Airdrie LOIP Stakeholder and Community Listening events and via Airdrie LOIP Short Term Working Group” - LOIP Priorities for Airdrie

- Increase economic opportunities for adults by understanding, identifying and addressing the causes of poverty and deprivation, and the barriers of financial inclusion – We can offer affordable classes with discounts for single parent households and people on benefits on a case to case basis.

- Ensure our residents are able to achieve, maintain and recover their independence through appropriate support at home and in their communities – Classes are all inclusive to all level of fitness and abilities. Coffee Mornings will be in place and feedback will be taken which will be used to improve what is offered.
- Improve preventative approaches including self-management and giving people information and choice over supports and services – First Aid courses will be available on request to provide individuals with the skills needed to act in an emergency. Information on local services will be provided through leaflets on entry. For Community Groups, the cost would be £35 which covers their lunch and certificate printing costs. For individuals, depending on the course required, would cost between £40 - £70. Basic First Aid courses could even be provided to the local schools if they would like.
- Ensure the highest standards of public protection. – All instructors are PVG checked and insured to teach Martial Arts. There is no intrinsic risk to the public associated with the teaching of Martial Arts on site. During sparring sessions all participants must wear rated protective equipment and only under the supervision of competent and qualified instructors.
- Encourage the health and wellbeing of people through a range of social, cultural, and leisure activities. – Bike rides, group running, camping trips and days out are all used out with the previously mentioned Martial Arts classes to improve and maintain fitness and mental health in all members and this would be open to the public to join without the commitment to Martial Arts. We have several students who have Autism or diseases such as Alcoholism, Depression etc who feel their lives have greatly improved since joining through the help our community offers. A few of our students with Autism are at a level where they are now able to help teach in class, compete in tournaments and confidently socialise with their friends inside and out of classes – something they or their parents never thought would be a possibility due to how they were before joining our community. Our students who suffer from Depression or Alcoholism are encouraged to try out the AA Group ran by a Parent of one of our students or are encouraged to attend Doctors/Therapist Meetings. We have helped several students lose excess weight via getting involved with our classes or activities. We aim to vastly improve the health –and other- SIMD scores across all areas in our coverage.

## **Enhance Participation, Capacity and Empowerment Across Our Communities.**

- Ensure we keep our environment clean, safe and attractive – We will hire a cleaner and carry out the required annual safety checks to ensure we are fully compliant. We will also orchestrate litter picking with our students to play our part in cleaning up the community of Glenmavis.
- Improve engagement with communities and develop their capacity to help themselves - We have a club Strava account to promote running and a healthy lifestyle. We also have private Youtube channels for our students to access training material to help them practice in their own time at home. We will have Open Day Taster Sessions every so often to get the Community involved for free and offer Local Schools Sports Days to allow the students a chance to try Martial Arts and give them a look into how this can benefit them. We will have a Feedback box where people can leave feedback on how to improve the Centre or in general, anonymously. We will also have regular Community Meetings and AGMs to ensure all voices are heard.
- Improve the involvement of communities in the decisions, and development of services and supports, that affect them – We will have annual AGMs as well as Committee Meetings to ensure everyone is included and has their voice heard within AMAC regarding all matters.

### **Improve North Lanarkshire's Resource Base**

- Build a workforce for the future capable of delivering on our priorities and shared ambitions – We currently have a strong team willing to work and achieve our goals as best as possible. The current instructors of the two Martial Arts schools - under the umbrella of AMAC - are the 2<sup>nd</sup> generations of both clubs who have trained since children and developed into the Chief Instructors of their clubs. Moving forward they aim to eventually hand their clubs over to their students one day to ensure the longevity of these schools like they did with their previous instructors. For the sustainability of the AMAC charity we aim to invite students and parents to take on roles within the charity.
- Review and design services around people, communities, and shared resources – All decisions will be reviewed and voted on at each AGM and Committee Meeting as required. This ensures everyone has a voice and each decision is made with the best interests of the charity and community at heart.

## **Local Outcome Improvement Priorities – For Airdrie**

### **Mental Health and Emotional Wellbeing**

Martial Arts has a positive input into mental health and emotional wellbeing in all ages especially in the young people of the community. This can help with emotional regulation and physical wellbeing which will have a positive impact on participants in their development and growth.

Martial Arts also teaches people the discipline and structure which will be of a great asset to them in later life. This helps with their education by helping them develop the skills required to study, train and apply themselves.

Although what we offer is physical in nature - thus the requirement for the Centre - we do have a digital presence.

