

Asset Transfer

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The DTA

What is Community Asset Transfer?

- ▶ The transfer of the interest/ownership in buildings or land
- ▶ To locally accountable community organisations (i.e. independent, majority community reps, often charities)
- ▶ Transfer can be a lease (but a substantial one) or a freehold (key is security of tenure and ability to develop it as an asset)
- ▶ Can be at 'nil consideration', less than best consideration or below market value
- ▶ The trend is huge variety

Community Asset Transfer - A potted history...

- ▶ Growth of the 'third sector', particularly 'community anchors', enabling role of Councils, community empowerment, neighbourhood renewal, devolution and localism etc
- ▶ A history of Councils recognising the power of communities to optimise the community benefit of public owned assets
- ▶ **2003 General Disposal Consent**
- ▶ 2006 Government White Paper – Strong and Prosperous Communities
- ▶ **2007/2008 The Quirk Review, Community Assets Fund & Advancing Assets for Communities**
- ▶ 2008 Government White Paper – Communities in Control
- ▶ 2009 **Asset Transfer Unit & Communitybuilders Fund**
- ▶ **2010 Big Society & Localism Bill – Community Right to Buy**

Challenges

- ▶ Time & Resources
- ▶ Clarity
- ▶ Building and maintaining support
- ▶ Where is the capital going to come from?
- ▶ Where is the revenue going to come from?
- ▶ Long term tenants or sessional use?
- ▶ Deliverer or Host?
- ▶ Staff or Volunteers?
- ▶ Size, Suitability and Condition
- ▶ Location (implications for assets in disadvantaged areas)
- ▶ Links to procurement and local service provision
- ▶ LA issues – justifying less than ‘market value’, what if it goes wrong?, negotiating a decent lease, allowing asset development overtime

Opportunities

- ▶ Huge enjoyment, satisfaction and personal development
- ▶ Security and profile raising
- ▶ Developing real community ownership
- ▶ Mobilising the community
- ▶ Regeneration
- ▶ A strong community business (and enterprise development)
- ▶ A catalyst for partnership working
- ▶ For LAs – Community owned hubs, supporting LA efficiencies, preserving and creating new activities and services

Remember...

It's not about how big, good looking,
well-designed, and environmentally
sustainable it is.

It's what you do with it
that counts!

Contact

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- Community /offices / conferences
- Bought for £400k from Leeds CC (less than MV using LEGI funding)
- Mixture of loan and grant (£2m in total)
- Letting to a mix of service providers and private sector
- Already looking at other buildings

Moorend Development Trust & Butterworth Hall

- ▶ Milnrow (Rochdale)
- ▶ Council to close the building on basis of cost & disrepair
- ▶ Over 11 users groups & 350 users faced losing premises
- ▶ Moorend DT met with Council and identified cost of repairs (high) , rental income (low)
- ▶ Feasibility study undertaken
- ▶ 999 peppercorn lease granted
- ▶ Council did repairs and provided small grant for cleaner on basis of savings within 3 years
- ▶ Rents were raised but use has gone up and other funding has since been obtained



Moorend DT at the opening ceremony