

# Report

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>8 December 2021</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Glassford Hall – Asset Transfer to Glassford Community Group</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ advise the Committee of the request for asset transfer, by sale, of Glassford Hall to Glassford Community Group and request approval to the principal terms and conditions of asset transfer as set out in Section 5 of the report

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that Glassford Hall be sold to Glassford Community Group, subject to the terms and conditions outlined in Section 5 of the report; and
- (2) that the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, be authorised to conclude all matters in respect of the sale and enter into the necessary legal agreements on terms which are in the best interests of the Council.

## 3. Background

- 3.1. The Council owns Glassford Hall and it is at present leased to South Lanarkshire Leisure and Culture (SSLC) and managed as an operational hall.
- 3.2. Glassford Community Group wishes to see the hall refurbished and to develop the role that the building plays within the community through direct community management.
- 3.3. It submitted a request for Community Asset Transfer of the hall, the validation date for which was 9 August 2021.
- 3.4. In addition to placing the application and supporting documentation on the Council's Planning Portal, a notice was placed on the property and nearby Notice Boards advising that the Council was considering an asset transfer. The closing date for responses was 9 September 2021 at which time no representations were received.
- 3.5. The request was placed before the Community Asset Transfer Assessment Panel on 20 October 2021 when the following matters were taken into consideration.
- 3.6. Property
  - 3.6.1. The extent of the land requested, as shown on the attached plan, is approximately 860 square metres and is an operational hall.

- 3.6.2. The property is still in operational use and forms part of the arrangements with SLLC. The hall is also used as a polling station for elections. SLLC has confirmed that there are no issues in relation to staff given that halls such as Glassford are managed on an “on demand” basis and hall keepers can be expected to make up their hours across a number of sites.
- 3.6.3. Planning and Economic Development have indicated that there would be no significant planning issues as the prospective use is the same as the previous use. Planning consent would likely be required for any future commercial use such as a shop or cafe.
- 3.6.4. The Council’s in-house valuer has placed a value of £80,000 on the property which would have redevelopment potential if it were surplus to requirements.
- 3.6.5. The property has an estimated capital investment requirement of £100,000 over the next 5 years.

### 3.7. Organisation

- 3.7.1. Glassford Community Group became a Scottish Charitable Incorporated Organisation (SCIO), Scottish Charity No. SC050214 in 2020 and has been established since 2014. The constitution contains an “asset lock” requiring that if the organisation ceased to exist, the ownership of the land would transfer to another charitable organisation with similar objectives.
- 3.7.2. The organisation is based upon a membership of residents within Glassford. There are currently 30 members.
- 3.7.3. The objectives of the organisation are:-
- ◆ The advancement of citizenship or community development (including urban and rural regeneration) through the provision of a community venue improvement projects and information that will better enable those in Glassford to participate in community life
  - ◆ The advancement of the arts, heritage, culture or science, to improve awareness across the community of Glassford and to promote community involvement
  - ◆ The provision of recreational facilities or the organisation of recreational activities to improve amenities available to the community of Glassford and to promote community involvement

These charitable purposes and objectives are wide enough to cover the activities envisaged in this business plan.

- 3.7.4. The Trustees have a diverse range of professional skills and experience, including event management, marketing and communication, and property management.

### 3.8. Project

- 3.8.1. The proposal is for the community to operate the hall for a year and then refurbish the property and continue to develop the use of the hall as a community facility, potentially including a café and shop. Glassford Community Group has a condition survey report and is aware of the works required to bring the property up to the standard that it aspires to. The Group proposes to carry out further public consultation on the works and design before progressing with the works.

- 3.8.2. Glassford Community Group has carried out extensive public consultation securing 165 survey returns with positive feedback and support for the proposed asset transfer. It has also engaged with around 30 local organisations about future use of the facility.
- 3.8.3. A business plan has been developed and the assumptions regarding future income and expenditure appear reasonable. Glassford Community Group has undertaken a risk assessment including considering the potential impact of COVID-19 and identified ways of mitigation against those risks.
- 3.8.4. A funding application has been prepared to support the purchase of the property.

#### **4. Assessment**

- 4.1. The property is suitable for the proposed project and Glassford Community Group, as an organisation, has the capacity and experience to deliver the project.
- 4.2. The business and financial plans, whilst not fully detailed, are based upon reasonable assumptions and have been the subject of extensive public consultation. The option to phase the refurbishment work along with the potential to add commercial uses mitigates against future risks.
- 4.3. The community benefits derived from the proposal relate to cultural, environmental and recreational opportunities as well as potential economic outcomes from the shop, café and a post of hub co-ordinator.
- 4.4. Within its asset transfer request, Glassford Community Group requested a 100% discount on the jointly agreed valuation. The Community Asset Transfer Working Group assessed the potential community benefits and recommends that a discount of 62% be applied to the market value to reflect the benefits to the community.

#### **5. Proposal**

- 5.1. It is proposed to sell Glassford Hall to Glassford Community Group, on the following principal terms and conditions:-
- ◆ The purchase price is £30,400 exclusive of VAT which reflects 62% discount on the value of £80,000
  - ◆ Date of Entry to be agreed, however, not before the local government elections in May 2022
  - ◆ Each party to bear their own Legal Fees
  - ◆ The purchaser will be responsible for obtaining planning and any other relevant consents relating to the use and any proposed alterations
- 5.2. The offer to sell will be conditional upon the following:-
- ◆ Funding being secured for the purchase
  - ◆ A long stop date of 2 years for the sale to conclude, whereby, if the sale has not concluded in that time, the Council can withdraw from the arrangement

#### **6. Employee Implications**

- 6.1. SLLC has confirmed that there are no employee implications given that no member of staff operates solely at that property.

