

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

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

Newmains Community Trust Ltd

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

Postal address: NCT Centre, 15 Manse Road, Newmains, North Lanarkshire

Postcode: ML2 9AX

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: As above

Postcode: As above

Email: [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.

x	Company, and its company number is	SC396456
x	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SC042980
	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?

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.

Ground at School Street and Main Street. Land sits adjacent with the NCT Centre car park. Map with boundary area included within the application.

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:

Section 2: Type of request, payment, and conditions

2.1 Please tick what type of request is being made:



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: £4,500.00

3B – request for lease

What is the length of lease you are requesting?

N/A

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

Proposed rent: £	per
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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?

Newmains Community Trust would welcome discussion with North Lanarkshire Council regarding the continuation of routine grass cutting on an interim or agreed basis following transfer. This reflects the site's current maintenance arrangements and would support a smooth and sustainable transition to community ownership.
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The Trust is committed to working collaboratively with the Council to review longer term grass cutting and maintenance arrangements, ensuring the land remains safe, accessible and well maintained while making best use of available resources.

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
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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

Newmains Community Trust (NCT) is applying for this Community Asset Transfer to take ownership of a well used green space at the heart of Newmains. The land is already used every day for walking, cycling, dog walking and informal activities. It is also used by local community groups during the spring and summer months, including for Gala events and youth club activities.

The proposal responds directly to locally identified need in Wishaw, where some communities experience higher levels of deprivation, health inequalities and limited access to good quality green space. The development of the space will support increased opportunities for everyday physical activity, including informal exercise and active use of the environment, helping to promote healthier lifestyles and reduce barriers to participation.

The area includes established and newly planted orchard trees, which are cared for by volunteers, with support from The Orchard Project. Community ownership will help protect this space from private development, keep it open for public use, and allow improvements that reflect what local people want and need.

The proposal supports local priorities set out in The Plan for North Lanarkshire, the Newmains Community Action Plan and local priorities for Wishaw. These focus on wellbeing, green space, community involvement, climate resilience and reducing inequalities. Any changes to the site will be light touch and surface-level only, in line with the findings of our 2012 Ground Investigation Report, which confirmed that this type of use is suitable for the land.

Early consultation through questionnaires and community engagement shows strong support for keeping the land in community use. Key themes raised include:

- *Protecting local green space, growing areas and community gardening
- *More outdoor play opportunities for children, including nature based and messy play
- *Safe outdoor spaces within walking distance of homes
- *Accessible places to meet and socialise outdoors
- *Outdoor learning spaces for families, schools, nurseries and youth groups
- *Flexible outdoor areas for health, wellbeing and seasonal activities

These responses show clear and consistent support for NCT's plans for the land. Full consultation findings and survey results are included within the supporting documents submitted as part of this application. This demonstrates that the proposal is shaped by the community and responds directly to local views.

The land would be used in the following ways:

Community growing, sensory garden and nature areas – Raised beds, growing spaces, orchard improvements and sensory planting will support food growing, gardening for wellbeing, outdoor learning and opportunities to connect with nature. The Trust already works with volunteers who help care for the existing orchard, and this approach will continue as the space develops.

There will also be an opportunity for local residents to become more actively involved through the use of small, allotment-style beds. These may be made available for individuals or families to grow their own fruit, vegetables or flowers, helping to encourage skills development, community ownership and long-term engagement with the space.

All community growing activity will be supported by appropriate risk assessments, with volunteers and users given guidance to ensure the space is used safely and responsibly, including safe use of tools and maintenance of growing areas. The layout of beds and paths will ensure accessibility and minimise trip hazards, with regular checks carried out as part of routine site management.

The garden will primarily operate on a seasonal, self-harvesting basis, allowing local people and volunteers to take produce when it is ready. As this does not involve formal processing or distribution, it represents a low-risk and accessible approach to community food growing.