- We have a club Strava account to promote running and a healthy lifestyle. From the success we have had with this we will create one for AMAC and allow anyone to join to encourage running and fitness within the Community or even Schools and Youth Groups.
- We have a club Spotify account so that the students have background noise to train along to.
- We also have private Youtube channels for our students to access training material to help them practice in their own time at home as well as studying sparring footage to see what they are doing right and what they need to work on.
- We also have social media accounts to advertise and interact with the local communities.
  - [https://www.instagram.com/cobramartialarts\\_scotland/](https://www.instagram.com/cobramartialarts_scotland/)
  - <https://www.instagram.com/racetaekwondo/>
  - <https://www.facebook.com/CobraMartialArtsScotlandDojo/>
  - <https://www.facebook.com/AirdrieTaekwonDo>
  - [https://www.tiktok.com/@cobra\\_martial\\_arts](https://www.tiktok.com/@cobra_martial_arts)
  - (We are also working on creating a website and social media accounts for AMAC which will be launched soon)
- We have dedicated group chats for students and parents to ensure we can get any information across as efficiently as possible as well to socialise with their friends.

## **Poverty**

- We can offer affordable classes with discounts for single parent households and people on benefits on a case-to-case basis. This will ensure everyone has a chance to take part and improve their lifestyle.
- We will also have a leaflet board with information on local services at the entrance that may help with a variety of things.

Our committee members are willing to get involved in the LOIP review as we strongly believe in their goals. We have been emailing [REDACTED] and are keen to be involved with the board.

## **Social Value**

AMAC's 5 instructors provide an average of 100 hours per week of voluntary teaching throughout all the classes including instructing, preparation and clean up time.

This provides an hourly social value of £14.43 which works out around £6253 on a monthly basis which equates to 5200 voluntary hours per year which equates to an annual social value of £75036.

### Restrictions on use of the land

3.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

*Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.*

The Playpark outside the Community Centre is currently a health and safety hazard and is likely to cause injury to children in its current condition. We aim to remove this and repurpose the area.

When we went to have a look at the building ourselves, we found that one of the neighbour's fences has encroached on the land highlighted on the land survey which is also causing an obstruction to the fire exit. This is a health and safety hazard. We also noticed that some of the neighbours have been dumping rubbish over the fences. We have attached the photos taken of these.



## Negative consequences

3.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

*You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.*

We have highlighted some of the responses from our survey and provided mitigation for some of these claims.

Below are some of the burdens we have come across while partitioning for the Glenmavis Community Centre.

Our survey was a great source of information for us and helped us to see both the positive and negative feelings about us taking on the Community Centre and see what the Community of Glenmavis want from us and the Centre.

Please find below some of the burdens highlighted and how we plan to address it.

I worry that we will lose our community space and will be unable to use the hall for community centred things especially the boys brigade that has already been impacted by the closure

18/11/2025 07:02

[View full response](#) [Add tags▼](#)

In our initial flyer delivered to the community we address the concern about groups that currently use the Centre being unable to use it moving forward. We are more than happy to accommodate the clubs and activities that currently use the Centre and lease it out for reasonable charge.

It seems to be very focused on one type of activity for a young demographic

05/06/2025 23:11

[View full response](#) [Add tags▼](#)

We plan to offer a variety of activities not specific to martial arts. We aim to offer fitness classes accessible to anyone who wishes to improve their fitness. We also plan to offer coffee morning to cater to the older members of the community.

I believe the hall should be used by the army cadets, there are many other halls for martial arts in the middle of airdrie which would benefit all of the attendees of your classes. while the army cadets are in desperate need of a hall due to theirs being shut down.

05/06/2025 17:18

[View full response](#) [Add tags▼](#)

The Army Cadets cannot purchase property - they are only allowed to rent property. Also, if the Cadets were to install an armoury into the Community Centre that would mean no one outside of the Cadets would be allowed access meaning there would be no availability for use by the Community. If we get the asset we have offered the Cadets the use of the Moy Hall which is a more central location for them and they would be operating within a Serviceman's Club. This is currently in use by the Royal Engineers who would be happy to help out with the Cadets.

Don't agree with adults and children promoting violent activities

29/05/2025 21:37

[View full response](#) [Add tags▼](#)

We believe this is a very naive outlook on Martial Arts. Martial Arts teaches a lot of discipline, respect and self-control meaning they are less likely to get involved in violence. Although we spar, we ensure everyone has the correct PPE and this is only done in a safe and controlled environment under qualified supervision. This also works as an outlet for any built-up aggression they may have which is good for their emotional wellbeing.

The hall can be better used as a community hall which offers a variety of activities. I feel it would create more traffic and become more of a hang out.

26/05/2025 14:03

[View full response](#) [Add tags▼](#)

If the Community Centre is properly utilised by any group successfully it would increase the traffic no matter what, this is an inevitable outcome of the Centre being used at all. The purpose of a Community Centre is for it to become a central hub for the Community or a "hangout" for the groups that use it.