#### **7. Financial Implications**

- 7.1. The sale of Glassford Hall will provide the Council with a capital receipt of £30,400.

7.2. The proposed asset transfer removes the future liability for the maintenance and investment in Glassford Hall, currently estimated at £100,000 in the next 5 years.

## **8. Climate Change, Sustainability and Environmental Implications**

8.1. There are no issues in relation to climate change, sustainability and environment contained within this report.

## **9. Other Implications**

9.1. The hall is a polling station and discussions will be required regarding the future use of the hall for election purposes.

9.2. In terms of the Community Empowerment (Scotland) Act 2015, the Council has until 9 February 2022 to provide a notice of its decision whether to agree to or refuse the asset transfer request.

9.3. The organisation has a right to appeal to Scottish Ministers should a decision not be made in that timescale or the asset transfer request be refused.

9.4. If the asset transfer is to proceed the existing lease with SLLC will require to be terminated.

## **10. Equality Impact Assessment and Consultation Arrangements**

10.1. Consultation has taken place with the Community, Land Services, Planning, Legal, SLLC and Finance Services as well as having been published for public consultation.

10.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore, no impact assessment is required.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

28 October 2021

## **Link(s) to Council Values/Objectives**

- ◆ Accountable, effective, efficient and transparent
- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities

## **Previous References**

- ◆ None

## **List of Background Papers**

- ◆ None

## **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Frank McCafferty, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

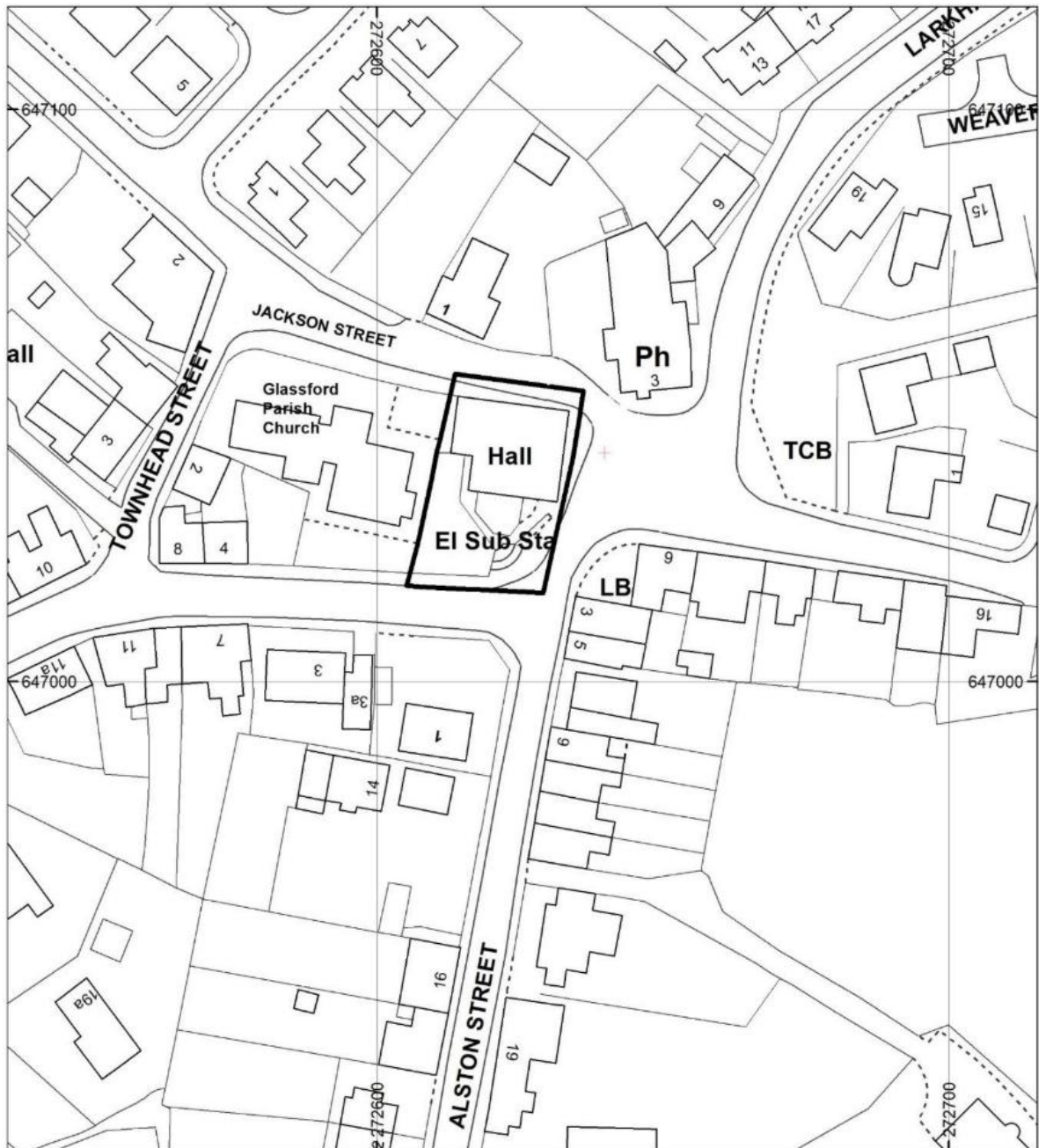
email: [frank.mccafferty@southlanarkshire.gov.uk](mailto:frank.mccafferty@southlanarkshire.gov.uk)

## LOCATION PLAN - For Committee Purposes Only

Land at Glassford Hall  
Alston Street, Glassford



### PROPERTY SERVICES



Contents outlined in Black 860 square metres or thereby.