Newmains Community Trust is already registered with Environmental Health through its community café and will apply the same high standards of hygiene awareness to this space. Any produce being handled and shared by the trust will be in line with Food Standards Scotland guidance, ensuring the activity remains safe, inclusive and well managed.

Pedal and play area – A small-scale pedal and play area is proposed to support children's cycling confidence and early physical development. This will be a simple, open and freely accessible space, designed as a low-level tarmac track in the style of a mini road layout within a grassed area.

The space is intended for informal use by children and families and will operate as an open community facility, like other public park features, without the need for staffing. The design will promote safe use through clear sightlines, simple layout and appropriate spacing from other activities.

Basic safety measures such as signage, age-appropriate design and encouragement of parental supervision will support safe use. The area will be included within routine site checks carried out by the Trust to ensure it remains well maintained, free from hazards and suitable for its intended use.

Outdoor fitness area - A small outdoor fitness area is proposed to support informal physical activity, health improvement and wellbeing. This will include robust, low-maintenance exercise equipment designed for public use, suitable for a range of ages and abilities.

The equipment will be freely accessible and integrated into the wider greenspace, encouraging use by individuals, families and informal groups. It will complement existing activities on the site, such as walking and cycling, and provide additional opportunities for people to stay active in a safe and inclusive environment.

All equipment will be installed in line with relevant safety standards and positioned on suitable surfacing where required to reduce risk of injury.

Clear signage will be provided to guide safe and appropriate use, including recommended age ranges and basic instructions. The area will operate as an unsupervised, open access facility, with users encouraged to exercise within their own capabilities.

Routine visual checks and maintenance will be carried out as part of overall site management to ensure the equipment remains safe, well maintained and fit for purpose.

Green maze and learning features – A low-level planted maze and simple features such as story stones and number stones are proposed to encourage imaginative play, learning and creativity. These elements will be designed to be inclusive, accessible and suitable for a range of ages, supporting informal outdoor learning and play.

The maze and features will be low in height with clear sightlines to ensure children can be easily supervised by parents or carers. Materials used will be durable, non-toxic and appropriate for outdoor use, with smooth finishes to reduce the risk of injury. The layout will be designed to avoid trip hazards and allow safe movement through the space.

Regular visual checks and risk assessments will be carried out as part of routine site management to ensure the area remains safe, well maintained and suitable for its intended use.

Semi enclosed outdoor cabin – A lightweight outdoor shelter will be considered to support workshops, crafts, outdoor learning, seasonal events and volunteer activity. The space will provide a flexible, low-cost facility that complements the wider use of the site, with potential to offer hot drinks and light snacks to support sustainability of the space.

Any structure will be designed and installed in line with relevant safety standards, with careful consideration given to layout, access and safe use. Activities taking place within the space will be risk assessed where appropriate, particularly where equipment, hot drinks or food are involved.

The Trust's existing Environmental Health registration and experience operating a community café will ensure that any food or drink provision is managed in line with food hygiene guidance. The area will be included within routine checks and oversight to maintain a safe and welcoming environment for all users.

Seating, picnic and social spaces – Benches, picnic tables and sheltered areas will provide places for people to rest, meet, eat together and enjoy spending time outdoors. These spaces will support social connection, wellbeing and inclusive use of the wider site.

Seating and structures will be selected for durability, stability and accessibility, and positioned to allow safe movement around the space without creating obstructions. Consideration will be given to accessibility, including appropriate spacing and placement for people with mobility needs.

The areas will be subject to regular visual checks and general maintenance to ensure they remain safe, clean and fit for purpose, with any issues addressed promptly as part of routine site management.

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.

This proposal is informed by an independent feasibility study commissioned by Newmains Community Trust. The study assessed local need, community views, site constraints, financial sustainability and delivery risks. Its findings strongly suggest community ownership of the land, with clear community opposition to housing or intensive development. The Trust has used this evidence to shape a phased and flexible proposal that prioritises safeguarding the green space, responding to community priorities and ensuring long term, low risk stewardship of the land.

