

Glenmavis Community Asset Transfer Business Case

For the transfer of Glenmavis Community Centre to Glenmavis Community Group (SCIO)

1. Executive Summary

Glenmavis Community Group (GCG) seeks the transfer of Glenmavis Community Centre from North Lanarkshire Council into community ownership/management through a Community Asset Transfer (CAT). The centre is a valued local facility that provides social, cultural, educational, and wellbeing opportunities for residents.

The proposed transfer will:

- Safeguard the long-term future of the centre.
- Expand usage by offering new activities and services.
- Strengthen community resilience and wellbeing.
- Provide value for money through community-led management.

2. The Community Group

Legal Structure: Scottish Charitable Incorporated Organisation, Registered Charity No. SCO54346

Membership: Open to all residents of Glenmavis and surrounding areas.

Governance: Elected committee/trustees with skills in finance, governance, community development, and project management.

Track Record: GCG has delivered or helped with delivery of the following events/clubs BB, GB, Bingo, VE day, Kids parties, Senior citizens events, Church functions, afternoon tea and Zumba

3. The Asset: Glenmavis Community Centre

Location: Coatbridge Rd, Glenmavis, Airdrie, ML6 0NU accessible by public transport and within walking distance for most residents.

Facilities: Hall, Meeting room, Kitchen, Storage, toilet facilities, Office/IT room, outdoor play area and parking spaces.

Condition: good condition

Current Usage: currently closed

4. Needs Analysis

Community consultation (through surveys, meetings, and social media) has shown strong support for retaining and enhancing the centre. Key community needs include:

- Accessible, affordable space for groups and families.
- Services for older people (lunch clubs, social activities, health support).
- Youth provision (after-school clubs, sports, arts, training opportunities, and evening youth clubs).
- Health and wellbeing activities (fitness classes, mental health support, social prescribing).
- Space for enterprise and skills development.

If the centre were lost, the community would have no comparable local facility, reducing opportunities for social cohesion and increasing isolation.

5. Vision & Objectives

Vision:

"To make Glenmavis Community Centre a thriving, sustainable hub that brings people together, improves wellbeing, and supports opportunities for all."

Objectives:

- Protect and enhance the centre for long-term community use.
- Increase participation by broadening activities and events.
- Develop sustainable income streams to ensure financial viability.
- Build partnerships with statutory, voluntary, and business sectors.
- Provide volunteering, training, and employment opportunities.

6. Proposed Activities & Services

We propose to use the building most days and every week night for the following activities

- Continued use by local youth organisations such as BB and youth club whilst expanding usage to include local Army Cadet.
- Reintroduction of afternoon tea for local senior citizens
- Continued use by local Zumba club and looking at linking in with the local martial arts club to deliver sessions.
- Kids birthday parties, community events and functions.
- We would anticipate using the office area as a small IT room where people could be trained on computer systems.
- Reopen the kitchen which can be utilised at functions and events as well as a drop in café in the future (3-5 years)

7. Community Benefits

If the community centre is transferred into Glenmavis community group control we envisage the following benefits would be kept/added to the community.

- Reduced social isolation and improved mental health.
- Increased opportunities for skills, volunteering, and local enterprise.
- Retention of a vital community asset.
- Stronger community identity and pride.
- Long-term cost savings to the local authority.
- Reduce anti-social behaviour
- Following the findings of the Denny report on Cadets in Scotland we would be reducing the social impact for generations to come.

8. Financial Plan

Our business strategy is based around community use on a key holder basis. Including the following.

- Room/venue hire.
- Café/refreshments. (3-5 years)
- Long term hirings by youth groups
- Grants and funding (e.g., National Lottery, local authority, trusts).
- Events and fundraising.

Expenditure

Utilities and insurance.

We anticipate a cost of between £1,200 PA for building and contents insurance
Utilities we would apply for a discount on Business rate due to charity status and anticipate a cost of between £200-250 per month for gas and electricity

Repairs and maintenance.

Repair and maintenance costs will be covered by our long term tenant Lowland RFCA

Staffing

We would run a key holder building which would place responsibility for opening and closing onto the hiring POC with frequent checks being carried out.
Cleaning would be carried out by the hiring representative and volunteer

Programme delivery.

Forecast:

A 3 year financial plan below shows the centre moving towards sustainability through mixed income streams, reducing reliance on grant funding over time and becoming net zero in 5 years

9. Management & Governance

GCG Board of Trustees will oversee strategic direction, compliance, and financial accountability.

A dedicate volunteer role will be established to operate the booking system.

Policies in place: safeguarding, health & safety, equalities, data protection, financial procedures.

10. Risk Assessment

Risk Likelihood Impact Mitigation

Risk	Likelihood	Impact	Mitigation
Insufficient income	Medium	High	Long term Lease provided to Lowland RFCA
Building maintenance costs	Medium	High	All reactive repair works will be carried out by Mitie under Lowland RFCA contract.
Volunteer/staff capacity	Medium	Medium	Training partnerships and paid roles
Declining community engagement	Low	High	Constant engagement with local groups, long term lease with Lowland RFCA for Cadet use.

11. Support & Partnerships

Letters of support have been received from:

Local councillors.

Community groups and local residents.

12. The Case for Transfer

Glenmavis Community Group has demonstrated community backing, governance capacity, and a clear plan for sustainability. Transferring the asset will secure the future of Glenmavis Community Centre, delivering social, economic, and environmental value far beyond what could be achieved through alternative disposal.

13. Appendices

Community consultation results. Attached

Constitution and governance documents. Attached

Letters of support from local residents. Attached

Financial projections. Appendix below

Building surveys/condition reports. Attached

Financial projections

Income stream				
Income source	Year 1	Year 2	Year 3	Assumptions
Room Hire (Community groups and uniformed organisations)	4,368	4,368	4,368	Based on £7 per hour 4 hours 3 x day/night a week
Private hire (Events/Parties)	3,120	6,240	6,240	Based on £30 per hour for 2 hours one day per weekend for first year and increasing in second year to 2 days per weekend
Events/fundraising	500	500	500	Based on last year's local fundraiser in July.
Total income	7,988	11,108	11,108	

Expenditure				
Expenditure Item	Year 1	Year 2	Year3	Assumptions
Staff	0	0	0	
Utilities	2,500	2,500	2,500	Gas and Electricity supply paid by DIO and

				discount applied via MOD
Insurance	1,200	1,300	1,400	Quote obtained from comparethemarket.com. Expected increase costs due to inflation each year.
Repairs & Maintenance	0	0	0	Covered by Lowland RFCA under lease agreement
Waste management	2,100	2,100	2,100	General waste and sanitary waste uplift
Contingency 5%	290	295	300	
Total Expenditure	6,090	6,195	6,300	

Net Position			
Year	Total income £	Total Expenditure£	Surplus (£)
Year1	7,958	6,090	1,868
Year2	11,108	6,195	4,913
Year3	11,108	6,300	4,808

Years 1–3 show a small profit in the first three years which we would look to invest in the property

From Year 4 onward, sustainability improves as introduction of a café, hires, and fundraising increase, while reliance on grants reduces.