It is not a community based group

26/05/2025 14:02

[View full response](#) [Add tags▼](#)

Although AMAC is not currently based in Glenmavis; 2 of the instructors have been Glenmavis residents for 5+ years and RACE Taekwon-Do (Previously Airdrie School of Taekwon-Do) started in the Glenmavis Community Centre 20+ years ago and was a big part of the community – even being involved in the Community Fair Days. We look forward to becoming a big part of the community again.



You wouldn't get the backing from the community especially if your wanting to use it 6nights a week

05/06/2025 16:09

[View full response](#) [Add tags▼](#)

We have conducted surveys in Glenmavis and hosted an Open Day Taster in the Community Centre which allowed the members of the Community to come along, see what we do, and ask us any questions they may have had.

Our Chairman has contacts - who are contracted at AMAC's current site - that are willing to also do Risk Management, Safeguarding, First Aid, Fire Safety, PVG and Insurance at the Community Centre.

We do not foresee any social consequences.

The noise levels will be controlled at all times to ensure no public disturbances. It is mainly background noise.

The Parking Lot is currently used very frequently by the public for access to local businesses or just parking overnight in general. We will need the use of the Parking Lot for those using the Centre so this may be an issue. We will need to control the parking but we will keep the impact to a minimum.

The Community Centre will actually help prevent Anti-Social Behaviour by actually being used; this will prevent people congregating and causing issues.

There is a stigma around Martial Arts that people think it is just violence, but we intend to show that it is actually the opposite – we instil Discipline and Respect in our students through our teachings, positive role models and through the oath they take when they join and in class.

Both clubs are insured - we will have building insurance in place so any risk of damage or injury is covered.

## **Capacity to deliver**

3.5 Please show how your organisation will be able to manage the project and achieve your objectives.

*This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.*

Although our charity – Airdrie Martial Arts Centre - is new (as of June 2025), the clubs under the umbrella of AMAC have been running for several years.

Cobra Martial Arts Scotland has been operating since 1996 – almost 30 years – and Race Taekwon-Do (formerly Airdrie Taekwon-Do) has been operating since 2002 which shows they have the experience needed to continue running smoothly.

We have attached the portfolios of our Main Volunteer Instructors so that we are providing a better insight into our abilities.

Cobra Martial Arts Scotland and RACE Taekwon-Do have been working together successfully and have trained many students over the years – improving their physical and mental health while bringing out the best in them. They have both taken students to many Competitions and Fight Nights with plenty of success eg Scottish, British and European Champions as well as learning from their losses when they occur.

The Committee has the conjoined experience of running several businesses such as the Moy Hall.

For example, our Chairperson – [REDACTED] - has several years of experience of running several businesses such as the Motherwell YMCA and the Airdrie Moy Hall. Created Cobra Martial Arts Scotland in 1996 and has been teaching ever since. 7<sup>th</sup> Dan Black Belt. Has several contacts that work with the Moy Hall that would be happy to help where needed eg Plumbers, Maintenance etc.

Our Treasurer – [REDACTED] - has IOSH certification and can risk assess activities in buildings which will help ensure the safety of the users. 4<sup>th</sup> Degree Black Belt.

Charity Trustee [REDACTED] is one of our Instructors for Cobra Martial Arts Scotland who has 25+ years of training and has been teaching Kickboxing since the age of 13. He has achieved several Kickboxing, Low Kick and Boxing Championship Titles of varying levels – a World Title recently - as well as competed in several tournaments. 5<sup>th</sup> Dan Black Belt. Taught several students to Championship Levels.

Charity Trustee [REDACTED] is one of our Taekwon-Do Instructors who has been training and teaching for years. 2<sup>nd</sup> Degree Black Belt.

Charity Trustee [REDACTED] has 20+ years of working in the food industry. 15 years of this has been in a supervisory or management capacity.

This experience has taught him the values of organising and completing tasks and driving teams with a lot of problem solving and risk assessment as well.

Outside of work he is a DIY enthusiast and enjoys spending time with his children. It is through this that they became involved with Airdrie Martial Arts Centre. They discovered a shared love of Taekwon Do and have been learning together.

Charity Trustee [REDACTED] is a supportive Parent of one of our Students and oversees our Facebook Social Media Presence and has attained a much higher engagement since taking over the running.

Charity Trustee [REDACTED] is a supportive Parent of one of our Students and Financial Analyst who can help AMAC make the correct financial decisions.

Charity Trustee [REDACTED] is a supportive Parent of one of our Junior Black Belt Cadet Instructors and Depute Head of Centre for the Craigneuk Family Learning Centre.