Approving this Community Asset Transfer will bring clear and long-term benefits for local people and the wider area. The land already meets a real local need, and community ownership will allow it to be used and cared for in a way that brings greater benefit than is possible through council ownership alone.

Health, wellbeing and spending time outdoors - The land provides a safe and welcoming outdoor space where people of all ages can walk, play, meet others and enjoy being outside. Easy access to green space close to home supports physical health, mental wellbeing and reduces loneliness, particularly in an area where many residents face barriers to wellbeing and opportunity.

A safe place for children and families - Plans such as natural play features, a pedal-and-play area and open space for informal play will give children safe places to be active and build confidence near their homes. These ideas come directly from community feedback and support healthy childhood development in a safe, traffic free environment.

Protecting local green space - Community ownership will protect the land from being sold for development and keep it as green space for public use in the long term. This responds directly to local concern about the loss of green space and ensures continued open and affordable access for residents.

Looking after nature and the local environment - The Trust will continue to care for the orchard, planting and growing areas, helping plants and wildlife thrive and making the space more welcoming. Any changes will be light touch and surface-level, allowing the land to continue absorbing rainwater, supporting nature and providing a green space within a built-up area.

Community pride, involvement and shared care - Community ownership encourages pride and long-term responsibility for the area. Volunteers already play a key role in caring for the orchard and growing spaces and will continue to do so as the project develops. The Trust

currently supports around 10 volunteers contributing approximately 150 hours each week across its activities. Using an indicative volunteer rate, this represents over £2,000 of community effort each week, or around £110,000 of added social value each year, showing the significant contribution local people make to caring for shared assets.

Supporting people who need it most - Activities linked to growing, outdoor learning and volunteering support people who face barriers to health, wellbeing or access to green space. Food grown on the site can support community food activity, helping improve access to fresh food and reduce pressure on household budgets in an area affected by multiple deprivations.

Wider community and economic value - The Trust already delivers employability activity alongside its community work, including hospitality-based employability support that helps individuals gain skills, confidence and experience. This would be extended into the activities that take place within this space, it is suggested that this would include opportunities within horticulture, grounds maintenance and community education. This kind of support improves life chances and helps people move closer to work, creating benefits for individuals, families and the wider community.

Partnership working - The project strengthens links between Newmains Community Trust, local schools, community groups and support organisations. It builds on existing activity at the nearby NCT Centre and makes better use of land that is already well used and valued within the community.

Justification of price being offered - When the social, environmental and community benefits are considered together, alongside the significant added value created through volunteering, employability support and partnership working, the proposed price represents good value for the public. Community ownership enables levels of care, use and benefit that would be difficult to achieve under council ownership, while directly supporting local priorities in Wishaw around wellbeing, reducing inequalities, community involvement and access to green space.

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 Trust is not aware of any special environmental, heritage or planning restrictions on the land. A ground investigation carried out in 2012 confirms that the site is suitable for light, surface level uses. All proposed activities and improvements will be low impact and will not involve major ground works or permanent structures. The Trust will work with the Council to make sure the land is used safely and appropriately and complies with any relevant requirements.

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.

Any negative effects of approving the request are expected to be small and manageable. More organised use of the land could lead to some wear and tear on paths, raised beds or other features, and there may occasionally be issues such as littering or minor vandalism. These issues already exist while the land is in its present state.

Newmains Community Trust will aim to reduce these risks through regular staff presence at the nearby NCT Centre, support from volunteers, and clear guidance on how the space should be used. Spaces that are well used and cared for by the community tend to have fewer problems, as people feel a sense of pride and responsibility for them.

The Trust also plans to work with local schools and early years settings, including opportunities for children and families to help care for raised beds and growing areas. This helps build respect for the space from an early age and encourages people to look after it over the long term.