In terms of qualifications, we also have

- Fire Wardens
- First Aiders - including trainers
- Black Belt Instructors in Taekwon-Do
- Black Belt Instructors in Kickboxing
- PAT Tester
- Stock Management, Level 4 Award in Supply Chain Inventory Management
- Two of our committee members are IOSH qualified to carry out GRA's
- Waste Wardens
- Radiation Safety
- Bar License
- PVG Checks
- EMF Safety
- HABC Level 3 Award in Preparing to Teach in the Lifelong Learning Sector
- Safeguarding Training
- Electrical Manufacturing Expertise
- Food Safety
- Staff Management

available as needed.

#### **Section 4: Level and nature of support**

4.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

*This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.*

Our committee is made up of 8 Charity Trustees: [REDACTED] [REDACTED]. This is a mixture of our Instructors, Supportive Parents and Students.

We have links to the Moy Hall in Airdrie, a Servicemen's Club, which our Chairperson is the Voluntary President for and where our two clubs currently train.

We have several contacts that we could get involved where needed eg

- Tai Chi Instructor [REDACTED]
- Physical Trainer [REDACTED]
- Budokan Scotland - a Karate club who wishes to use the Community Centre if we are successful
- [REDACTED] - Plumber
- [REDACTED] – Fire Maintenance and CCTV
- [REDACTED] – General/Garden Maintenance
- [REDACTED] – a Student's Parent who runs an Alcoholics Anonymous Group
- [REDACTED] – Depute Head of Centre for Craigneuk Family Learning Centre
- [REDACTED] – Financial Analyst
- [REDACTED] – Food Safety and DIY

We recently held an Open Day in the Community Centre providing Taster Sessions as well as a Q&A and Feedback Section.

We feel this went well and the feedback - which we have attached - was overwhelming positive.

We actually got three new members from the Community and a couple of returning former members thanks to the Open Day.

AMAC also held a survey for the locals – we physically went out and interacted with the Community while handing out the leaflets – which we have also attached for your perusal.

We conducted another survey - for our members only - to gauge the interest of moving to the Community Centre, which we have also attached. All responses were positive.

The Students and Parents are all looking forward to the potential move.

## **Section 5: Funding**

5.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

*You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.*

We will be looking at applying for Grants to help with funding where necessary – this will be voted and discussed upon at our Committee Meetings and AGMs.

In total, Airdrie Martial Arts Centre has amassed £6000+ so far for the charity to use as the Committee/Members decide on through Class Fees only. On a good month the charity can obtain between £750 - £1500 before bills are deducted. A Bank Statement will be provided as necessary.

The Rent for the Moy Hall is £750 per month (£800 during Winter to help with Heating) and payment has never been missed showing that we have a steady income.

We have attached a Business Plan which outlines our goals for the next several years and how we intend to improve over time.

AMAC is a charity and therefore no one takes a wage so all funds will be kept in a central bank account for any unforeseen expenses that may arise such as maintenance, repairs and upgrades.

Our volunteer hours averages 100 hours per week which over the course of a year annually provides just over £75000 social value / 5200 hours combined via all our Volunteer Instructors across all classes and prep work.

As AMAC will own the building we will only need to consider the utility bills (and possible maintenance) which will be evenly split and covered by both clubs and lets etc.

All of our equipment is already purchased and in use at our current site – it is just a case of transferring them to the Community Centre.



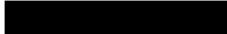
**Signature**

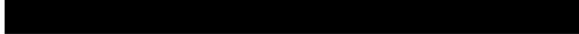
Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

**We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.**

**We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.**

Name 

Address 

Date 7/12/25

Position Charity Trustee

Signature 

Name [REDACTED]

Address [REDACTED]

Date 7/12/25

Position Charity Trustee / Treasurer

Signature [REDACTED]

### **Checklist of accompanying documents**

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

#### **Section 1 – you must attach your organisation's constitution, articles of association or registered rules**

Documents attached: "Airdrie Martial Arts Centre Constitution"

#### **Section 2 – any maps, drawings or description of the land requested**

Documents attached: "Glenmavis Community Centre Report + Valuation"

#### **Section 3 – note of any terms and conditions that are to apply to the request**

Documents attached: TBD once Conditions Survey completed.

#### **Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation's capacity to deliver.**

Documents attached:

"5 Year Plan"

"Business Plan"

"TKD Portfolios + TKD Photos"

[REDACTED] Portfolio"

[REDACTED] Portfolio"

"GCC Pictures"

## **Section 5 – evidence of community support**

Documents attached: “Testimonials” , “Open Day Feedback” , “KB Pics” , “Members Survey” , “Glenmavis Residents Survey” , “TKD Portfolios + TKD Photos”

## **Section 6 – funding**

Documents attached: “AMAC Bank Statement”