All improvements will be light touch and surface level, in line with the 2012 Ground Investigation Report. The proposal will not cause harm to the local environment, affect the local economy, or restrict access for other users. Overall, the project reduces long-term risk by replacing this area with a well used and well cared for community space.

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.

Newmains Community Trust has the experience and skills needed to manage and develop the site well. The Trust already runs the NCT Centre next to the land and has a strong track record of delivering services, activities and facilities that are shaped by local needs.

The Trust has experienced staff and an active Board who bring a wide range of skills, including running community projects, managing finances, good governance, safeguarding, wellbeing support and working with partner organisations. The Trust has clear policies in place; strong financial controls and its accounts are independently audited.

NCT has successfully delivered longer term projects focused on outdoor activity, food growing, volunteering, youth work, employability and health and wellbeing. Volunteers are already involved in caring for the orchard and growing areas on the site, supported by existing partnerships. The land will be managed by Newmains Community Trust, with volunteers providing valuable additional support to activities such as growing, events and community engagement.

The Trust currently works with volunteers and works closely with local schools, youth services, health partners and third sector organisations and will continue this approach in the future. These partnerships will support shared care of the land, including involvement in raised beds, outdoor learning and volunteering opportunities.

Where specialist advice or support is needed, this will be brought in. Improvements to the land will be delivered gradually, at a scale the Trust can manage, and within available resources. This approach ensures the Trust can look after the land responsibly over the long term while delivering the greatest possible benefit for the community.

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.

There is strong and visible support from the local community for this Community Asset Transfer. The land is already used every day by residents for walking, cycling, dog walking and informal recreation, showing how important it is as a local green space in Newmains.

Newmains Community Trust has started engaging with the community through questionnaires, informal conversations, activities and discussions on site with families, children, volunteers and people who use Trust services. Early feedback clearly shows that people want the land to stay in community use and to be protected from private development.

Common themes from this feedback include protecting green space, creating more opportunities for growing and gardening, providing safe outdoor play for children, supporting wildlife and nature, and having welcoming outdoor places to meet and spend time close to home.

The Trust is continuing to speak with residents, community groups and schools to help shape how the land is used in the future. This includes ideas such as shared care of raised beds, outdoor learning and activities that bring different generations together.

More evidence of support, including consultation summaries, feedback results and letters of support from community partners, will be provided as the project develops. The proposal is clearly shaped by local views and reflects what people who already use and value the land want to see happen.

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.

The proposed purchase price for the land will be met from Newmains Community Trust's unrestricted reserves, ensuring the asset transfer can proceed without creating financial risk for the organisation or reliance on external capital funding at the point of transfer.

Use and development of the land will be delivered on a phased, low-cost and sustainable basis, prioritising volunteer led activity, partnership working and surface-level improvements appropriate to the site. Initial works such as raised beds, planting, seating and play features will be delivered using a combination of existing resources, in-kind support and small grants aligned with community growing, play, wellbeing and environmental outcomes.

Ongoing maintenance and activity will be supported through a combination of volunteer involvement, staff oversight linked to the adjacent NCT Centre, and earned income generated through programmed activities. This approach ensures the land remains affordable to operate while maximising community access and benefit.

Where additional resources are required, the Trust will seek external funding from suitable grant programmes supporting greenspace, biodiversity, outdoor learning, climate action and community wellbeing. Newmains Community Trust has a strong track record of securing, managing and reporting on grant funding and will ensure all improvements are financially sustainable and proportionate to long-term capacity.

Signature

Please note this page has been attached separately due to formatting issues

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

Title of document attached:

(Folder)Mem and Articles of Association - NCT Memorandum of Association

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

Documents attached:

(Folder)Map – 48918-A3 Trans

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

Documents attached:

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:

Section 5 – evidence of community support

Documents attached:

(Folder)Raw survey data – NCT Community Asset transfer raw survey results

Section 6 – funding

Documents attached: